

ProSpec Engineering, PLLC
1911 State Street
Merrick, NY 11566
(516)580-1848

prospec-engineering.com

BUILDING ANALYSIS REPORT



Client: *Name Deleted*
emaildeleted@gmail.com

Property Location: *118 Lott Street*
Brooklyn, NY 11226

Date of Inspection: *1/3/2016*

TABLE OF CONTENTS

Pre-Inspection Agreement.....	
Message to the Home Buyer.....	
Summary.....	1
Structural and Basement.....	2
Heating and Cooling.....	3
Plumbing and Bathrooms.....	4
Electrical and Kitchen.....	5
Interior and Attic.....	6
Roofing Systems and Exterior.....	7
Grounds.....	8
Remarks - (Optional Page).....	9
Home Inspection Facts.....	10

BUILDING ANALYSIS REPORT

Copyright © 2011 HomeTech Publishing

SUMMARY

List of electrical, mechanical and plumbing items not operating, roof leaks and major deficiencies:

The following are budget cost estimates to correct the many issues with this unoccupied home in order to accommodate descent living conditions. The improvements are listed in our recommended order of priority:

Upgrade the two main electrical service panels to 100 amps each and add four more circuits per apartment; Update and repair outlets and wiring as necessary based on water damage; Provide GFCI outlets in all potential wet areas; Provide CO and smoke detectors in basement and on each floor. Est'd Cost: \$8,000

Replace roof: Reusing the rafters Repair damaged roof boards provide new roof membrane, ice shield, flashing and attic venting; Repair collapsed roof edge at back of house; Replace fascias and capping, repair soffits, cornices and paint; Provide new roof drainage system and downspouts. Est'd Cost: \$37,000

Replace old asphalt exterior wall covering with vapor barrier, (rigid insulation) and new siding (vinyl); Repair damaged clapboarding beneath; Repair damaged stucco cement at foundation wall and paint. Est'd Cost: \$45,000

Budget to replace six windows that are defective with new thermally insulated windows.

Est'd Cost: \$4,500

Minor repairs during the first year of occupancy are estimated to be between *\$377,400.00* and *\$418,400.00*

This estimated amount does not include costs listed above for correcting major deficiencies, roof leaks and items currently not operating.

List of some important items not at present defective or in need of repair or replacement, but may be within the next 3 years:

Item	Estimated Price Range
<i>Sheet metal access cover at side of house (unknown). Backyard is overgrown. Fencing is old, rusty and dilapidated. Backyard concrete area is cracked. Concrete ball ornament on masonry column in front yard is loose and can fall.</i>	<i>\$4,000 to \$6,000</i>

Remarks

Please refer to "Overflow Remarks" near the back of the report. If you have further questions please contact me. Thank you for using ProSpec Engineering.

*Sincerely,
Russ Classi
516-580-1848*

The following pages cover in greater detail the items which are a part of this inspection.
Additional recommendations may also be found on the following pages.

REMARKS (continued)

SUMMARY: MAJOR DEFICIENCIES (cont'd)

Chimney sweep contractor to clean chimney, and make necessary repairs including re-pointing, crown cement, liner and rain cap. Est'd Cost: \$2,500

Replace existing furnace with a new 200,000 btuh gas-fired forced hot air furnace and humidifier; Ductwork contractor to clean ductwork interior, make misc. repairs to registers, dampers and insulation. Est'd Cost: \$7,500

Replace 50 gal. gas-fired hot water heater with new 80 gal hot water heater; Provide misc. plumbing repairs in homes. Est'd Cost: \$4,000

Replace approximately 70% of the plaster ceilings and approximately 30% of the plaster walls 1/2" with sheetrock; Provide 3'5" min thick batt insulation in walls (and ceilings for sound proofing); Restore other plaster and painted wood surfaces by resurfacing/refinishing or applying 1/4" sheetrock overlay and finishing as applicable. Repair damaged structural studs and floor boards; Replace approximately 65% of the hardwood flooring; Resurface and refinish salvageable hardwood flooring. Rooms with extensive damage particularly on the first/second floors will require complete gut renovation. Est'd Cost: \$220,000

Updates and repairs suggested for both bathrooms. Option-1: provide misc. repairs and exhaust fans for each bathroom; Option-2: completely renovate each bathroom. Est'd Cost: \$5,000 - \$30,000

Refurbishment of kitchens will depend on the extent of the general renovation work intended; Provide new kitchen appliances. Est'd Cost: \$8,000 - \$24,000

Prepare a new space and install new laundry appliances for each apartment. Est'd Cost: \$5,000

Replace front hatch access to basement ("coal chute") with custom steel door. Est'd Cost: \$900

Gut renovate rear enclosed porch. Est'd Cost: \$20,000

Renovate front enclosed porch; remediate slanted and open floor sections. Est'd Cost: \$10,000

STRUCTURAL: FLOOR REMARKS (cont'd)

some water stains and moisture damage possibly caused by roof leaks above.

STRUCTURAL: STRUCTURAL REMARKS (cont'd)

originally supported by undersized header over window at left side of house had since failed to adequately support this beam (screw jacks added). Connection point of column below 2nd floor front enclosed porch is cracked due to differential settlement of the building which is also evident by the uneven floor inside this porch. Front stairs not original may have been replaced to mask structural inadequacies with the enclosed front porch and entrance as evidenced by the other observations.

HEATING & COOLING: SUPPLEMENTARY HEAT REMARKS (cont'd)

dampers are rusted and inoperable.

ELECTRICAL: OUTLETS, FIXTURES, AND SWITCHES REMARKS (cont'd)

water damage and provide GFCI outlets in all potential wet areas. Provide CO and smoke detectors in basement and each floor.

INTERIOR: WINDOWS REMARKS (cont'd)

1/4" sheetrock overlay and finish. Approximately 65% of the hardwood flooring has been impacted and will require replacement. The remaining hardwood floors can be resurfaced/refinished. Damage to underlying studs and floor boards can be repaired. Restoration of historic moldings is achievable depending on surrounding water damages, however in some cases this can become more time

REMARKS (continued)

consuming and costly than to replace them. Rooms with extensive damage particularly on the first/second floors will require gut renovation. Rear enclosed porch will require gut-renovation. Front enclosed porch requires remediation of slanted and missing sections of flooring.

ATTIC: VENTILATION REMARKS (cont'd)

installed in the attic floor which is not accessible for inspection. Suggest installing new 8" batt insulation with vapor barrier as required pending roof repair. Ventilate attic space via new exhaust fan and intake vents.

EXTERIOR: PORCH REMARKS (cont'd)

is badly deteriorated (dry rot). Old style single pane exterior transom windows are inefficient. Front hatch access to basement ("coal chute") is not secured.

STRUCTURAL AND BASEMENT

TYPE OF BUILDING	<input type="checkbox"/> Single <input type="checkbox"/> Duplex <input checked="" type="checkbox"/> Rowhouse / Townhouse <input checked="" type="checkbox"/> Multi-Unit <input checked="" type="checkbox"/> Gable Roof <input checked="" type="checkbox"/> Shed <input type="checkbox"/> Hip <input type="checkbox"/> Gambrel <input type="checkbox"/> Mansard <input checked="" type="checkbox"/> Flat		
STRUCTURE	Foundation Wall: <input type="checkbox"/> Poured Concrete <input type="checkbox"/> Block <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Brick and Block <input checked="" type="checkbox"/> <i>stone</i> Posts/Columns: <input checked="" type="checkbox"/> Steel <input checked="" type="checkbox"/> Masonry <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input type="checkbox"/> Not visible Floor structure: <i>3x8 joists resting on main beam (timber) supported by steel and masonry columns. First floor floor boards have</i> Wall structure: <i>2x4 studs typical.</i> Roof structure: <i>Upper roof: 3x7 rafters with tongue and groove roof boards.</i> Water damage: <input type="checkbox"/> Some signs <input checked="" type="checkbox"/> Extensive <input type="checkbox"/> None observed Signs of abnormal condensation: <input checked="" type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input type="checkbox"/> None observed <input type="checkbox"/> No major structural defects noted -- in normal condition for its age		
Remarks	<i>Basement main structural components found to be dry and in good condition for their age. Upper roof measured 16% + moisture content due to roof leaks, however upper roof wood appears in generally good condition as seen in attic space with exceptions, including the collapsed roof edge at back of house. Screw jack columns at two locations in attic added to support roof ridge beam. Roof ridge beam</i>		
BASEMENT	<input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> None <input type="checkbox"/> Slab on grade Walls: <input checked="" type="checkbox"/> Open <input type="checkbox"/> Closed Ceiling: <input checked="" type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> <input type="checkbox"/> Limited visibility due to extensive basement storage		
FLOOR	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Dirt <input type="checkbox"/> Resilient tile <input type="checkbox"/> Sheet goods <input type="checkbox"/> Carpeting	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A	
FLOOR DRAIN	<input type="checkbox"/> Tested <input type="checkbox"/> Not tested <input type="checkbox"/> Water observed in trap <input type="checkbox"/> French drain	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A	
SUMP PUMP	<input type="checkbox"/> Tested <input type="checkbox"/> Not tested <input type="checkbox"/> Water observed in crock Pipes: <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Plastic	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A	
BASEMENT DAMPNESS	<input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input type="checkbox"/> Past <input type="checkbox"/> Present <input type="checkbox"/> Not known <input checked="" type="checkbox"/> None observed		
CRAWL SPACE	<input type="checkbox"/> Readily accessible <input type="checkbox"/> Not readily accessible <input type="checkbox"/> Not inspected <input type="checkbox"/> Conditions inspected <input type="checkbox"/> Method: Floor: <input type="checkbox"/> Concrete <input type="checkbox"/> Dirt Dampness: <input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input type="checkbox"/> None observed <input type="checkbox"/> Vapor barrier <input type="checkbox"/> Insulation <input type="checkbox"/> Ventilation		<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Wood to earth contact
Remarks	<i>Front hatch access to basement ("coal chute") is not secured.</i>		

STRUCTURAL AND BASEMENT PHOTOS



IMG_0851.JPG

Connection point of column supporting enclosed front porch is cracked due to differential settlement of the building which is also evident by the uneven floor inside this porch.



IMG_2456.JPG

Further evidence of differential settlement beneath the enclosed front porch. Also observed by the uneven floor inside this porch.



IMG_2545.JPG

Enclosed front porch has a very uneven floor caused by differential settlement evidenced by cracked column connection and gap in outside wall below at front of house.



IMG_0835.JPG

Front stairs not original may have been replaced to mask structural inadequacies with the enclosed front porch and entrance as evidenced by the other observations.

STRUCTURAL AND BASEMENT PHOTOS



IMG_2556.JPG

Roof ridge beam originally supported by undersized header over window at left side of house had since failed to adequately support this beam. Screw jack was added.



IMG_2560.JPG

Screw jack columns at two locations in attic added to support roof ridge beam.



IMG_2509.JPG

Exposed floor joist for 2nd floor are of solid heavy construction and appear in good condition.

HEATING AND COOLING

HEATING SYSTEM	Fuel: <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Forced Air Furnace (see page 11) <input type="checkbox"/> Gravity hot water <input type="checkbox"/> N/A <input type="checkbox"/> Forced Hot Water Boiler <input type="checkbox"/> Steam Boiler <input type="checkbox"/> <input type="checkbox"/> Radiant Heat <input type="checkbox"/> Electric Baseboard <input type="checkbox"/> Heat Pump (see page 11) No. 1 Capacity: 200,000 BTU Age: 20+ Yrs. No. 2 Capacity: Age: Yrs. No. 3 Capacity: Age: Yrs. When turned on by thermostat: <input type="checkbox"/> Fired <input checked="" type="checkbox"/> Did not fire												
FUEL SUPPLY	<input type="checkbox"/> Oil tank in basement <input type="checkbox"/> Buried <input checked="" type="checkbox"/> Public gas supply <input type="checkbox"/> Tank <input type="checkbox"/> Electricity <input type="checkbox"/> Fuel supply shutoff location: <i>In the basement</i>												
HEAT EXCHANGER	<input type="checkbox"/> Partially observed <input type="checkbox"/> Not visible; enclosed combustion <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Have condition checked before settlement (see page 11)												
HEAT DISTRIBUTION	<input type="checkbox"/> Radiators <input type="checkbox"/> Convectors <input type="checkbox"/> Baseboard Convectors <input type="checkbox"/> Radiant <input checked="" type="checkbox"/> Satisfactory Pipes: <input type="checkbox"/> Galvanized pipes <input type="checkbox"/> Copper <input type="checkbox"/> Black iron <input type="checkbox"/> Pipes not visible <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Ductwork Heat source in each room: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No												
HUMIDIFIER	<input type="checkbox"/> Atomizer <input checked="" type="checkbox"/> Evaporator <input type="checkbox"/> Steam <input checked="" type="checkbox"/> Not Functioning <input type="checkbox"/> Not Tested <input type="checkbox"/> N/A												
FILTER	<input type="checkbox"/> Washable <input checked="" type="checkbox"/> Disposable <input type="checkbox"/> Electronic <input type="checkbox"/> Electrostatic <input type="checkbox"/> N/A												
SUPPLEMENTARY HEAT	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">Location</td> <td style="width: 50%; border: none;">Type</td> <td style="width: 50%; border: none;"></td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;"></td> <td style="border: none; text-align: right;"><input type="checkbox"/> Satisfactory</td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;"></td> <td style="border: none; text-align: right;"><input type="checkbox"/> Satisfactory</td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;"></td> <td style="border: none; text-align: right;"><input type="checkbox"/> Satisfactory</td> </tr> </table>	Location	Type				<input type="checkbox"/> Satisfactory			<input type="checkbox"/> Satisfactory			<input type="checkbox"/> Satisfactory
Location	Type												
		<input type="checkbox"/> Satisfactory											
		<input type="checkbox"/> Satisfactory											
		<input type="checkbox"/> Satisfactory											
Remarks	<p><i>Abandoned gas-fired hot air furnace is inoperable with flue connection removed. Suggest qualifier contractor to replace and certify a new hot air furnace. Flue connection blocked. Recommend chimney sweep contractor to clear and inspect chimney liner. Hot air furnace humidifier to be updated. Suggest ductwork contractor to clean and inspect ductwork interior. Some of the older floor supply grille</i></p>												
COOLING	<input type="checkbox"/> Cooling system integral with heating system <input type="checkbox"/> Satisfactory <input type="checkbox"/> Central Air <input type="checkbox"/> Room Units <input type="checkbox"/> Heat Pump <input type="checkbox"/> Through Wall <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Electric Compressor <input type="checkbox"/> Gas Chiller <input type="checkbox"/> Air Filter <input type="checkbox"/> Air Handler <input type="checkbox"/> Thermostat No. 1 Condensing Unit Capacity: Age: Yrs. No. 2 Condensing Unit Capacity: Age: Yrs. No. 3 Condensing Unit Capacity: Age: Yrs. <input type="checkbox"/> Tested <input type="checkbox"/> Not Tested (see page 11) <input type="checkbox"/> Ductwork <input type="checkbox"/> Window units not tested												
Remarks	<p><i>No air conditioning systems.</i></p>												

HEATING AND COOLING PHOTOS



IMG_2490.JPG

Flue connection blocked. Recommend chimney sweep contractor to clear and inspect chimney liner.



IMG_2491.JPG

Abandoned gas-fired hot air furnace is inoperable with flue connection removed. Suggest qualifier contractor to replace and certify a new hot air furnace.



IMG_2493.JPG

Rusted burner section of hot air furnace.



IMG_2496.JPG

Hot air furnace humidifier to be updated. Suggest ductwork contractor to clean and inspect ductwork interior.

HEATING AND COOLING PHOTOS



IMG_2520.JPG

Some of the older floor supply grille dampers are rusted and inoperable.

PLUMBING AND BATHROOM

WATER SERVICE ENTRANCE PIPE	Water Supply: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private (see page 12) <input type="checkbox"/> Not known <input checked="" type="checkbox"/> Satisfactory Pipe: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Brass <input type="checkbox"/> Plastic <input type="checkbox"/> N/A <input type="checkbox"/> Lead <input type="checkbox"/> Unknown Main shutoff location: <i>Front wall basement</i>		
PIPES	<input checked="" type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Brass <input type="checkbox"/> Plastic <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> Satisfactory Water Flow: <input type="checkbox"/> Tested <input checked="" type="checkbox"/> Not tested <input type="checkbox"/> N/A Leaks: <input type="checkbox"/> Some signs <input checked="" type="checkbox"/> None observed Cross connections: <i>Unknown</i> <input type="checkbox"/> None observed Hose bibbs: <input type="checkbox"/> Operating <input type="checkbox"/> Frost free <input checked="" type="checkbox"/> Not tested (see page 12)		
DRAIN/WASTE/VENT	Drain/Waste/Vent Pipes: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Brass <input type="checkbox"/> Plastic <input type="checkbox"/> Lead <input checked="" type="checkbox"/> Cast Iron <input type="checkbox"/> Unknown <input type="checkbox"/> Slow drain <input type="checkbox"/> Leaks <input type="checkbox"/> None observed Waste disposal: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private (see page 12) <input type="checkbox"/> Not known		
WATER HEATER	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Tankless <input type="checkbox"/> Integral with heating system <input type="checkbox"/> Satisfactory <input type="checkbox"/> In line system: Fuel cutoff location: <i>By water heater</i> <input type="checkbox"/> N/A Capacity: <i>50Gal.</i> Ample for: <i>4 - 5</i> people Age: <i>18Yrs.</i> <input checked="" type="checkbox"/> Pressure relief valve <input checked="" type="checkbox"/> Extension		
Remarks:	<p><i>Abandoned 18 yr old 50 gal. hot water heater not operated in about 3 yrs - suggest replacing. Water service was not available during inspection, therefore hot water heater, plumbing/piping and fixtures were not tested.</i></p>		
BATHROOM NO. 1	Location: <i>1st floor hall</i>	BATHROOM NO. 2 Location: <i>2nd floor hall</i>	
<input checked="" type="checkbox"/> Built in tub <input type="checkbox"/> Leg tub <input type="checkbox"/> Stall shower <input type="checkbox"/> Whirlpool <input checked="" type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input checked="" type="checkbox"/> Lavatory <input type="checkbox"/> Vanity <input type="checkbox"/> Fan <input checked="" type="checkbox"/> Window Shower wall: <input checked="" type="checkbox"/> Ceramic tile <input type="checkbox"/> Fiberglass Room floor: <input checked="" type="checkbox"/> Ceramic tile <input type="checkbox"/> Resilient Leaks: <input type="checkbox"/> Some signs <input checked="" type="checkbox"/> None observed <div style="text-align: right;"><input checked="" type="checkbox"/> Satisfactory</div>		<input checked="" type="checkbox"/> Built in tub <input type="checkbox"/> Leg tub <input type="checkbox"/> Stall shower <input type="checkbox"/> Whirlpool <input checked="" type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input checked="" type="checkbox"/> Lavatory <input type="checkbox"/> Vanity <input type="checkbox"/> Fan <input checked="" type="checkbox"/> Window Shower wall: <input checked="" type="checkbox"/> Ceramic tile <input type="checkbox"/> Fiberglass Room floor: <input checked="" type="checkbox"/> Ceramic tile <input type="checkbox"/> Resilient Leaks: <input type="checkbox"/> Some signs <input checked="" type="checkbox"/> None observed <div style="text-align: right;"><input checked="" type="checkbox"/> Satisfactory</div>	
BATHROOM NO. 3 Location:		BATHROOM NO. 4 Location:	
<input type="checkbox"/> Built in tub <input type="checkbox"/> Leg tub <input type="checkbox"/> Stall shower <input type="checkbox"/> Whirlpool <input type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input type="checkbox"/> Vanity <input type="checkbox"/> Fan <input type="checkbox"/> Window Shower wall: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Fiberglass Room floor: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Resilient Leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> None observed <div style="text-align: right;"><input type="checkbox"/> Satisfactory</div>		<input type="checkbox"/> Built in tub <input type="checkbox"/> Leg tub <input type="checkbox"/> Stall shower <input type="checkbox"/> Whirlpool <input type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input type="checkbox"/> Vanity <input type="checkbox"/> Fan <input type="checkbox"/> Window Shower wall: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Fiberglass Room floor: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Resilient Leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> None observed <div style="text-align: right;"><input type="checkbox"/> Satisfactory</div>	
BATHROOM NO. 5 Location:		BATHROOM NO. 6 Location:	
<input type="checkbox"/> Built in tub <input type="checkbox"/> Leg tub <input type="checkbox"/> Stall shower <input type="checkbox"/> Whirlpool <input type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input type="checkbox"/> Vanity <input type="checkbox"/> Fan <input type="checkbox"/> Window Shower wall: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Fiberglass Room floor: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Resilient Leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> None observed <div style="text-align: right;"><input type="checkbox"/> Satisfactory</div>		<input type="checkbox"/> Built in tub <input type="checkbox"/> Leg tub <input type="checkbox"/> Stall shower <input type="checkbox"/> Whirlpool <input type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input type="checkbox"/> Vanity <input type="checkbox"/> Fan <input type="checkbox"/> Window Shower wall: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Fiberglass Room floor: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Resilient Leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> None observed <div style="text-align: right;"><input type="checkbox"/> Satisfactory</div>	
Remarks:	<p><i>Water service off during inspection. Bathroom #1: shower ceiling is damaged with signs of water entry from roof leakage. Bathroom #2: ceiling damage from roof leakage. Updates and repairs suggested for both bathrooms. Option-1: provide misc. repairs and exhaust fans for each bathroom; Option-2: completely renovate each bathroom.</i></p>		

PLUMBING AND BATHROOM PHOTOS



IMG_2488.JPG

Abandoned 18 yr old 50 gal. hot water heater not operated in about 3 yrs - suggest replacing.



IMG_2498.JPG

Bathroom #1: shower ceiling is damaged with signs of water entry from roof leakage.



IMG_2478.JPG

Piping hook-up can be used for two separat gas services. One gas meter currently.



IMG_2480.JPG

House sanitary waste line and vent exit through foundation with house trap. Drain connection at left believed to be from abandoned roof downspout connection outside.



IMG_2486.JPG

Water service turned off, no meter in basement. Electrical ground connection noted.



IMG_2500.JPG

Signs of water entry from roof leakage as indicated by rust drip stain on floor tile grout.

ELECTRICAL AND KITCHEN

SERVICE ENTRANCE CABLE	Capacity: 200Amps, 110/220 Volts <input type="checkbox"/> Satisfactory Service line entrance: <input type="checkbox"/> Overhead <input checked="" type="checkbox"/> Underground <input type="checkbox"/> Raceway Conductor material: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum
MAIN PANEL BOX	Location: Front basement wall <input checked="" type="checkbox"/> Grounded <input type="checkbox"/> Bonded <input type="checkbox"/> Satisfactory 140 Amps <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> N/A <input type="checkbox"/> Subpanel Location: Capacity of Main Current Disconnect: 140Amps
CIRCUITS AND CONDUCTORS	Quantity: <input type="checkbox"/> Ample Branch Wiring: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Satisfactory Wiring method: <input type="checkbox"/> Romex <input checked="" type="checkbox"/> BX <input type="checkbox"/> Knob and Tube <input type="checkbox"/> Raceway <input checked="" type="checkbox"/> Conduit <input type="checkbox"/> Overfused circuit <input type="checkbox"/> Double tap breaker GFCI: <input type="checkbox"/> Exterior <input type="checkbox"/> Garage <input checked="" type="checkbox"/> Kitchen 2 Bathroom(s)
OUTLETS, FIXTURES AND SWITCHES	<input type="checkbox"/> Random testing <input type="checkbox"/> Reversed polarity <input type="checkbox"/> Open ground <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Smoke detectors absent
Remarks	<i>Electrical service is split into two service accounts with meters removed from their meter pans. There are two 70 amp each panels serving the two apartments. There's a limited number of circuits based on the size of the home(s). Suggest licensed electrician to upgrade the two main service panels to 100 amps each and add four more circuits per apartment. Update and repair outlets and wiring as necessary based on</i>
CABINETS AND COUNTER TOP	<input checked="" type="checkbox"/> Satisfactory
SINK	Plumbing Leaks: <input type="checkbox"/> Some signs: <input type="checkbox"/> None observed <input checked="" type="checkbox"/> Satisfactory Disposal: <input type="checkbox"/> Operating <input checked="" type="checkbox"/> Not Operating Age:20+ Yrs.
DISHWASHER	<input type="checkbox"/> Operating <input type="checkbox"/> Not Operating Age: Yrs. <input type="checkbox"/> Satisfactory <input type="checkbox"/> Air gap or high loop <input checked="" type="checkbox"/> N/A
RANGE/ OVEN	<input checked="" type="checkbox"/> Range <input type="checkbox"/> Operating <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric Age:20+ Yrs. <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Wall oven <input type="checkbox"/> Operating <input type="checkbox"/> Gas <input type="checkbox"/> Electric Age: Yrs. <input type="checkbox"/> N/A <input type="checkbox"/> Cooktop <input type="checkbox"/> Operating <input type="checkbox"/> Gas <input type="checkbox"/> Electric Age: Yrs.
REFRIGERATOR	#1 <input type="checkbox"/> Operating <input type="checkbox"/> Frost free <input type="checkbox"/> Ice maker Age:20+ Yrs. <input checked="" type="checkbox"/> Satisfactory #2 <input type="checkbox"/> Operating <input type="checkbox"/> Frost free <input type="checkbox"/> Ice maker Age:20+ Yrs. <input type="checkbox"/> N/A
OTHER APPLIANCES	<input type="checkbox"/> Operating Age: Yrs. <input type="checkbox"/> Satisfactory <input type="checkbox"/> Operating Age: Yrs. <input checked="" type="checkbox"/> N/A
FLOOR COVERING	<input type="checkbox"/> Resilient tile <input type="checkbox"/> Sheet goods <input type="checkbox"/> Ceramic <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Satisfactory <input type="checkbox"/> Laminate
VENTILATION	<input checked="" type="checkbox"/> Exhaust fan <input checked="" type="checkbox"/> Ductless <input type="checkbox"/> Vented to outside <input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Filter <input checked="" type="checkbox"/> Light <input type="checkbox"/> N/A
CLOTHES WASHER	<input type="checkbox"/> Operating Age: Yrs. <input type="checkbox"/> Satisfactory <input type="checkbox"/> Not tested <input checked="" type="checkbox"/> N/A
CLOTHES DRYER	<input type="checkbox"/> Operating <input type="checkbox"/> Gas <input type="checkbox"/> Electric Age: Yrs. <input type="checkbox"/> Not tested <input type="checkbox"/> Satisfactory <input type="checkbox"/> Vented To: <input checked="" type="checkbox"/> N/A
Remarks	<i>Kitchens appear to be in salvageable condition with cleaning and misc. repairs depending on the extent of the general renovation work intended. Provide new kitchen appliances. No designated laundry rooms noted. Install laundry appliances.</i>

ELECTRICAL AND KITCHEN PHOTOS



IMG_2479.JPG

Electrical service is split into two service accounts with meters removed from their meter pans.



IMG_2481.JPG

Two 70 amp each panels serving the two apartments. Limited number of circuits based on the size of the home. Cover broken.



IMG_2482.JPG

Two service accounts with meters removed from their meter pans.



IMG_2483.JPG

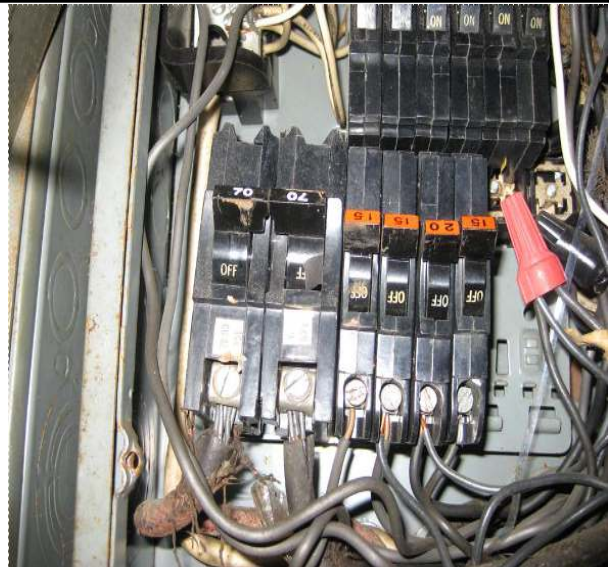
Primary electrical service entry through foundation wall.

ELECTRICAL AND KITCHEN PHOTOS



IMG_2484.JPG

70 amp main breaker for service to one apartment, or section of the house.



IMG_2485.JPG

70 amp main breaker for service to second apartment, or section of the house.



IMG_2507.JPG

Kitchen appears to be in salvageable condition with cleaning and repairs depending on the extent of the general renovation work intended.

INTERIOR AND ATTIC

FLOOR	<input checked="" type="checkbox"/> Hardwood <input type="checkbox"/> Softwood <input type="checkbox"/> Plywood <input type="checkbox"/> Wall-to-Wall Carpet <input checked="" type="checkbox"/> Resilient <input checked="" type="checkbox"/> Laminate <input type="checkbox"/> Not visible	<input type="checkbox"/> Satisfactory
WALLS	<input checked="" type="checkbox"/> Plaster <input type="checkbox"/> Drywall <input type="checkbox"/> Wood <input type="checkbox"/> Masonry	<input type="checkbox"/> Satisfactory
CEILING	<input checked="" type="checkbox"/> Plaster <input type="checkbox"/> Drywall <input type="checkbox"/> Wood	<input type="checkbox"/> Satisfactory
STAIRS / RAILINGS	<input type="checkbox"/> Balcony <input checked="" type="checkbox"/> Stairs <input checked="" type="checkbox"/> Railings	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
FIREPLACE	<input type="checkbox"/> Flue liner <input type="checkbox"/> Partially observed <input type="checkbox"/> Damper <input type="checkbox"/> Operating <input checked="" type="checkbox"/> Not operating <input type="checkbox"/> Metal pre-fab <input type="checkbox"/> Free-standing <input type="checkbox"/> Wood stove <input type="checkbox"/> Pellet stove <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Operating <input checked="" type="checkbox"/> Not operating <input type="checkbox"/> Clean chimney before use	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
DOORS (INSIDE)		<input type="checkbox"/> Satisfactory
WINDOWS AND SKYLIGHT	<input checked="" type="checkbox"/> Double hung <input type="checkbox"/> Single hung <input type="checkbox"/> Casement <input type="checkbox"/> Awning <input type="checkbox"/> Sliding <input type="checkbox"/> Fixed <input type="checkbox"/> Wood <input type="checkbox"/> Vinyl or aluminum clad wood <input type="checkbox"/> Vinyl <input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Steel <input checked="" type="checkbox"/> Insulated Glass <input checked="" type="checkbox"/> Single pane glass <input type="checkbox"/> Roof windows and skylights <input type="checkbox"/> Moisture stains <input type="checkbox"/> Extensive	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Remarks	<p><i>Roof leaks over time have caused extensive water damage to the old plaster and lath construction at ceilings and walls. Based on visual observation it's estimated that approximately 70% of the plaster ceilings and approximately 30% of the walls are affected and will need replacing. Other plaster and painted wood surfaces may be restored or reused once the home is dried out by either resurfacing or applying</i></p>	
ACCESS	How Inspected: <i>walked through</i> <input type="checkbox"/> Not inspected <input checked="" type="checkbox"/> Stairs <input type="checkbox"/> Pulldown <input type="checkbox"/> Scuttlehole <input type="checkbox"/> No access	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
MOISTURE STAINS	<input type="checkbox"/> Some signs <input checked="" type="checkbox"/> Extensive <input type="checkbox"/> None observed <input type="checkbox"/> Condensation	
STORAGE	<input checked="" type="checkbox"/> Heavy <input type="checkbox"/> Light <input checked="" type="checkbox"/> Floored <input type="checkbox"/> Not floored <input type="checkbox"/> No storage	
INSULATION	Type: <i>Fiberglass batts</i> Avg. Inches: <i>8</i> Installed in: <input checked="" type="checkbox"/> Rafters <input type="checkbox"/> Floor Approx. R Rating: <input checked="" type="checkbox"/> Vapor retarders	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
VENTILATION	<input checked="" type="checkbox"/> Window(s) <input type="checkbox"/> Attic Fan <input type="checkbox"/> Whole House Fan <input type="checkbox"/> Turbine <input type="checkbox"/> Ridge Vent <input type="checkbox"/> Soffit Vent <input type="checkbox"/> Roof Vent(s) <input type="checkbox"/> Gable end louvers	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Remarks	<p><i>Upper roof structure measured 16% + moisture content due to roof leaks, however majority of this wood appears in generally good condition as seen from attic space with exceptions, including the collapsed roof edge at back of house. - See Structural Section. Failed attempt was made to insulate the attic walls and rafter spaces. However, unless the attic is to be an occupied space, attic insulation is typically</i></p>	

INTERIOR AND ATTIC PHOTOS



IMG_2556.JPG

Feudal repair attempts (plastic above) to mitigate ongoing water damage caused by roof leaks.



IMG_2558.JPG

Upper roof structure has 16% + moisture content due to roof leaks, however majority of this wood appears in generally good condition as seen from attic space. See Structural



IMG_2560.JPG

Screw jack column in attic added to support ridge beam.



IMG_2536.JPG

Roof leaks have caused extensive water damage to the old plaster and lath construction on ceilings and walls.

INTERIOR AND ATTIC PHOTOS



IMG_2537.JPG

It's estimated that approximately 70% of the ceilings are affected and need replacing.



IMG_2540.JPG

Other plaster surfaces may be restored or reused once the home is dried out by either resurfacing or applying 1/4" sheetrock overlay.



IMG_2542.JPG

Extensive water damage to the old plaster/lath ceiling. It's estimated that approximately 70% of the ceilings are affected and need replacing.



IMG_2550.JPG

Stucco ceiling with extensive water damage to be replaced.

INTERIOR AND ATTIC PHOTOS



IMG_2551.JPG

Stucco ceiling with extensive water damage to be replaced.



IMG_2546.JPG

Restoration of historic mouldings is achievable depending on surrounding water damages.



IMG_2543.JPG

2nd floor fireplace converted to a hot air outlet connected to furnace in basement, with damper and grate cover.



IMG_2552.JPG

3rd floor fireplace blanked off and made inoperable.

INTERIOR AND ATTIC PHOTOS



IMG_2559.JPG

Failed attempt was made to insulate the attic walls and rafter spaces.



IMG_2539.JPG

Damage to underlying studs and floor boards can be repaired.



IMG_2517.JPG

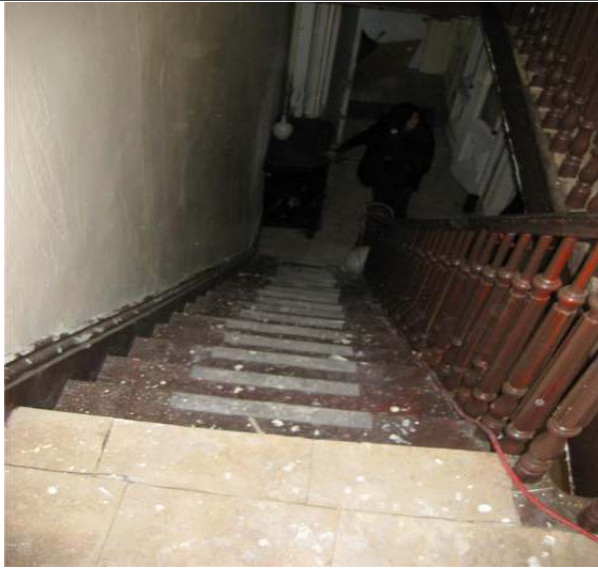
Interior door damaged. Some do not close completely, others are stuck closed due to water penetration. Door replacements suggested.



IMG_2531.JPG

Stairs to 2nd floor are slightly crooked due to structural settlement.

INTERIOR AND ATTIC PHOTOS



IMG_2549.JPG

3rd floor staircase feels twisted at upper steps near the landing.



IMG_2553.JPG

3rd floor landing at top of staircase feels very unlevel. Window blanked off.



IMG_2524.JPG

1st floor rear enclosed porch has extensive water damage to ceiling walls and floor and requires gut-renovation. Windows and doors need replacing.



IMG_2526.JPG

1st floor rear enclosed porch door is unuseable.

INTERIOR AND ATTIC PHOTOS



IMG_2529.JPG

3rd floor double door made unuseable by living room mirror installation.



IMG_2535.JPG

Approximately 65% of the hardwood flooring has been impacted and will require replacement. Approx. 30% of the walls are affected and will need replacing.



IMG_2538.JPG

Plumbing pipes exposed due to destruction to enclosure caused by the water damage.



IMG_2544.JPG

2nd floor foyer paint delaminated due to neglect and moisture.

INTERIOR AND ATTIC PHOTOS



IMG_2523.JPG

Some hardwood floors can be resurfaced and refinished.



IMG_2527.JPG

Approximately 65% of the hardwood flooring has been impacted and will require replacement.



IMG_2511.JPG

Approximately 65% of the hardwood flooring has been impacted and will require replacement.



IMG_2525.JPG

1st floor rear enclosed porch hardwood flooring has expanded and buckled upward 5-6 inches above the subfloor from water penetration.

INTERIOR AND ATTIC PHOTOS



IMG_2512.JPG

Photo shows the degree and path taken by water passing through the structure.



IMG_2521.JPG

Photo shows typical condition in closets.

ROOFING SYSTEM AND EXTERIOR

ROOF COVERING	Location	Materials	Age	
				Yrs. <input type="checkbox"/> Satisfactory
				Yrs. <input type="checkbox"/> Satisfactory
				Yrs. <input type="checkbox"/> Satisfactory
				Yrs. <input type="checkbox"/> Satisfactory
	How inspected: <i>Could not inspect</i>			
	Roof leaks: <input type="checkbox"/> Some signs <input checked="" type="checkbox"/> Extensive <input type="checkbox"/> None observed			
FLASHING	<input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Galvanized <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Rubberized membrane			<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
GUTTERS AND DOWNSPOUTS	<input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Galvanized <input type="checkbox"/> Copper <input type="checkbox"/> Vinyl <input type="checkbox"/> Wood			<input type="checkbox"/> Satisfactory
	Extensions: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> N/A
Remarks	<p><i>No access was available to the roof outside during inspection. Extensive roof leakage appears to have temporary "band-aid" repairs, attempting to mitigate the continuing damage inside the structure. Collapsed roof edge at back of house caused by ice damming and subsequent roof leakage. Gutters/scuppers could not inspected due to roof inaccessibility. Some downspouts missing and not connected. Provide new roof drainage system and downspouts with roof replacement project.</i></p>			
EXTERIOR DOORS				<input checked="" type="checkbox"/> Satisfactory
WINDOWS AND SKYLIGHTS				<input checked="" type="checkbox"/> Satisfactory
EXTERIOR WALL COVERING	Location	Materials		
	<i>All</i>	<i>Asphalt shingles</i>		<input type="checkbox"/> Satisfactory
	<i>1st & 2nd floors</i>	<i>Aluminum siding</i>		<input checked="" type="checkbox"/> Satisfactory
	<i>1st floor</i>	<i>Stucco</i>		<input type="checkbox"/> Satisfactory
				<input type="checkbox"/> Satisfactory
EXTERIOR TRIM	<input type="checkbox"/> Eaves <input checked="" type="checkbox"/> Fascia <input checked="" type="checkbox"/> Soffits <input type="checkbox"/> Rake			<input type="checkbox"/> Satisfactory
	<input type="checkbox"/> Signs of deterioration <input checked="" type="checkbox"/> Extensive <input type="checkbox"/> None observed			
CHIMNEY	<input checked="" type="checkbox"/> Brick <input type="checkbox"/> Metal <input type="checkbox"/> Block		<input checked="" type="checkbox"/> In chase	<input checked="" type="checkbox"/> Satisfactory
	<input type="checkbox"/> Flue liner partially observed <input checked="" type="checkbox"/> Clean before use			<input type="checkbox"/> N/A
GARAGE/ CARPORT	<input type="checkbox"/> Garage <input type="checkbox"/> Carport <input type="checkbox"/> Attached <input type="checkbox"/> Detached			<input type="checkbox"/> Satisfactory
	<input type="checkbox"/> Door Operator <input type="checkbox"/> Operating <input type="checkbox"/> Safety Reverse			<input checked="" type="checkbox"/> N/A
PORCH	Floor: <input type="checkbox"/> Wood <input type="checkbox"/> Concrete			<input type="checkbox"/> Satisfactory
	<input type="checkbox"/> Railing / Guardrail			<input checked="" type="checkbox"/> N/A
Remarks:	<p><i>Old asphalt wall covering is extremely degraded with pieces falling off, exposing the unprotected clapboarding beneath. Exterior vapor barrier is not present. Facias, capping and soffits along roof edges are deteriorated with some of the old-style architectural cornices missing and damaged. Stucco at foundation wall is damaged at several locations and is missing at back of house. Wood trim at rear windows is badly deteriorated. Rear door is not useable. Front door jamb and trim</i></p>			

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_2457.JPG

Old style single pane exterior transom windows are inefficient.



IMG_2459.JPG

Front door jamb and trim is badly deteriorated (dry rot).



IMG_0837.JPG

Right Side: Old asphalt wall covering is extremely degraded with pieces falling off, exposing the unprotected clapboarding beneath.



IMG_2464.JPG

Collapsed roof edge at back of house caused by ice damming and subsequent roof leakage.

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_2467.JPG

Extensive roof leakage appears to have temporary "band-aid" repairs, attempting to mitigate the continuing damage inside the structure.



IMG_2469.JPG

Gap between trim and foundation provides access for vermine.



IMG_2471.JPG

Wood trim at rear windows is badly deteriorated.



IMG_2472.JPG

Exterior trim, fascias and soffits at roof levels show deterioration.

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_0842.JPG

Left Side: Old asphalt wall covering is extremely degraded with pieces falling off, exposing the unprotected clapboarding beneath.



IMG_0864.JPG

Left Rear Side: Old asphalt wall covering is extremely degraded with pieces falling off, exposing the unprotected clapboarding beneath. Exterior vapor barrier is not present.



IMG_2462.JPG

Stucco at foundation wall is missing at back of house.



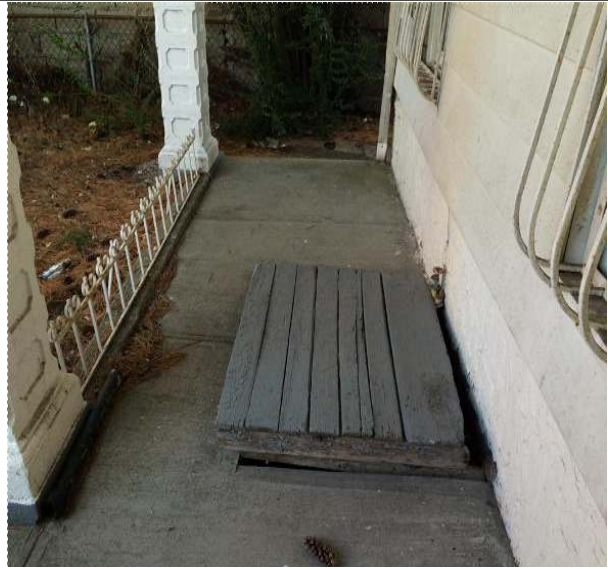
IMG_0872.JPG

Stucco at foundation wall is damaged at several locations.

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_0868.JPG
Rear door is not useable.



IMG_0853.JPG
Front hatch access to basement ("coal chute") is not secured.



IMG_0866.JPG
Wood trim at rear windows is badly deteriorated.



IMG_2466.JPG
Rear facias and soffits at roof levels are deteriorated with some of the old-style architectural cornices missing and damaged.

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_2465.JPG

Facias, capping and soffits along roof edges are deteriorated with some of the old-style architectural cornices missing and damaged.

GROUNDS

GRADING	General grading, slope and drainage (see pages 10 and 16) Grading and slope at house wall(within 5 feet from building)	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
SIDEWALK AND WALKWAY	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Flagstone	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
DRIVEWAY	<input type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input type="checkbox"/> Gravel <input type="checkbox"/> Brick	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
WINDOW WELLS	<input type="checkbox"/> Metal <input type="checkbox"/> Brick <input type="checkbox"/> Concrete	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
RETAINING WALL	<input type="checkbox"/> Brick <input type="checkbox"/> Block <input type="checkbox"/> Stone <input type="checkbox"/> Timber	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
TREES AND SHRUBBERY		<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
FENCING	<input checked="" type="checkbox"/> Metal <input type="checkbox"/> Wood <input type="checkbox"/> Plastic	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Remarks	<p><i>Sheet metal access cover at side of house (unknown). Backyard is overgrown. Fencing is old, rusty and dilapidated.</i></p>	
DECK/ BALCONY	<input type="checkbox"/> Signs of deterioration <input type="checkbox"/> Extensive <input type="checkbox"/> None observed <input type="checkbox"/> On grade <input type="checkbox"/> Raised <input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Handrail	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
PATIO, TERRACE	<input type="checkbox"/> Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Flagstone	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
STEPS TO BUILDING	Landing: <input checked="" type="checkbox"/> Concrete/Masonry <input type="checkbox"/> Wood Steps: <input checked="" type="checkbox"/> Concrete/Masonry <input type="checkbox"/> Wood <input type="checkbox"/> Metal Handrails: <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Metal <input type="checkbox"/>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
OUTBUILDING	<input type="checkbox"/> Not inspected	
Remarks	<p><i>Backyard concrete area is cracked. Concrete ball ornament on masonry column in front yard is loose and can fall.</i></p>	

GROUNDS PHOTOS



IMG_0891.JPG
Sheet metal access cover at side of house (unknown).



IMG_0896.JPG
Backyard concrete area is cracked.



IMG_0849.JPG
Concrete ball ornament on masonry column in front yard is loose and can fall.



IMG_2475.JPG
Backyard is overgrown.
Fencing is old, rusty and dilapidated.



IMG_0892.JPG

Abandoned roof downspout drainage connection.