

# Property Condition Assessment



42-Unit Apartment Complex

**Inspection Date:**

00/00/2021

**Prepared For:**

**Report Number:**

**Prepared By:**

Shamrock Building Inspection Consultants, LLC

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Hartland, WI 53029

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**Inspector:**

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License #1055-106



# Table of Contents

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<b>1.0 SUMMARY</b>	<b>3</b>
<b>2.0 INTRODUCTION</b>	<b>5</b>
<b>3.0 STRUCTURE</b>	<b>7</b>
<b>4.0 ELECTRICAL</b>	<b>9</b>
<b>5.0 HEATING</b>	<b>11</b>
<b>7.0 VENTILATION</b>	<b>13</b>
<b>8.0 PLUMBING</b>	<b>14</b>
<b>9.0 ROOFING</b>	<b>17</b>
<b>10.0 INTERIOR</b>	<b>18</b>
<b>11.0 EXTERIOR</b>	<b>20</b>
<b>12.0 INSULATION</b>	<b>23</b>
<b>13.0 CLOSING COMMENTS</b>	<b>24</b>
<b>APPENDIX A:</b>	<b>25</b>
<b>PHOTOGRAPHS</b>	<b>25</b>

# 1.0 Summary

This is a reasonably well-built building in which maintenance has been satisfactory, for the most part. The priority items should be flat roof, exterior maintenance, plumbing repairs and electrical repairs. Most systems were found to be in satisfactory condition.

The electrical system was generally found to be in fair condition.

Several improvements to the distribution wiring are required.

The heating system is in good condition, for the most part.

The plumbing system was generally found to be in fair condition.

Updating older plumbing fixtures is required.

The flat roofing system is in serviceable repair, for the most part.

Repairs are required to several flashing details.

Reroofing will be required within the next few years.

The exterior walls, windows and doors were found to be in serviceable repair, for the most part.

The asphalt paving is in serviceable repair, for the most part.

Cosmetic improvements represent an area where a significant amount of work could be performed. While some cosmetic items are addressed in this report, they are not the intended focus.

## DEVIATION FROM ASTM STANDARD

The assessment performed deviated from the ASTM Standard in the following respects:

- A review of the fire protection systems was not undertaken.
- An inquiry into outstanding building code and fire code violations, as well as whether an occupancy permit was issued for the building was not carried out.

## SUMMARY OF REPAIRS

### 1.1 SUMMARY OF NECESSARY REPAIRS

The following table summarizes the recommendations made in this report that are of an immediate, necessary nature.

Recommendations	Report Reference	Budget Cost (2021 Dollars)
Repair crack in the water main closet and monitor for future movement.	3.2.5	\$1,000-\$2,000
Repair and paint lintels	3.2.6	\$4,000 - \$5,000
Electrical distribution wiring repairs.	4.2.8	\$3,000 - \$4,000

Service heating equipment.	5.2.9	\$1,000- \$2,000
Add exhaust fans to the restrooms.	7.2.1	Over \$10, 000
Plumbing fixture repairs.	8.2.14	Over \$20,000
Repair leaking waste piping.	8.2.7	Over \$10,000
Repair leaking supply piping.	8.2.6	\$5,000 - \$6,000
General roof repairs.	9.2.3	\$4,000 - \$5,000
Replace water damaged ceilings.	10.2.5	\$4,000 - \$5,000
Provide hand railing on the 2 <sup>nd</sup> floor east stairway.	10.2.17	\$1,000- \$2,000
Replace damaged masonry.	11.2.4	\$5,000 - \$6,000
Replace deteriorated mortar joints in exterior walls.	11.2.2	\$4,000 - \$5,000
Iron fence repair at front porch.	11.2.18	\$1,000 - \$2,000
Grading improvements.	11.2.19	\$1,000 - \$2,000
Sidewalk replacement	11.2.19	\$4,000 - \$5,000
Asphalt paving repairs.	11.2.19	Minor

## 1.2 SUMMARY OF SHORT-TERM REPAIRS

The following table summarizes the recommendations made in this report that should be addressed within the next 2 years.

Recommendations	Report Reference	Budget Cost (2021 Dollars)
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## 1.3 SUMMARY OF UNPREDICTABLE REPAIRS

The following table summarizes the recommendations made in this report that are unpredictable by nature, but may require addressing within the next few years.

Recommendations	Report Reference	Budget Cost (2021 Dollars)
Upgrade electrical service to building	4.2.4	Over \$20,000
Replace older galvanized steel supply plumbing.	8.2.4	Over \$20,000
Remove idol chimneys	9.2.5	\$3,000 - \$4,000

\* The timing for replacement of this component is unpredictable. Statistically, it has reached the end of its life expectancy at this time.

## 2.0 Introduction

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As per the request of (Client Name) representing (Company) and in accordance with our proposal dated 00/00/2020, a visual inspection was performed of the property. Our inspection was limited to identify the existing conditions of the following readily visible building components:

- Structure
- Heating System
- Plumbing System
- Ventilation System
- Insulation
- Electrical System
- Air-conditioning System
- Roofing System
- Exterior Components
- Interior Components

This assessment meets or exceeds the ASTM standard for Property Condition Assessments.

This report provides recommendations, preliminary cost estimates and priorities for:

- remedying major deficiencies,
- updating ageing major components, and
- undertaking further detailed investigations.

The recommendations are for remedial actions that are considered to be beyond the normal maintenance of the building. Costs are provided for recommendations expected to exceed \$3,000. The costs are only intended to provide an order of magnitude. Contractors should be contacted for exact quotations.

This report is intended for the exclusive use of our client. Use of the information contained within the report by any other party is not intended and, therefore, we accept no responsibility for such use.

### INSPECTION AUTHORIZATION AND SCOPE

This report is a professional opinion, based on the accessible features of the building. We evaluated the current physical condition. We did not perform a design analysis. We visually reviewed the performance, looking for evidence of distress. It should be understood that there are limitations to such an inspection. Throughout any inspection, inferences are often drawn which cannot be confirmed by direct observation. Therefore, it should be understood that we can reduce the number of unforeseen repairs; however, we cannot eliminate them. Consequently, no guarantee or warranty can be offered or implied.

### BUILDING DESCRIPTION

This is a 4-story residential structure covering approximately 35,000 square feet (very rough estimate).

The building has 42 apartments.

The city reports that the building was constructed in approximately 1927.

The inspection included apartments- all 42 units.

For the purpose of this report, the front of the building is considered to be facing east.

## **PLANS**

No plans or drawings were available at the time of this inspection.

No inquiries have been made to the local building or fire departments. It is the buyer's due diligence to check for code violations.

# 3.0 Structure

## 3.1 DESCRIPTION

### GENERAL

There is a basement below the building.

### FOUNDATIONS/WALLS

The poured concrete foundations support masonry exterior walls.

### FLOORS

The composite metal pan and concrete floors are supported by steel joists.

These joists are supported by steel beams and columns and the exterior walls.

The wood roof deck is supported by masonry bearing walls and steel beams and columns.

## 3.2 OBSERVATIONS AND DISCUSSION

### FOUNDATION/WALL

- 3.2.1 No major structural defects were noted.
- 3.2.2 Some settling has occurred as can be expected in any building.
- 3.2.3 Minor settlement of the foundation was noted.
- 3.2.4 For example, minor cracks were noted in the water main closet.
- 3.2.5 These cracks should be repaired with mortar and monitored for any further signs of movement.

### LINTEL

- 3.2.6 The lintels above the windows and doors in the exterior façade are corroded and deformed. This appears to be due to moisture accumulation on the steel. As steel corrodes, it expands. The expansion of the steel has caused cracking in the masonry above the top corners of the windows and doors. Although this is not a major structural concern, ongoing cracked of the masonry and the need for periodic repairs should be anticipated.

Replacement of this steel is not considered warranted at this time; however, the steel should be scraped clean and repainted to minimize future corrosion.

## 3.3 RECOMMENDATIONS, COSTS, AND PRIORITIES

Recommendations		Costs	Time Frame
3.3.5	Repair crack in the water main closet and monitor for future movement.	\$1,000-\$2,000	Immediate
3.3.6	Repair and paint lintels	\$4,000 -\$5,000	Immediate

### 3.4 LIMITATIONS

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The examination of the structural components was visual only; a design review was not undertaken.

The entire basement has been finished or storage. Consequently, structural members in this area could not be closely examined.

The evaluation of the building's structure was limited because of the exterior finishes.

The evaluation of the building's structure was limited because of the interior finishes.



# 4.0 Electrical

## 4.1 DESCRIPTION

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### SERVICE

The electrical service to the building is overhead.

The building is equipped with a 120/240-volt, single-phase service.

Each apartment is equipped with a 30-amp, single-phase service.

There is a 200-amp, single-phase service for the common elements of the building.

All apartment services are individually metered.

### PANELS

The apartment distribution panels employ circuit breakers.

### WIRING

All wiring examined is copper.

## 4.2 OBSERVATIONS AND DISCUSSION

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### SERVICE ADEQUACY

- 4.2.1 While detailed load calculations were not performed, no problems are suspected with the service capacity.
- 4.2.2 The main service is considered inadequate by modern standards.
- 4.2.3 If problems develop, upgrading the service size may be necessary.
- 4.2.4 A service that is marginal or undersized is not, in itself, a safety concern. During heavy demand periods, the main breakers may shut down the power in the building. Resetting the breakers will restore power. This would, of course, be an inconvenience.

### DISTRIBUTION EQUIPMENT

- 4.2.5 The distribution equipment is well arranged, for the most part.
- 4.2.6 Representative samples of accessible wiring were examined and electrical switches were spot tested in the areas inspected.
- 4.2.7 All switches tested operated satisfactorily.
- 4.2.8 The general condition is considered to be serviceable; however, improvements are recommended as follows:
  - GFCI outlets need to be installed in all outlets within 6' of a water source. (kitchens and bath rooms)

### GROUNDING

- 4.2.9 Because of interior finishes, it could not be verified that the electrical system is properly grounded.

**CLOSING**

4.2.10 For safety reasons, electrical improvements should be considered high priority.

**4.3 RECOMMENDATIONS, COSTS, AND PRIORITIES**

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Recommendations		Costs	Time Frame
4.3.8	Electrical distribution wiring repairs.	\$3,000 - \$4,000	Immediate
4.3.4	Upgrade electrical service to building	Over \$20,000	Discretionary

**4.4 LIMITATIONS**

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This was a visual review only. No load calculations or equipment testing was undertaken.

# 5.0 Heating

## 5.1 DESCRIPTION

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### HOT WATER SYSTEM

The building is heated by 3 gas-fired, hot water boilers, with a combined output of 900,000 BTU's per hour.

Heat distribution is provided in most areas by radiators.

There is a single gas meter for the building.

## 5.2 OBSERVATIONS AND DISCUSSION

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### CAPACITY

- 5.2.1 While detailed heat loss calculations were not performed, no problems are suspected with heating capacity.

### LIFE EXPECTANCY

- 5.2.2 The boilers are approximately one year old.
- 5.2.3 While it is impossible to predict with certainty when any boiler will fail, hot water systems of this type typically last 20 to 25 years.

### OPERATING STATUS

- 5.2.4 Since the system was shut down for the summer, the boiler was not observed in operation.
- 5.2.5 The boiler requires servicing.

### PUMPS

- 5.2.6 The circulating pump was functioning properly at the time of this inspection.

### HEAT DISTRIBUTION

- 5.2.7 The heat distribution appears adequate in most areas.
- 5.2.8 Asbestos like pipe wrap should be removed by a certified contractor.

### VALVES AND PIPING

- 5.2.9 There was a leak noted on boiler #3 at the supply side at the time of the inspection.

### CHIMNEY/FLUE

- 5.2.10 The chimney has a clay tile liner.

### 5.3 RECOMMENDATIONS, COSTS, AND PRIORITIES

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Recommendations		Costs	Time Frame
5.3.9	Service heating equipment.	\$1,000- \$2,000	Immediate

### 5.4 LIMITATIONS

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This was a visual review only. No load calculations or equipment testing was undertaken.

# 7.0 Ventilation

## 7.1 DESCRIPTION

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The apartments are ventilated by operable windows.

## 7.2 OBSERVATIONS AND DISCUSSION

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### WASHROOM

7.2.1 An exhaust fan should be provided in all of the bathrooms.

## 7.3 RECOMMENDATIONS, COSTS, AND PRIORITIES

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Recommendations		Costs	Time Frame
7.3.1	Add exhaust fans to the restrooms.	Over \$10,000	Immediate

## 7.4 LIMITATIONS

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# 8.0 Plumbing

## 8.1 DESCRIPTION

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### SUPPLY

There is a 3 -inch-diameter, copper, domestic water supply line to the building.

The main shutoff valve is located in the east utility closet.

There is a single water meter for the building.

The supply plumbing examined is a combination of copper and galvanized steel.

However, the majority appears to be steel.

### WASTE

The visible waste piping is a combination of cast iron.

### DOMESTIC WATER HEATING

The domestic hot water for the building is provided by 2/ 250,000 BTU's per hour (output) gas-fired boilers.

No sump pumps were observed in the building.

## 8.2 OBSERVATIONS AND DISCUSSION

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### SUPPLY

- 8.2.1 An appreciable drop in water flow was noted with two faucets flowing and a toilet flushing simultaneously.
  - 8.2.2 This may be the result of inadequate city water pressure, an obstruction in the pipe, a partially closed valve, long runs of ½-inch piping, or an older deteriorated pipe between the building and the street.
  - 8.2.3 Galvanized steel pipe suffers interior corrosion that results in low pressure and, eventually, leakage.
  - 8.2.4 Replacement of the galvanized steel pipe within the building will improve the pressure. This should be performed when leaks appear, or the pressure drop becomes excessive.
  - 8.2.5 Galvanized steel pipe should be replaced with copper during any kitchen or bathroom remodeling project.
  - 8.2.6 Minor leaks were noted in the supply piping in the laundry room restroom, laundry room storage locker room and units # 3, 8, 40.
- Damaged plumbing supply water valves need repair in units # 1, 2, 9

## WASTE

- 8.2.7 Evidence of past leakage was noted in the waste piping below the laundry room, storage locker room #10, 34, 37 and all bathroom tub traps as evidenced by water damaged ceilings above the tubs.

## DOMESTIC WATER HEATING

- 8.2.8 The domestic hot water boilers are approximately 15 years old.
- 8.2.9 While it is impossible to predict with certainty when a boiler will fail, these units typically last 15 years.
- 8.2.10 Therefore, updating the water heaters may be necessary within the next few years.
- 8.2.11 The water heaters appear to be rental units; consequently, there is very little concern about their condition.

## FIXTURES

- 8.2.12 Most plumbing fixtures that were tested operated satisfactorily.
- 8.2.13 The plumbing fixtures examined are older and in fair condition.
- 8.2.14 However, improvements are recommended to the following areas:
- The # 21, 23, toilet does not flush properly. A plumber should be engaged to correct this as necessary.
  - Evidence of poor plumbing practices was noted. Flex waste piping was used in #2, 15 and 37.
  - The tile in the units #37, 38, 36 and 31 bathtub enclosure are loose and should be resecured. The wall behind the tile may be damaged and require repair as well.
  - The caulking in the bathtub enclosure requires attention.
  - Plumbing cross connections in bathroom should be repaired. These cross connections occur when the plumbing supply fixture is below the flood level of the tub in these units # 2, 6, 14.
  - The sink in the units #19, 18, 17, 16, 1, 26, 30, 34, drains slowly. An obstruction may exist.
  - A minor leak was noted in the waste piping below the bathroom sink in units # 1 37, 34.
  - The faucet set in units #1, 23 and 30, is inoperative and should be repaired or replaced.
  - The window in the bathtub enclosure should be protected from moisture in all units.

### 8.3 RECOMMENDATIONS, COSTS, AND PRIORITIES

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Recommendations		Costs	Time Frame
8.3.14	Plumbing fixture repairs.	Over \$20,000	Immediate
8.3.7	Repair leaking waste piping.	Over \$10,000	Immediate
8.3.6	Repair leaking supply piping.	\$5,000 - \$6,000	Immediate
8.3.4	Replace older galvanized steel supply plumbing.	Over \$20,000	Discretionary

### 8.4 LIMITATIONS

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The water quality was not tested. The local health unit should be contacted for advice in this regard. The plumbing piping in the apartments could not be evaluated, due to lack of access.



# 9.0 Roofing

## 9.1 DESCRIPTION

### FLAT

The building is covered by a one-ply modified bitumen membrane on one level.

### ROOF DRAINAGE

The roof drainage is via an interior collection system. There are 3 drains on the roof.

### CHIMNEYS

There are 2 masonry chimneys above the roof. The north chimney is for the water heaters and boilers.

## 9.2 OBSERVATIONS AND DISCUSSION

### BUILT UP ASPHALT MEMBRANE

- 9.2.1 The roof covering appears to be in serviceable condition.
- 9.2.2 This type of system has an average life expectancy of 20 to 25 years.
- 9.2.3 While this roof is not new, it is felt that if leaks appear within the next few years, this roof covering can be repaired rather than replaced.
  - The south west parapet flashing is loose and should be resecured and recaulked.
  - The flashing was not properly regletted into the chimney. As such, higher levels of maintenance should be anticipated here.
  - The missing roof drain covers should be replaced.

### MASONRY CHIMNEYS

- 9.2.4 The exterior chimney brickwork is in fair condition.
- 9.2.5 The south chimney is no longer in use and could be removed down to a level below the roofline when reroofing.

## 9.3 RECOMMENDATIONS, COSTS, AND PRIORITIES

Recommendations		Costs	Time Frame
9.3.3	General roof repairs.	\$4,000 - \$5,000	Immediate
9.3.5	Remove idol chimneys	\$3,000 - \$4,000	Discretionary

## 9.4 LIMITATIONS

# 10.0 Interior

## 10.1 DESCRIPTION

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The ceiling finishes consist of plaster.

The wall finishes consist of plaster.

The floor coverings consist of concrete terrazzo.

## 10.2 OBSERVATIONS AND DISCUSSION

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- 10.2.1 Since interior components are subjective to some degree, our comments here will be general, except where functional concerns are noted.
- 10.2.2 Considering the age of the building, walls are relatively plumb, doorjambs are square and floors are reasonably level.
- 10.2.3 Some of the walls, ceilings, and floors show cosmetic imperfections.
- 10.2.4 Some of the walls and ceilings show cracks and bulges.
- 10.2.5 Water stains were noted in many bathrooms.
- 10.2.6 The water stains are from current plumbing leaks.
- 10.2.7 On the whole, the interior finishes are in serviceable repair.

### BASEMENT LEAKAGE

- 10.2.8 Evidence of moisture seepage was noted throughout the basement.
- 10.2.9 Intermittent moisture problems in basements are common.
- 10.2.10 No serious structural damage has occurred.
- 10.2.11 The most common source of basement moisture problems is surface water from rain and/or melting snow. Control of this will minimize, although not always eliminate, water in the basement. Ground around the building should be sloped to promote natural drainage of surface water away from the walls. A grade of one inch per foot for at least the first six feet is recommended, where practical. The grading is discussed later in the report.
- 10.2.12 The roof drainage system (discussed earlier in the report) must also perform properly to minimize basement moisture.
- 10.2.13 In some cases, the addition of perimeter foundation drainage tile and damp-proofing of foundation walls are necessary.
- 10.2.14 It is recommended that the grading (discussed later in the report) improvements be undertaken as a first step, and the situation be monitored to determine whether tiles and damp-proofing are necessary.
- 10.2.15 Since wet basement problems are usually intermittent, they cannot always be identified or quantified on a one-time visit. It is suggested that the basement be inspected during and after heavy rain or during snow-melt periods.

### STAIRWELLS

- 10.2.16 The stairwells are generally in serviceable repair.
- 10.2.17 It is recommended that a handrail be provided on the 2<sup>nd</sup> floor east-floor stairway.

### 10.3 RECOMMENDATIONS, COSTS, AND PRIORITIES

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Recommendations		Costs	Time Frame
10.3.5	Replace water damaged ceilings.	\$4,000 - \$5,000	Immediate
10.3.17	Provide hand railing on the 2 <sup>nd</sup> floor east stairway.	\$1,000- \$2,000	Immediate

### 10.4 LIMITATIONS

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Moisture problems in basements can develop as a result of clogged or damaged perimeter foundation drainage tiles. There is, of course, no way to predict this during a visual examination.

# 11.0 Exterior

## 11.1 DESCRIPTION

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### **WALLS**

The exterior walls are solid masonry.

The exterior walls are clad with brick.

### **DOORS**

The front entrance doors are aluminum-framed, double-glazed units.

The exit doors are wood units.

### **WINDOWS**

The windows are wood-framed, single-glazed units.

The operable windows are double-hung.

### **SIDEWALK**

There is a poured-concrete sidewalk at the east and south sides.

### **ASPHALT PAVING**

There is asphalt paving on the west side.

## 11.2 OBSERVATIONS AND DISCUSSION

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### WALLS

- 11.2.1 The exterior brickwork is in serviceable condition.
- 11.2.2 Localized repointing is required at the on all sides of the building façade.
- 11.2.3 The exterior brickwork is in need of repointing.
- 11.2.4 Some bricks will have to be replaced on the north, south and west sides.
- 11.2.5 Settlement cracks in the brick, particularly around the windows and doors, are typical and need not be cause for alarm.
- 11.2.6 Weep holes were not provided in the brickwork.
- 11.2.7 The brickwork along all sides of the building façade are at or below grade level. With this orientation, the brickwork may absorb excessive amounts of water. This can lead to damage to the brickwork, as a result of freeze/thaw cycles.
- 11.2.8 Spalling of the brickwork was noted at the north, south and west sides. Localized repairs are required to the brickwork here.

### PERSONNEL DOORS

- 11.2.9 The entrance doors are in satisfactory condition.
- 11.2.10 All doors that were tested operated properly.

### WINDOWS

- 11.2.11 The windows are in serviceable repair, for the most part.
- 11.2.12 The caulking around the windows is deteriorated and should be renewed.
- 11.2.13 Single-glazed, metal frame windows are typical for this age of building.
- 11.2.14 Some windows will require work to operate freely.
- 11.2.15 Some of the sash cords on the double-hung windows could be replaced.
- 11.2.16 Evidence of leakage was noted below some windows. Corrective action would include caulking improvements on the exterior. If caulking proves to be insufficient, the sills may have to be modified.

### PORCH/DECK

- 11.2.17 The front porch is in serviceable repair.
- 11.2.18 The railings are deteriorated and should be repaired on the front porch steps.

### GRADING

- 11.2.19 The grading is considered to be fair.
- 11.2.20 Grading improvements should be under taken along the north and south sides. This will help protect the building structure from excessive moisture.

### SIDEWALK

- 11.2.21 The poured-concrete sidewalks are in fair condition.
  - The sidewalk at the south side in its present state is considered a trip hazard.
  - The sidewalk at the south side is deteriorated. This sidewalk should to be replaced.

### ASPHALT

- 11.2.22 The asphalt paving is in serviceable repair.
- 11.2.23 The large cracks in the asphalt should be sealed with an asphalt slurry.

### 11.3 RECOMMENDATIONS, COSTS, AND PRIORITIES

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Recommendations		Costs	Time Frame
11.3.4	Replace damaged masonry.	\$5,000 - \$6,000	Immediate
11.3.2	Replace deteriorated mortar joints in exterior walls.	\$4,000 - \$5,000	Immediate
11.3.18	Iron fence repair at front porch.	\$1,000 - \$2,000	Immediate
11.3.19	Grading improvements.	\$1,000 - \$2,000	Immediate
11.3.19	Sidewalk replacement	\$4,000 - \$5,000	Immediate
11.3.19	Asphalt paving repairs.	Minor	Immediate

### 11.4 LIMITATIONS

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Vegetation at the south east side of the building limited the inspection of the exterior walls here.

# 12.0 Insulation

## 12.1 DESCRIPTION

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### WALLS

The presence of insulation in the exterior walls could not be verified. It is quite possible that little or no insulation is present.

### FLAT ROOF

The amount of insulation in the flat roof could not be ascertained.

## 12.2 OBSERVATIONS AND DISCUSSION

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### WALL

- 12.2.1 Modern buildings utilize R-12 to R-20 valued insulation in exterior walls.
- 12.2.2 There are several methods of retrofitting insulation into walls.
- 12.2.3 However, the cost-effectiveness of adding insulation is questionable.

### FLAT ROOF

- 12.2.4 This can be checked when reroofing and upgraded, if necessary.

## 12.3 RECOMMENDATIONS, COSTS, AND PRIORITIES

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Recommendations		Costs	Time Frame
	No repairs at this time.		

## 12.4 LIMITATIONS

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The determination of the presence of urea formaldehyde foam insulation (UFFI) is beyond the scope of this assessment.

## 13.0 Closing Comments

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This report provides you with an overview of the condition of the major components in the building. Should you have any questions, please do not hesitate to contact us.

Please find photographs documenting several conditions noted in Appendix A.



# Appendix A: Photographs

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North building elevation



South building elevation



East building elevation



West building elevation





General roof area



General roof area



General roof area- membrane has pulled open



General roof area- prior repairs





General roof area



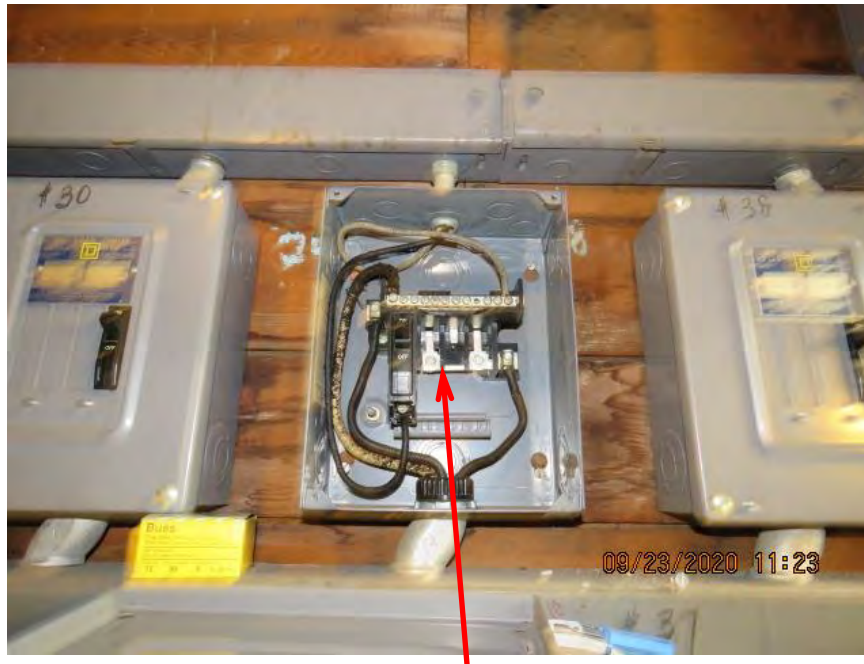
General roof area- Idle chimney should be removed



Main domestic water service entrance



Main electrical service equipment



Main electrical service equipment- 30 apartment service



Main heating equipment 3 (300,000 BTU 2019 boilers)



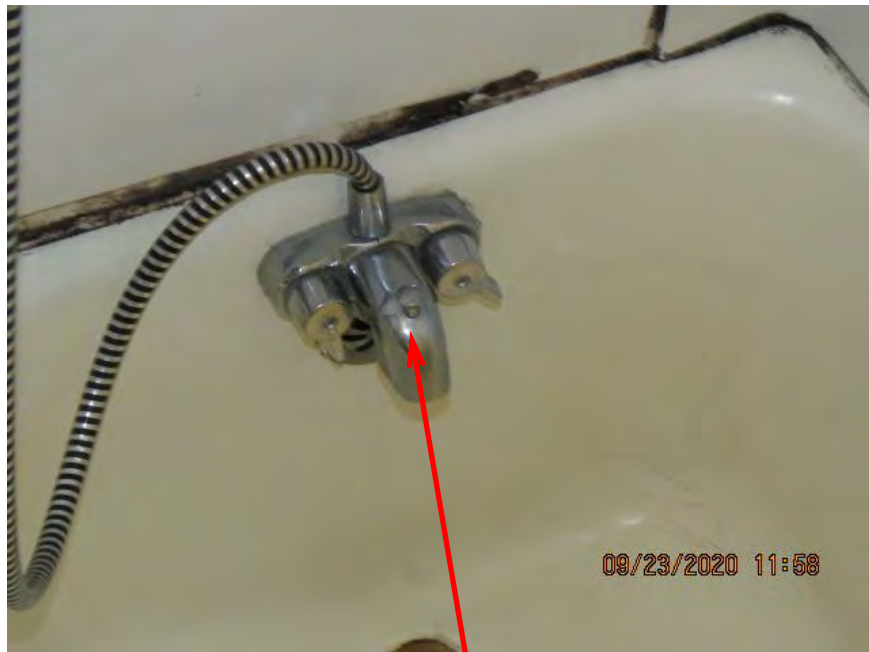


Main heating equipment- # 3 boiler leaks at return line



Main heating equipment- old asbestos lined boiler should be removed





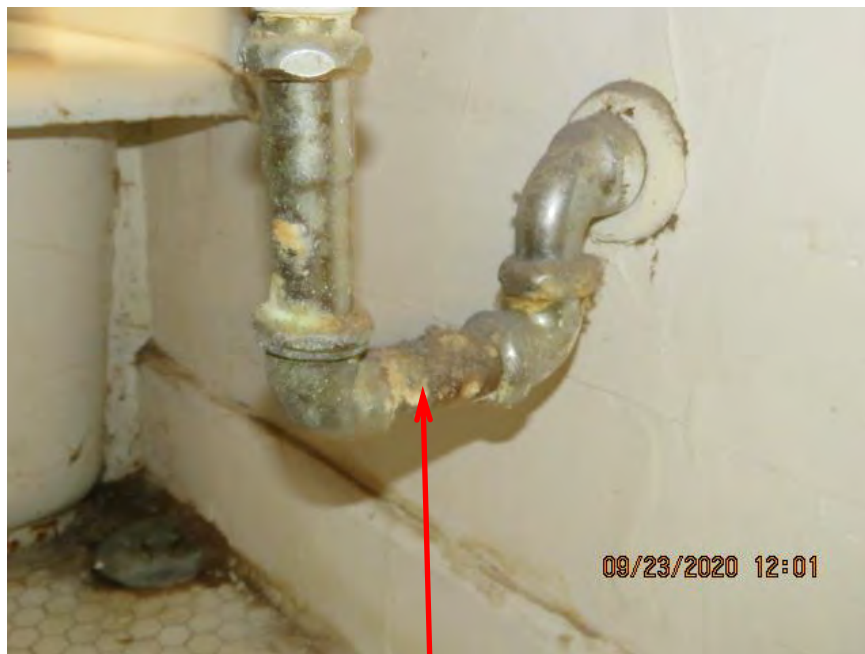
Typical building interior- plumbing cross connection # 2



Typical building interior- water damaged ceiling above tub #2 trap leak



Typical building interior- damaged valve handle #1



Typical building interior- Trap leak #1



Typical building interior- galvanized pipe leak #3



Typical building interior- cross connector #6



Typical building interior- corroded shutoff valves # 8



Typical building interior- missing handrail 2<sup>nd</sup> floor east stairway





Typical building interior- slow drain #18



Typical building interior- water stains # 6 bathtub trap leak



Building parking area



Building parking area- seal cracks



Wrought Iron is rusting and needs maintenance



Handrail is not attached to the wall





Tuck pointing needed- north side



Lintels are corroding and cracks are forming- north side





Damaged brick- west side



Damaged brick- west side



Tuck pointing needed- south side



Damaged brick- south side





Deteriorated sidewalk



Damaged dryer vents



Damaged asbestos like pipe wrap



Corroded and leaking waste pipes



Pipe leak laundry room



Pipe leak laundry room





Plumbing supply leak- storage locker room



Cracked seal on waste stack- storage locker room