Property Inspection Report

Inspection Site: 1620 15th Street NW
Washington , DC 20009

Prepared for: Patrice Madesclaire

1418 William Street
Frederciksburg VA 22401
Phone:

Inspection Date: 12/10/2008

Inspected by: **Claxton Walker & Associates**
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Inspection Agreement

This agreement is a contract between you, the client, and Continental Inspection Agency Inc. (CIA Inc.) trading as "Claxton Walker & Associates " (CW&A), and is made with the express agreement that you understand the conditions stated. CW&A agrees to perform a Home Inspection at: 1620 15th Street NW Washington , DC 20009 on 12/10/2008 . This inspection is provided for your confidential and exclusive use and is subject to the conditions set forth in this agreement. This report is an expression of the opinions of the inspector and is limited to the components listed in the "Scope and Exclusions" paragraph below. No disassembly of equipment, opening of walls, floors, or ceilings, or excavation is performed. We do not test for pollutants or hazardous materials and this is not a code compliance inspection. We do not wish to imply that every component is inspected or that every defect will be found. That is not the purpose of this inspection. Should additional information become available we reserve the right to determine the impact, if any, of the new information on our opinions and conclusions, and to revise our opinions and conclusions if necessary as warranted by the discovery of the new information

An Inspection is intended to assist in the evaluation of the overall condition of a building. The inspection is based on observation of the visible and apparent condition of the building and its components at the time of the inspection. The results of the Home Inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty is expressed or implied. If your Home Inspector is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building, or the condition of its components or systems, you may wish to seek the professional opinion of a licensed structural engineer or other professional regarding any possible defects or other observations set forth in this report. In the State of Maryland, Only Home Inspections performed by Maryland Licensed Home Inspectors will be recognized by the buyer as a valid Home Inspection under a real estate contract.

The Inspector's credentials are attached to this report. The general information sections printed on the report are an integral part of the report. Our service includes follow up telephone consulting to help you solve any problems that will arise. You are encouraged to take advantage of this free service since contractors often propose self serving advice.

Scope and Exclusions: This inspection will be conducted in accordance with the Code of Ethics and Standards of Practice of The American Society of Home Inspectors and/or the Maryland Commission of Real Estate Appraisers and Home Inspectors. A copy of those ethics and standards are available upon request.

Arbitration and Limit of Liability: Any controversy or claim arising out of, or relating to this Inspection and Inspection Agreement shall be settled by arbitration in accordance with the Commercial Rules of the American Arbitration Association. However, in the event that CWA, CIA Inc., and/or its agents or employees are found liable due to breach of contract, negligence, negligent misrepresentation, negligent hiring, or any other theory of liability, then the liability of CWA, CIA Inc., and its agent and employees, shall be limited to a sum equal to the amount of the inspection fee below. Subject to the foregoing limitation of liability, the judgment rendered in the arbitration may be entered into any court having jurisdiction.

Client…Patrice Madesclaire Date 12/10/2008 Inspection fee ...$750-$1000..... Radon Testing…… Lead testing…… Well and/or Septic Testing Fee…….. Other fees .....

Total Fee $750.00 - $1000 WW

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INSPECTION INFORMATION

BUILDING TO BE INSPECTED

BUILDING TYPE: 6 Unit Bldg.

REPORTED AGE: 123 YRS.

FRONT DOOR FACES

East.

REAR VIEW

GENERAL INFORMATION

CLIENT PRESENT: No, Your attendance is highly recommended for maximum understanding of this report. You miss details that you may find important later. The relative significance of observations made may be lost in the communication. You loose the interaction with the inspector that makes observations clear, and you miss the education that is available if you accompany the inspector.

UTILITIES STATUS: SEWER and WATER: All utilities on.

WEATHER: 40's, It is overcast but not raining.

PAYMENT INFORMATION:

INSPECTION FEES: Due at Inspection **TOTAL FEE:** $750.00
PAID BY: Payment for the service is to be mailed to Claxton Walker & Associates.
626-C Admiral Dr. #124
Annapolis, Md. 21401.

DISCLAIMER Our report is based on the information gathered at the time of the inspection which is done under the constraints of a pre-purchase environment. Those constraints include but are not limited to a property not owned by our client, time limitations, a responsibility to provide a broad range of information, no opportunity to interview owners, agents, or contractors involved with the property, no furniture can be moved, and nothing can be damaged to do an investigation. Should additional information become available we reserve the right to determine the impact, if any, of the new information on our opinions and conclusions, and to revise our opinions and conclusions if necessary as warranted by the discovery of the new information.

COMMENTS The building is currently being used as a six unit rent controlled apartment building. It is in disrepair. The systems in the building are not adequate to serve the building if it is

renovated into condos. The heating, plumbing, and electrical systems would have to be fully renovated from the street to the building. All aspects of the system within the building will have to be removed and replaced. Anticipate the need for a larger water main, and individual gas and electric services (one for each condo). Also new separate heating/cooling systems for each unit. The conditions of the building and the incompatibility of the systems with the changed use of the structure will require that the interior be gutted down to the basic framing components and rebuilt. All new plumbing, electric, heating, cooling, bathrooms, kitchens, wall and ceiling covering, windows and doors, insulation should be anticipated.

There is a relatively new roof on the building but there are areas that are not water tight. See roof comments. The basic structure is adequate for renovation but there will need some repairs. There were joists that were cut to accommodate changes in the plumbing. There is a general sag in the floors under the baths at each level. Soft sandy mortar in the brick work that needs repair. Abandon chimneys that need to be repaired and stabilized.

GROUNDS, APPURTENANCES

The primary focus of the grounds inspection is the surface water run off plan. The site must be capable of controlling surface water run off if you expect to keep the building dry and sound. Immediately around the house the optimum design is to have a slope away from the house walls of at least 1 inch per foot for at least 6 feet with a clear continuous run off path from there on to the lot edge. If you have to raise the grade at the house walls make sure you don't get closer than about 6" to any wood. Any masonry you cover with dirt should have dampproofing applied first.
The second focus is the condition of the appurtenances, retaining walls, vegetation, driveways etc, as to how they may affect the building. The third focus is the condition of the specific component listed. On large lots we only inspect the fencing around the house unless you have specifically requested more at the appointment time.

I.1 SITE GRADING

SITE CHARACTERISTICS Typical in-city lot, surface run off is controlled by patios and walks. It is essential to keep the drains and water pathways open. The front and rear are above grade. There is no buried living area.

GROUND SLOPE at the HOUSE WALLS The grades are generally satisfactory but there are some areas that at the rear that do not provide a clear drainage path away from the structure.. Ideally you should try to develop ground slope directly around the house of 1 inch per foot for a distance of 6 feet with a clear continuous path for the water from there on. At the rear this could be done by using patios or parking surfaces to direct water away from the wall. If you are going to dig out the basement will need to re-grade the rear area adjacent to the foundation.

I.2 VEGETATION

CONDITION No apparent direct effects on the structure.

I.6 WALKWAYS

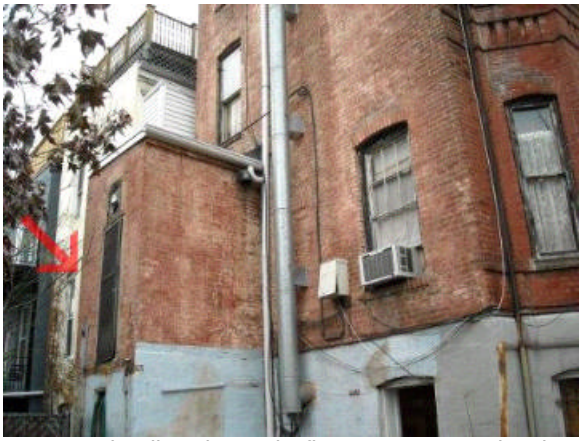
MAIN ENTRY WALK CONDITION Satisfactory.

I.7 ENTRY STOOPS

MAIN ENTRY STOOP

Appears sound. No problems were found. note: The front steps are painted. Painted steps are very slippery.

SECONDARY ENTRIES



First Level: No rear steps leading the main floor. Basement level: Water leaks into

basement at the rear door sill.

ROOFING, GUTTERING, CHIMNEYS.

Several factors determine the life expectancy of a roof and the degree of trouble it may cause you. The main factors, in approximate order of importance are: 1. configuration (complex or simple, number of valleys, abutted walls, parapets etc.), 2: workmanship, 3. age, 4. slope (steeper is better), 5. material (must be appropriate for the configuration and slope), 6. number of penetrations (skylights, vents, chimneys, fans, etc.) 7. maintenance, 8. orientation to the sun, 9. color, 10. ventilation, and 11. abuse. Always expect more trouble with a low slope roof or a complicated roof. The inspector is considering all these factors when evaluating the roof to help you understand how problematic the roof may be. The critical part of flashing is usually not visible so the inspector has to judge it from inside by the presence or absence of leaks. The second most important component on the outside of your house is the guttering. Properly functioning gutters are essential to preserving your building. They have to be firmly attached, properly attached, clean, leak free, and the downspout discharge has to run safely away from the house. More basements flood due to bad guttering than any other cause. Gutters in wooded areas have to be cleaned as often as five times a year. Our conclusions about the condition of the chimneys will quite often differ from the opinions of chimney sweeps. We take the position that minor defects in the brick, liners, and mortar are not cause to do major repairs. This is based on 30 years of evaluation and experience. If you are particularly concerned with this then have your favorite chimney sweep do an evaluation.

3.1 MAIN ROOF

MAIN ROOF TYPE VIEWED FROM: Roof, Modified bitumen. A bituminous membrane modified with plastics to form rolls. 20 year material if the seams are done correctly.

SLOPE and CONFIGURATION Medium slope. This is a simple roof design with relatively few complicated lines, valleys, penetrations, dormers etc. Simple roofs tend to have less trouble.

MAIN ROOF CONDITION


Good condition. Little or no wear and a long life expectancy.

3.2 SECONDARY ROOFS

LOCATION: Two: Bay window.

SECONDARY ROOF TYPE VIEWED FROM: a window. Soldered seam metal. Original surfaces.

SLOPE and CONFIGURATION Flat, less than 1 1/2 feet of fall over 12 feet. They require drains connected to downspouts.

SECONDARY ROOF CONDITION

Both roofs need repair. Given their age anticipate replacement of both. There is active leaking at both bay windows inside . This roof is in poor condition. It needs replacement.

3.3 THIRD ROOF

LOCATION: The rear addition.

THIRD ROOF TYPE VIEWED FROM: a window. Modified bitumen. A bituminous membrane modified with plastics to form rolls. 20 year material if the seams are done correctly.

SLOPE and CONFIGURATION Low slope. Less than 3 feet of fall over 12 feet. This is a simple roof design with relatively few complicated lines, valleys, penetrations, dormers etc. Simple roofs tend to have less trouble.

THIRD ROOF CONDITION

Generally satisfactory, normal wear, needs no repair at this time.

3.5 FLASHING AND PLUMBING VENTS

FLASHING

The decorative parapet flashing along the perimeter of the roof is rusted out . There are holes where water can leaking into the walls below. repairs needed. The roof access door is not water tight.

VENTS and COLLARS


SEAL GAP

1 Plumbing vent collar needs repair.

3.6 GUTTERS

MATERIAL TYPE and CONDITION


clogged

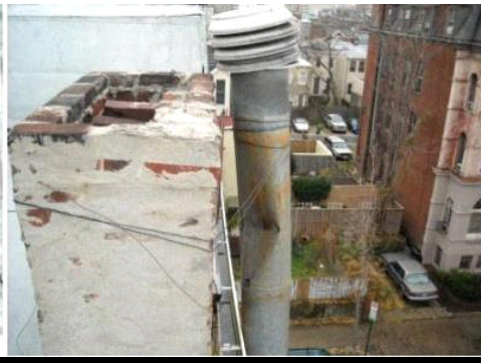
The buried drain line at the rear downspout is clogged. The bay window downspouts are rusted and will need to be replaced when the bay roofs are replaced.

3.7 CHIMNEYS AND METAL COMBUSTION VENTS

MASONRY CHIMNEY TYPE and CONDITION

Three chimneys. seven flues. The Chimneys are not in use and are not in a condition where they can be put in use. If you want to utilize the chimneys have a separate chimney inspection. None of the flues are lined. The chimneys need some repair in order to stabilize the deteriorating brick work around the tops. see photos.

Chimney photos



LOOSE BRICKS NO CAPS

METAL CHIMNEYS AND COMBUSTION VENTS

The flue is bent and needs a strap the hold it straight, vertical and secure. Its tied with string the brick chimney. The bent flue section should be replaced. The rain cap is dislodged.

EXTERIOR

This section of the report follows the house components down from the cornice line through the visible portions of the outside of the foundation. Your attention should first go to the structural comments and overall integrity of the wall structure. When evaluating the structure of older buildings all conditions are a matter of degree since no building more than 20 years old is completely free of structural distortion. Secondly, wall covering, i.e stucco, siding, EIFS, and brick mortar are all wear items that can be very expensive to improve so you should try to anticipate your potential financial liability. Windows and doors can command the next largest expense if they are in too much disrepair. The window inspection is done based on a representative sampling. In older houses the top sashes are presumed to be painted shut. Rotted wood, particularly in hard to reach areas such as cornice lines should be your next priority. Painting is normally not considered a major repair unless the house is large or has substantially deteriorated paint, or has hard to reach areas. Finally, vent covers and accessories need to be considered.

4.1 CORNICE, SOFFITS, FASCIA, RAKES & MISC. EXTERIOR TRIM

MATERIALS USED Ornate metal and decorative brick. **CONDITION:** Satisfactory. No critical repair needs.

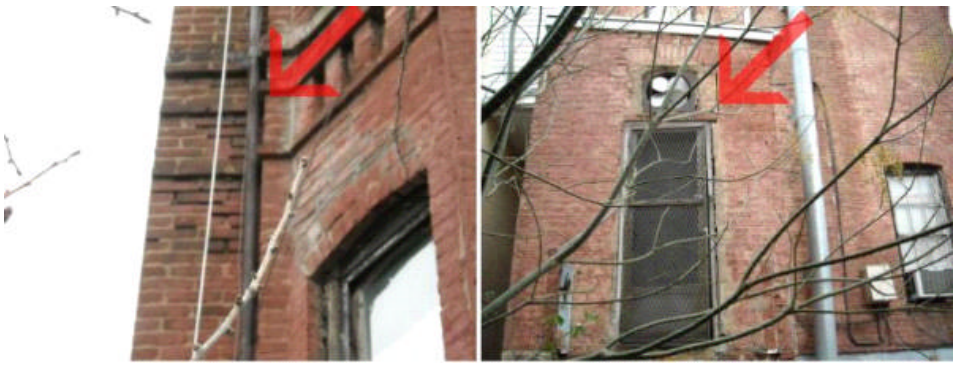
MISCELLANEOUS TRIM CONDITION

All the wood trim at the windows and doors is in bad shape.

4.2 EXTERIOR WALL STRUCTURE

PRIMARY WALL TYPE Solid masonry, brick over brick.

VISIBLE STRUCTURAL CONDITIONS (exterior walls)



The brick work at the rear kitchen addition needs repair. There is some sporadic tuck pointing that is needed at the side walls.

4.3 PAINTING

EXTERIOR PAINT CONDITION The wood around all the openings needs repair before painting can be done.

4.4 WALL COVERING

PRIMARY MATERIAL Brick.

SIDING CONDITION N/A Solid masonry building. See 4.1.

4.5 EXTERIOR DOORS

MAIN ENTRY DOOR The front door operated normally.

OTHER ENTRY DOORS The basement door is in bad condition.

4.6 WINDOWS

PRIMARY TYPE Original wood historic , single pane, double hung windows at the front and sides. There are some cheap replacements too.

WINDOW CONDITION

A major amount of window restoration/repair/replacement is going to be needed. All were in poor condition.

BASEMENT, FOUNDATION, FLOOR STRUCTURE, WATER PENETRATION

This section discusses the key interior structural components, i.e. the foundation walls and the floor framing. *Conclusions about hidden areas are based solely on external manifestations such as the conditions of the interior finishes, conditions of exterior walls, floor surfaces, and water problem signs.* These conclusions could change if surfaces are uncovered. Normally the floor observations noted refer to the first floor because second floor joists are always covered. We judge those floors by the conditions above them. Basement water problems are discussed in this section also and are a primary focus. Minor problems can be easily hidden from us but chronic problems almost always leave evidence. The vast majority of basement water problems are related to surface control problems i.e. gutters, grading, patios, and walks. Water sinks in from around the surface and forces its way through walls, floors, and window wells. In most cases you can just fix the surface controls. So even if we don't find any interior water problems do not minimize the recommendations made outside. Surface control problems are a distinctly different problem from subsurface water which is an inherent characteristic of the site and much more difficult to control. Subsurface water mandates the presence of a battery backed sump pump system and an effective interior perimeter drain. Very old basements just were never built with the intention of being completely waterproof and it is difficult to keep them completely dry unless you have a naturally dry site with good surface controls also. You should ask the occupants of the house about any water penetration signs noted in this report. We make a diligent effort to find any termite damage but it is only one of many conditions we are looking for. Termite inspections are a specialty unto themselves. Nobody can find hidden termite damage.

5.1 FOUNDATION

MATERIAL & TYPE AMOUNT VISIBLE: 20 to 50%. PRIMARY FOUNDATION WALL: Brick.

FOUNDATION WALL CONDITION

The walls with need significant tuck pointing on the interior after the plaster and drywall are removed. The mortar has turned to sand in places.

BASEMENT FLOOR SLABS The basement floor is concrete with a tile that is probably asbestos cement. The asbestos is non friable since it is encased in the vinyl. It is generally considered a danger only if it is cut with a saw or broken up. If the floor is to be removed or worked on it does require special handling.

5.2 FLOOR STRUCTURE

MAIN FLOOR FRAMING CONDITION

Generally satisfactory but some repair is recommended. There are some joist that were cut to accommodate changes in the plumbing. They need repair. I noticed a sag in the floor at the area around each bath . Rear north west quadrant of the house, around each bath area. Anticipate some shoring or joist repair when the baths are replaced.

MAIN FLOOR FRAMING DESCRIPTION

AMOUNT VISIBLE: 10% or Less. Most of the floor condition was deduced from the external manifestations. PREDOMINANT MATERIAL TYPE: Conventional floor joists. SIZE AND SPACING: 2x10, SPAN: they span the width of the building. There is a common hall way wall at the basement, first, and second floor that is non bearing but providing support.

COLUMN TYPE AND CONDITION

N/A There are no columns. The joist span from wall to wall.

5.3 BASEMENT FINISH, MOLD, WATER PENETRATION

BASEMENT FINISH

% FINISHED: 90 to 100%. FINISH CONDITION: There is substantial wear and tear. Dated, dark, uninhabitable. Below most modern standards. The basement needs to be gutted. Remove all finishes.

MOLD

Mold growth is visible on the surface of the finish materials. There is mold growing behind the walls.

EVIDENCE OF WATER FROM OUTSIDE

Around windows and doors.

CAUSES of the BASEMENT PROBLEMS

Outside surface water controls. Refer to the following sections:

5.5 SUMP PUMP and FLOOR DRAINS

FLOOR DRAIN

There is no drain or sump pump and therefore no provision for an emergency such as a pipe break. Consider adding a sump pump.

5.6 INSECT DAMAGE

INFESTATION SIGNS

Hidden areas can't be assessed and insect infestation inspections are a specialty unto themselves. Many structural components are hidden in the finish so it is never possible to be 100% sure about termite conditions. Damage was observed. at the basement wall studs.

RECOMMENDATION Get a full wood boring insect inspection from a pest control company.

ELECTRIC SYSTEM

There are five things you need to know about the electric system in your house: 1. Is the total available power enough to meet the load demand on the house? 2. What is the condition of the service equipment? 3. What type of wires do you have and is the distribution of those wires thorough enough (are there enough circuits) to keep you from routinely overloading any given circuit and to allow you to run a household in the manner in which you would like? 4. What is the workmanship like? 5. And finally, are there enough, and what is the condition of the outlets, switches and light fixtures. We call this "POINT REPAIRS". Any two prong outlets should be upgraded to three prong (with ground) and wet areas should have Ground Fault circuit interrupter protection. Old wires should have AFCIs and if you want to be completely cautious add them to all circuits. If you don't know what GFIs and AFCIs are are ask your inspector.

All houses with fuel burning appliances should have Carbon Monoxide (CO) detectors. They can be bought as combination detectors with smoke detectors. CO detectors should be placed where they will catch the rising air similar to smoke detectors. Since most CO is in warmed air, such as from a furnace, fireplace, or cooking device, it tends to rise. In garages it may sink as it cools and can go under doors. Smoke detectors have to be upgraded regularly. They go bad just sitting idle. The test button on a smoke alarm only tests the buzzer and battery not the ability to detect smoke. New houses now have smoke alarms inside every bedroom as well as outside sleeping areas and on every floor. This reportedly has provided a dramatic improvement in their effectiveness. Houses built before smoke detectors were required are now required to have one on each floor and outside every sleeping area. The more you have the better. We will automatically recommend replacement of the detectors if they look old.

6.1 SERVICE CAPACITY

TOTAL POWER AVAILABLE — 200 AMPS @ 120/240 volt.

ADEQUACY of ELECTRICAL POWER AVAILABLE — A single service is not compatible with the future use and under sized for the existing use.

6.2 SERVICE EQUIPMENT, SERVICE ENTRY WIRES

ENTRY WIRES and METER BOX — METER STACK LOCATION: outside in front of the building. NUMBER OF METERS: One. ESTIMATED SIZE AND AMPACITY OF THE SERVICE ENTRY CABLE: 4/0 aluminum rated @ 200 amps. The lines come in underground.

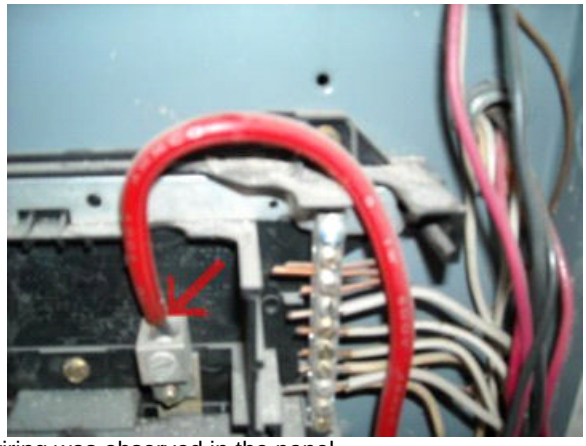
ELECTRIC SERVICE PANELS, TYPE AND AMPACITY — NUMBER OF MAIN PANELS: One. MAIN PANEL LOCATION: Basement. TYPE OF MAIN PANEL: Circuit breakers. AMPACITY: 200 Amps. GROUNDED TO: Could not follow the ground. It's path is hidden in the finish.

REPAIR NEEDS IN THE MAIN PANEL(S)

The panel mounting is loose. Screws for the panel cover are missing. Loose wires were found in the panel. The panel has knockouts that have been left open. Open knockouts should be covered for shock and fire protection. The box is supposed to be able to temporarily contain a fire or sparks. Needs to be replaced with individual services one for each condo.

SUBPANELS — NUMBER of SUBPANELS, One. LOCATION: first floor hall way, TYPE of SUBPANEL: Circuit breakers. This is a normal modern panel type. SUBPANEL AMPACITY, 100 Amps,

REPAIR NEEDS IN THE SUBPANEL(S)



Heat damaged wiring was observed in the panel.

6.3 DISTRIBUTION and WIRE TYPES

WIRE TYPES FOUND There could be other types of wire hidden in the finishes.

NUMBER OF CIRCUITS 240 VOLT:3 to 4
110 VOLT: approx 20.

ADEQUACY of the ELECTRIC DISTRIBUTION. The building does not have enough circuits. There is a minimal number of general purpose and small appliance circuits. You will find that certain circuits may overload at times and the circuit breaker/fuse will trip. Modernization requires the addition of more circuits to accommodate the abundance of devices used in modern dwellings.

6.4 GENERAL WORKMANSHIP

GENERAL WORKMANSHIP See 6.5 for specifics. The majority of the wiring was not done in a workmanlike manner. Expect substantial rewiring. The entire electrical system needs to be rewired.

6.5 OUTLETS, SWITCHES, LIGHTS,

GENERAL CONDITION The house needs a substantial updating of outlets, switches, and lights.

6.6 SMOKE ALARMS and CARBON MONOXIDE DETECTORS

SMOKE ALARMS Install all new smoke detectors. Put one on every floor and at least one outside every sleeping area. In new houses every bedroom has one in the bedroom.

CARBON MONOXIDE DETECTORS Add CO detectors. All houses with fuel burning appliances should have CO detectors.

PLUMBING SYSTEM

7.1 MAIN WATER SUPPLY PIPE

MATERIAL TYPE AND SIZE 3/4". Copper.

SHUT OFF LOCATION On the front wall of the basement.

MAIN WATER PIPE CONDITION Its too small for future use. 1 to 1 1/2 inches diameter will be needed.

7.2 INTERIOR SUPPLY PIPES

MATERIAL TYPE Type "M" copper.

INTERIOR SUPPLY PIPE CONDITION

There are some rotted pipes. I anticipate the all the water and waste pipes will need to be replaced.

7.4 DRAINS AND VENTS

MATERIAL TYPE PVC. Cast Iron. Galvanized steel.

PLUMBING DRAIN AND VENT CONDITION

I anticipate the all the water and waste pipes will need to be replaced.

7.5 WATER HEATER

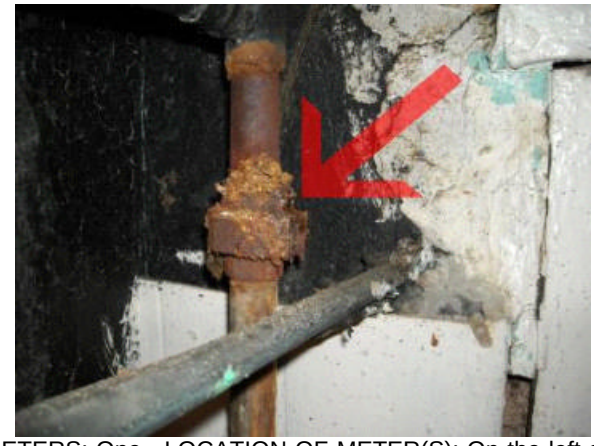
TYPE AND SIZE AND ADEQUACY TYPE: Gravity draft gas. SIZE: 75 Gallons, WATER HEATER ADEQUACY: Standard.

AGE, AVERAGE LIFE EXPECTANCY ESTIMATED AGE: data plate is missing. 20 plus, AVERAGE LIFE: 15-18 years for most of the better grade units on city water.

WATER HEATER CONDITION It is older than normal expected life. Expect replacement.

7.7 FUEL PIPES, OIL TANKS

GAS



NUMBER OF METERS: One. LOCATION OF METER(S): On the left side of the house outside. GAS LEAK DETECTED: At the water heater piping.

OIL TANKS and LINES

Old oil fill line seen at the exterior.

HEATING SYSTEMS

To understand your heating system you should know how many zones you have, what type of heat it is (forced air or hot water), what the fuel is, how old it is and what the average life for this type of unit is, and finally the specific condition at the time of the inspection. If you have a heat pump it will be tested in the mode corresponding to the season. All houses with fuel burning appliances should be equipped with Carbon Monoxide (CO) detectors. It is important to know the limitations when inspecting heat systems within the constraints of a home inspection. **The only way to know absolutely if the heat exchanger is sound is to disassemble the furnace and spray oil or water on the metal to see if it bleeds through any hidden cracks or holes.** Not all heating contractors know these techniques and **it is beyond the scope of this inspection**. It is also beyond the scope of any normal service call. The inspector may use direct or mirror observation, flame observation, soot observation, sometimes match tests, and carbon monoxide (CO) tests but those tests are not 100% reliable. Further testing is a choice you have to make. It is very difficult to determine how well balanced a heating system is based on a limited home inspection but we do try to make basic observations. The age of HVAC equipment is inferred from serial numbers and model numbers whenever possible.

8. ZONES

NUMBER OF ZONES One.

8. SYSTEM OVERVIEW

Single residential boiler. One thermostat.

8.1 HEATING SYSTEM #1

LOCATION and AREA SERVED **LOCATION:** Basement. **THERMOSTAT LOCATION:** The basement. **AREAS SERVED:** All the main areas of the building.

BRAND and CAPACITY **BRAND: data** plate missing.

TYPE of HEAT **TYPE OF HEAT:** Conventional boiler 60-78% efficient. **FUEL:** Natural gas. **DISTRIBUTION METHOD:** Radiators.

AGE and NORMAL EXPECTED LIFE **APPROXIMATE AGE:**40 to 50 years, **STATISTICAL AVERAGE EXPECTED LIFE:** Cast iron boilers, 40 years +.

GENERAL CONDITION (Unit #1)


Unsatisfactory. It is recommended that the unit be replaced either now or very soon. This system won't be suitable for the building if it is renovated. Consider individual systems for each unit.

AIR CONDITIONING

9.1 AIR CONDITIONER #1

TYPE OF A/C	Window units only.
GENERAL CONDITION A/C #1	Not tested.

ATTIC

10.1 GENERAL DESCRIPTION

NUMBER OF ATTICS	There is one main attic.
ACCESS	You enter through a scuttle hole.
VISIBILITY of INSULATION and STRUCTURE	Typical. Not totally visible but enough to be comfortable with the conclusions.

10.2 FRAMING STRUCTURE

ATTIC STRUCTURE CONDITION


Satisfactory. No major problems noted. Materials and methods are commensurate with expected standards.

TYPE OF FRAMING	The framing is a common shed rafter design with cross girders.
ROOF SHEATHING	No significant defects found.
FIREWALL	No Problems found.

10.3 LEAKS, CONDENSATION SIGNS

LEAK SIGNS in the ATTIC	No active leak signs were noted.

10.4 INSULATION

TYPE	Fiberglass. The insulation was not visible everywhere.
THICKNESS	4-6". R 13 to 19 There are some bare spots.
ATTIC INSULATION ADEQUACY	Marginal. Not commensurate with modern standards. We recommend that you add more insulation.

10.5 VENTILATION

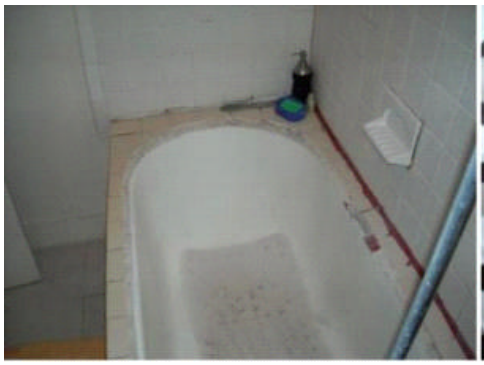
TYPE	None.

BATHROOMS

Bathrooms become one focus of the interior part of the inspection because we spend so much money fixing up bathrooms. Systemic pipe conditions are discussed in the plumbing section. The bathroom section discusses the bath fixtures and tile. Water Flow is a primary concern because poor water flow can indicate bad or old piping or other systemic problems that can be expensive. The miscellaneous repairs that fixtures need usually are not expensive despite the aggravation. Tile can be expensive to repair if it is more than just caulking. All bathrooms should have either a fan or a window to ventilate, preferably both. Modern bathrooms should have GFI protected outlets.

11.1 GENERAL COMMENT FOR ALL BATHS

GENERAL CONDITION




All the baths will need renovation. Due to wear , general quality.

INTERIOR

The General Interior inspection focuses on evidence of water stains from outside sources or interior plumbing sources that haven't already been discussed in the other sections of the report. We are also looking at the degree of interior structural distortion from forces such as structural creep, deflection, differential shrinkage, point load distortion, settlement, truss heave, and rafter thrust. Since almost all houses evidence these distortions to some degree, based on their age and type of construction, the inspector has to use experienced judgment to determine their significance. We will check a representative sampling of interior doors for normal operation and because the interior wall distortions show up most clearly at the doors. Cosmetic issues such as wallpaper, decoration, carpet, and style choices are not a focus. As our drywalled housing stock ages there is an increasing concern with drywall nails pulling loose. Newer houses are usually glued and screwed but from the 60's through the mid 80's it was common to just nail the drywall. We are trying to find this loose drywall by the presence of dimples at the nails (not nail pops). Water damaged plaster in older homes can also come loose. Interior stairways are checked for safety concerns such as the presence and solidity of handrails and balustrades. Risers should not be more than about 7 3/4", treads should not be less than 10". Every jurisdiction has their own rules on this and older houses will often have steeper stairs. Fireplace dampers and flues are normally evaluated from the inside. Your chimney should be cleaned about every 1/2 cord of wood that you burn. Gas fireplaces need a clamp on the damper so that it can't be closed all the way. This prevents the buildup of combustion gasses. If you have a ventless gas fireplace be very careful with the buildup of carbon dioxide and carbon monoxide. Keep a window cracked open near the fireplace. On wood burning fireplaces the firebox should be at least 20" deep. This is often not the case in older homes where the fireplaces were originally built for coal or gas. Hearth extensions on small fireplaces (under 6 square feet) should extend out at least 16" and 8" to each side. On larger fireplaces (over 6 square feet) the hearth extension should extend out at least 20" and 12" to each side. Hearth extensions should be at least 2" thick. Several factors affect fireplace draft including the relative size of the fireplace opening and the flue. The flue should be at least 1/10th the size of the fireplace opening. The opening of the fireplace should be wider than it is high for proper draft (except on some specially designed Rumford fireplaces). On a well built fireplace there will be at least 8" from the top of the opening to the throat (the point where smoke chokes down to go through the damper or into the flue). Chimney height and location also affect draft. Short chimneys don't draft. The chimney should extend 2 feet above any surrounding roof or wall that is within 10 feet. Chimneys subject to backdraft from neighboring houses, trees, or roof lines will sometimes back draft.

13.1 INTERIOR WATER SIGNS

EVIDENCE OF LEAKS COMING FROM OUTSIDE	At the bay windows, ceiling and walls.
EVIDENCE OF LEAKS COMING FROM INSIDE	yes.
MOLD	It needs to be made clear that all houses have measurable amounts of mold in the air and on materials. If you are sensitive to mold issues than you should order a mold test.

13.2 FLOORS

STRUCTURAL DEFORMATIONS IN THE FLOORS	There is a normal level of sag, shrinkage, and deflection. There is a sag around the rear bath area.
GENERAL CONDITION OF THE FLOORING	Substantial wear. More than normal refinishing costs.

13.3 WALLS

STRUCTURAL DEFORMATIONS OF INTERIOR WALLS	Floor sags have created some cracks at corners and doors. Loose plaster at most room.
PREDOMINANT MATERIALS	Drywall, Plaster,
GENERAL CONDITION OF THE INTERIOR WALLS	Bad condition. Expect substantial restoration cost.
WALL INSULATION	It is not possible to know the amount or integrity of the insulation in the walls without destructive investigation which is beyond the scope of this report. Based on our experience we will make some assumptions but they could be proven wrong by more detailed investigation. Probably none or very little since most houses like this tend not to have any.

13.4 CEILINGS

STRUCTURAL DEFORMATIONS The framing has sagged a little. This is normal.

PREDOMINANT MATERIALS Plaster,

GENERAL CONDITION OF THE CEILINGS The plaster is coming loose in places. resurfacing the ceilings some be anticipated.

13.5 STAIRWAYS

TREADS AND RISERS

The stairs are narrow. The upper stairs are being supported by an added cross brace.

BALUSTRADES AND RAILINGS

The railing is broken. The balustrade is loose. The rails are too low, not child safe, have broken and loose picket. Rebuilding the rail is needed.

KITCHEN

The kitchen inspection consists of running appliances through a quick functionality test. We are more focused on gas or water leaks, correct connection methods, and overall aging. No opinion is offered as to the adequacy of the dishwasher cleaning. Ovens, self or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Kitchen vents should go outside but they are not required to.

12.0 KITCHEN

GENERAL KITCHEN CONDITION

Inadequate electrical layout. All kitchens need modernization.

Repair / Summary list:
December 12, 2008

Inspection Site: 1620 15th Street NW
Washington , DC 20009

Prepared for: Patrice Madesclaire

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Thank you for using our inspection service. I hope you found it helpful. I have extracted the following items from the report and had the computer list them here because they are conditions that I believe you will have to repair, improve, or upgrade. There may be items of interest to you in the report that are not on this list.

COMMENTS
The building is currently being used as a six unit rent controlled apartment building. It is in disrepair. The systems in the building are not adequate to serve the building if it is renovated into condos. The heating, plumbing, and electrical systems would have to be fully renovated from the street to the building. All aspects of the system within the building will have to be removed and replaced. Anticipate the need for a larger water main, and individual gas and electric services (one for each condo). Also new separate heating/cooling systems for each unit. The conditions of the building and the incompatibility of the systems with the changed use of the structure will require that the interior be gutted down to the basic framing components and rebuilt. All new plumbing, electric, heating, cooling, bathrooms, kitchens, wall and ceiling covering, windows and doors, insulation should be anticipated.

There is a relatively new roof on the building but there are areas that are not water tight. See roof comments. The basic structure is adequate for renovation but there will need some repairs. There were joists that were cut to accommodate changes in the plumbing. There is a general sag in the floors under the baths at each level. Soft sandy mortar in the brick work that needs repair. Abandon chimneys that need to be repaired and stabilized.

GROUNDS, APPURTENANCES

I.1 SITE GRADING
GROUND SLOPE at the HOUSE WALLS
The grades are generally satisfactory but there are some areas that at the rear that do not provide a clear drainage path away from the structure.. Ideally you should try to develop ground slope directly around the house of 1 inch per foot for a distance of 6 feet with a clear continuous path for the water from there on. At the rear this could be done by using patios or parking surfaces to direct water away from the wall. If you are going to dig out the basement will need to re-grade the rear area adjacent to the foundation.

ROOFING, GUTTERING, CHIMNEYS.

3.2 SECONDARY ROOFS
LOCATION:
Two: Bay window.

SECONDARY ROOF CONDITION
Both roofs need repair. Given their age anticipate replacement of both. There is active leaking at both bay windows inside . This roof is in poor condition. It needs replacement.

3.5 FLASHING AND PLUMBING VENTS
FLASHING
The decorative parapet flashing along the perimeter of the roof is rusted out . There are holes where water can leaking into the walls below. repairs needed. The roof access door is not water tight.

VENTS and COLLARS
1 Plumbing vent collar needs repair.

3.6 GUTTERS
MATERIAL TYPE and CONDITION
The buried drain line at the rear downspout is clogged. The bay window downspouts are rusted and will need to be replaced when the bay roofs are replaced.

3.7 CHIMNEYS AND METAL COMBUSTION VENTS

MASONRY CHIMNEY TYPE and CONDITION

Three chimneys. seven flues. The Chimneys are not in use and are not in a condition where they can be put in use. If you want to utilize the chimneys have a separate chimney inspection. None of the flues are lined. The chimneys need some repair in order to stabilize the deteriorating brick work around the tops. see photos.

METAL CHIMNEYS AND COMBUSTION VENTS

The flue is bent and needs a strap the hold it straight, vertical and secure. Its tied with string the brick chimney. The bent flue section should be replaced. The rain cap is dislodged.

EXTERIOR

4.1 CORNICE, SOFFITS, FASCIA, RAKES & MISC. EXTERIOR TRIM

MISCELLANEOUS TRIM CONDITION

All the wood trim at the windows and doors is in bad shape.

4.2 EXTERIOR WALL STRUCTURE

VISIBLE STRUCTURAL CONDITIONS (exterior walls)

The brick work at the rear kitchen addition needs repair. There is some sporadic tuck pointing that is needed at the side walls.

4.3 PAINTING

EXTERIOR PAINT CONDITION

The wood around all the openings needs repair before painting can be done.

4.5 EXTERIOR DOORS

OTHER ENTRY DOORS

The basement door is in bad condition.

4.6 WINDOWS

WINDOW CONDITION

A major amount of window restoration/repair/replacement is going to be needed. All were in poor condition.

BASEMENT, FOUNDATION, FLOOR STRUCTURE, WATER PENETRATION

5.1 FOUNDATION

FOUNDATION WALL CONDITION

The walls with need significant tuck pointing on the interior after the plaster and drywall are removed. The mortar has turned to sand in places.

BASEMENT FLOOR SLABS

The basement floor is concrete with a tile that is probably asbestos cement. The asbestos is non friable since it is encased in the vinyl. It is generally considered a danger only if it is cut with a saw or broken up. If the floor is to be removed or worked on it does require special handling.

5.2 FLOOR STRUCTURE

MAIN FLOOR FRAMING CONDITION

Generally satisfactory but some repair is recommended. There are some joist that were cut to accommodate changes in the plumbing. They need repair. I noticed a sag in the floor at the area around each bath . Rear north west quadrant of the house, around each bath area. Anticipate some shoring or joist repair when the baths are replaced.

5.3 BASEMENT FINISH, MOLD, WATER PENETRATION

BASEMENT FINISH

% FINISHED: 90 to 100%. FINISH CONDITION: There is substantial wear and tear. Dated, dark, uninhabitable. Below most modern standards. The basement needs to be gutted. Remove all finishes.

MOLD

Mold growth is visible on the surface of the finish materials. There is mold growing behind the walls.

CAUSES of the BASEMENT PROBLEMS
Outside surface water controls. Refer to the following sections:

5.5 SUMP PUMP and FLOOR DRAINS
FLOOR DRAIN
There is no drain or sump pump and therefore no provision for an emergency such as a pipe break. Consider adding a sump pump.

5.6 INSECT DAMAGE
INFESTATION SIGNS
Hidden areas can't be assessed and insect infestation inspections are a specialty unto themselves. Many structural components are hidden in the finish so it is never possible to be 100% sure about termite conditions. Damage was observed. at the basement wall studs.

ELECTRIC SYSTEM

6.1 SERVICE CAPACITY
ADEQUACY of ELECTRICAL POWER AVAILABLE
A single service is not compatible with the future use and under sized for the existing use.

6.2 SERVICE EQUIPMENT, SERVICE ENTRY WIRES
REPAIR NEEDS IN THE MAIN PANEL(S)
The panel mounting is loose. Screws for the panel cover are missing. Loose wires were found in the panel. The panel has knockouts that have been left open. Open knockouts should be covered for shock and fire protection. The box is supposed to be able to temporarily contain a fire or sparks. Needs to be replaced with individual services one for each condo.

REPAIR NEEDS IN THE SUBPANEL(S)
Heat damaged wiring was observed in the panel.

6.4 GENERAL WORKMANSHIP
GENERAL WORKMANSHIP
See 6.5 for specifics. The majority of the wiring was not done in a workmanlike manner. Expect substantial rewiring. The entire electrical system needs to be rewired.

6.5 OUTLETS, SWITCHES, LIGHTS,
GENERAL CONDITION
The house needs a substantial updating of outlets, switches, and lights.

6.6 SMOKE ALARMS and CARBON MONOXIDE DETECTORS
SMOKE ALARMS
Install all new smoke detectors. Put one on every floor and at least one outside every sleeping area. In new houses every bedroom has one in the bedroom.

CARBON MONOXIDE DETECTORS
Add CO detectors. All houses with fuel burning appliances should have CO detectors.

PLUMBING SYSTEM

7.1 MAIN WATER SUPPLY PIPE
MAIN WATER PIPE CONDITION
Its too small for future use. 1 to 1 1/2 inches diameter will be needed.

7.2 INTERIOR SUPPLY PIPES
INTERIOR SUPPLY PIPE CONDITION
There are some rotted pipes. I anticipate the all the water and waste pipes will need to be replaced.

7.4 DRAINS AND VENTS
PLUMBING DRAIN AND VENT CONDITION
I anticipate the all the water and waste pipes will need to be replaced.

7.5 WATER HEATER
WATER HEATER CONDITION
It is older than normal expected life. Expect replacement.

7.7 FUEL PIPES, OIL TANKS
GAS
NUMBER OF METERS: One. LOCATION OF METER(S): On the left side of the house outside. GAS LEAK DETECTED: At the water heater piping.

HEATING SYSTEMS

8.1 HEATING SYSTEM #1
GENERAL CONDITION (Unit #1)
Unsatisfactory. It is recommended that the unit be replaced either now or very soon.
This system won't be suitable for the building if it is renovated. Consider individual systems for each unit.

BATHROOMS

11.1 GENERAL COMMENT FOR ALL BATHS
GENERAL CONDITION
All the baths will need renovation. Due to wear , general quality.

INTERIOR

13.1 INTERIOR WATER SIGNS
EVIDENCE OF LEAKS COMING FROM OUTSIDE
At the bay windows, ceiling and walls.

13.5 STAIRWAYS
TREADS AND RISERS
The stairs are narrow. The upper stairs are being supported by an added cross brace.

BALUSTRADES AND RAILINGS
The railing is broken. The balustrade is loose. The rails are too low, not child safe, have broken and loose picket. Rebuilding the rail is needed.

KITCHEN

12.0 KITCHEN
GENERAL KITCHEN CONDITION
Inadequate electrical layout. All kitchens need modernization.

If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely, William L. Walker

Claxton Walker and Associates