



## Inspection Report

# Bilco Renovations LLC

**Property Address:**  
2000 Anywhere Road  
Podunk ND 22345



**Armco Inspections LLC - Armco Infrared LLC**

**Robert McCoy Jr., PE**  
Raleigh, North Carolina --- 336-908-3547  
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**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this building. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this building or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Age Of building:**

Over 40 Years

**Client Is Present:**

Yes

**Weather:**

Clear

**Temperature:**

Over 65



## Summary

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**Customer**  
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**Address**  
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The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### System Repair Summary

#### 1.0 ROOF COVERINGS

##### System Repair

There are at least two areas where shingles are "popped up" due to nail heads or improper installation - Otherwise the roof is in good condition. Photos 3-5 are typical roof views.

#### 1.3 ROOF DRAINAGE SYSTEMS

##### System Repair

90% of gutters were clear. The gutter at the front requires cleaning.

#### 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

##### System Repair

Many of the rear porch steps metal railings are damaged/loose as this one at apartment unit A rear.

#### 3.4 FLOORS (Structural)

##### System Repair

The floor structure beneath the hallway/bathroom partition wall is damaged beneath each apartment viewed. The damage varies from mild to severe and occurs primarily in the area of the partition wall support girder connection to a double-joint that extends from side foundation wall to central pier. In every case, the point of intersection of the girder to the double joint is damaged. In most locations, the damage is complete and there is no support for the girder end except the attached flooring and wall panel above. In every case where the girder end is unsupported, the floor is

sagging in the apartment beneath this wall as is visible and sensed (by foot) on both sides of wall (in bathroom and in hallway). In most cases, joist and girder repair attempts beneath this wall have been made that are improper, inadequate or both. (photos 1,2)

The plywood sub-floor and joist systems beneath the lavatory and bathtub are damaged and settled to some degree under approximately 90% of the apartment units viewed from the crawlspace. The degree of settlement is evident in the size of the caulk line between the bathtub and the ceramic tile tub surround. In several cases, the plywood in this area (beneath bathtub, toilet and lavatory) as viewed from the crawlspace was wet. (photos 3-5)

### **3.5 COLUMNS OR PIERS and GIRDERS**

#### **System Repair**

See section 3.4 above for comment

### **5.0 SERVICE ENTRANCE CONDUCTORS**

#### **System Repair**

The meter base for apartment unit A is damaged. The electric utility meter for this apartment was missing.

### **7.2.A FLOORS**

#### **System Repair**

The floor around the toilet in the bathroom is soft and the toilet will rock when pressure is applied to the floor on either side.

The hallway floor is settled along with the partition wall between the hall and the bathroom.

### **7.3.A DOORS INTERIOR AND EXTERIOR ENTRY**

#### **System Repair**

At least two of the interior hollow core doors are damaged from impact.

The rear entry exterior door is damaged and does not close properly.

Many of the interior doors require strike plate adjustment in order to latch properly.

### **7.5.A COUNTERS AND CABINETS**

#### **System Repair**

The kitchen sink base cabinet is in poor condition.

### **7.7.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT**

#### **System Repair**

The toilet is loose at the floor mounting points.

### **7.0.B CEILINGS**

#### **System Repair, Not Inspected**

The hall ceiling adjacent to the bathroom partition wall has settled slightly along with the wall.

Two bedrooms in this apartment unit were inaccessible for inspection due to tenant restriction.

### **7.1.B WALLS**

#### **System Repair, Not Inspected**

The bathroom wall behind the toilet and beneath the lavatory is damaged from water exposure.

The wall and base trim behind the hot water heater is damaged as shown in the photograph I could not determine the extent of the damage.

**7.2.B FLOORS****System Repair, Not Inspected**

The vinyl covered floor in the bathroom has damaged plywood beneath the vinyl.

**7.6.B PLUMBING SUPPLY, FIXTURES IN THIS UNIT****System Repair**

The hot water heater temperature and pressure relief valve is missing safety piping to within 6 inches of the floor or extended to the crawl space.

**7.7.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT****System Repair**

The toilet is loose at the floor mounting points.

**7.17.B OUTLETS, WALL SWITCHES, and FIXTURES****System Repair**

One receptacle in the living room is missing a cover plate and reportedly causes the associated circuit breaker to trip.

**7.0.C CEILINGS****System Repair**

Typical ceiling settlement at hallway entry

**7.1.C WALLS****System Repair**

Typical settled partition wall between the bathroom and hallway

**7.2.C FLOORS****System Repair**

Typical settlement of hallway floor adjacent to bathroom partition wall due to probable structural failure beneath the wall.

Bathroom floor is soft due to water intrusion damage in almost every area and the bathtub itself has settled.

**7.3.C DOORS INTERIOR AND EXTERIOR ENTRY****System Repair**

The two hollow core luan bedroom entry doors are delaminated and otherwise damaged at the top.

**7.5.C COUNTERS AND CABINETS****System Repair**

There is a large hole at the rear bottom of the kitchen sink base cabinet.

The kitchen base cabinet is heavily contaminated with rodent waste.

**7.6.C PLUMBING SUPPLY, FIXTURES IN THIS UNIT****System Repair**

The bathroom lavatory fixture is loose on the wall.

**7.7.C PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT****System Repair**

The toilet in this apartment unit is extremely loose at the floor mounting points.

**7.2.E FLOORS****System Repair**

The hallway and bathroom floors in the vicinity of the bathroom hallway partition wall have settled significantly due to structural failure of the supporting girder below.

The supporting floor beneath the bathtub has settled and the bathtub along with it.

The resilient vinyl tile floor in the kitchen is damaged as shown.

### **7.3.E DOORS INTERIOR AND EXTERIOR ENTRY**

#### **System Repair**

The exterior screen door requires replacement.

The front entry door threshold is damaged from water intrusion and requires repair or replacement.

The other entry and interior doors are in average condition.

### **7.5.E COUNTERS AND CABINETS**

#### **System Repair**

The kitchen sink base cabinet and counter top are an extremely poor condition.

### **7.6.E PLUMBING SUPPLY, FIXTURES IN THIS UNIT**

#### **System Repair**

The bathroom lavatory is loose on the wall and the toilet is loose at the floor mounting points.

The bathtub has settled.

### **7.7.E PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT**

#### **System Repair**

The toilet is loose at its mounting points.

### **7.6.F PLUMBING SUPPLY, FIXTURES IN THIS UNIT**

#### **System Repair**

The hot water shut-off valve under the kitchen sink is leaking (left side).

The bathtub in this apartment unit has settled little as is evidenced by the small caulk line at the wall-bathtub junction.

### **7.19.F SMOKE DETECTORS**

#### **System Repair**

The smoke detector is missing.

### **7.2.G FLOORS**

#### **System Repair**

The floor beneath the bath-hall partition wall is settled significantly indicating possible structural failure in the crawl space.

### **7.5.G COUNTERS AND CABINETS**

#### **System Repair**

The kitchen sink base cabinet rear panel is damaged as is the drywall behind the cabinet. The wall interior is exposed. Reportedly, rodents are common in this apartment. Evidence of rodents was plentiful on this cabinet bottom.

### **7.6.G PLUMBING SUPPLY, FIXTURES IN THIS UNIT**

#### **System Repair**

Typical large caulked area at the wall tile and tub intersection due to tub settlement. Caulk in poor condition.

### **7.7.G PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT**

#### **System Repair**

This toilet is extremely loose at the floor mounting points and the toilet bowl may be cracked and leaking waste fluid down the back of a toilet and around the toilet on the floor. This condition requires immediate repair for reasons of sanitation.

#### 7.0.H CEILINGS

##### System Repair

Typical damaged ceiling from bathroom partition wall settlement.

#### 7.2.H FLOORS

##### System Repair

Damaged sheet vinyl flooring where it is improperly supported at the bathroom doorway.

The floor in the apartment is settled in the vicinity of the bathroom partition wall on both sides

#### 7.3.H DOORS INTERIOR AND EXTERIOR ENTRY

##### System Repair

(1) Front entry door damaged due to impact.

The bathroom entry door rubs at the top.

Both closet doors are damaged.

(2) Front entry door damaged due to impact.

The bathroom entry door rubs at the top.

Both closet doors are damaged.

#### 7.7.H PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT

##### System Repair

The toilet is loose at the floor mounting points

### Maintenance Repair Summary

#### 7.3.H DOORS INTERIOR AND EXTERIOR ENTRY

##### System Repair

(1) Front entry door damaged due to impact.

The bathroom entry door rubs at the top.

Both closet doors are damaged.

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building inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. building inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the building inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since



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this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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## Inspection Report Main Body

<b>Date:</b> 4/26/2012	<b>Time:</b> 2:57:05 PM	<b>Report ID:</b> 12-0426.1
<b>Property:</b> 2000 Anywhere Road Podunk ND 22345	<b>Customer:</b> Bilco Renovations LLC	<b>Real Estate Professional:</b>

# 1. Building Roofing Systems

## ROOFING CONCERN, IMPLICATION & REPAIR

In cases where the ROOF COVERING or DRAINAGE SYSTEMS of the house are damaged or clogged and not repaired or cleaned, additional damage may occur due to water intrusion. ARMCO Recommendation in these cases is to have the item of concern evaluated and repaired by a QUALIFIED ROOFING TRADESPERSON according to current roofing standards.

### Styles & Materials

**Viewed roof covering from:**

Walked roof

**Roof-Type:**

Gable

**Roof Covering:**

3-Tab Composition

Asphalt/Fiberglass

**Method used to observe attic:**

From entry

**Attic info:**

Scuttle hole

No Storage

### Items

#### 1.0 ROOF COVERINGS

**Comments:** System Repair

There are at least two areas where shingles are "popped up" due to nail heads or improper installation - Otherwise the roof is in good condition. Photos 3-5 are typical roof views.



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3



1.0 Picture 4



1.0 Picture 5

**1.1 ROOF FLASHINGS**

**Comments:** Satisfactorily Inspected

**1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS**

**Comments:** Satisfactorily Inspected

Representative waste vent pipe flashing in serviceable condition even if corroded.



1.2 Picture 1

**1.3 ROOF DRAINAGE SYSTEMS**

**Comments:** System Repair

90% of gutters were clear. The gutter at the front requires cleaning.



1.3 Picture 1

**2. Building Exterior**

**STRUCTURAL REPAIR**

In every case of STRUCTURAL REPAIR ( floors, walls, attic, ceilings, etc) where SAFETY IS AN ISSUE, The ARMCO Recommendation is that a LICENSED CONTRACTOR familiar with house framing systems be employed to perform those repairs ACCORDING TO THE CURRENT STANDARD.

In the case of STRUCTURAL REPAIRS where SAFETY NOT AN ISSUE, but potential failure, damage or additional damage is possible, the employed contractor will perform structural repairs TO THE STANDARD THE HOUSE WAS ORIGINALLY BUILT or as the client agrees.

Cases that require the advice or direction of a STRUCTURAL SPECIALIST or STRUCTURAL ENGINEER will be specified as such in the body of the report.

**Styles & Materials**

**Siding Style:**

Brick

**Siding Material:**

Brick veneer

**Exterior Entry Doors:**

- Wood
- Hollow core
- Metal

**Appurtenance:**

Porch with Steps

**Driveway:**

Parking lot

**Items**

**2.0 EAVES, SOFFITS AND FASCIAS**

**Comments:** Satisfactorily Inspected

**2.1 WALL CLADDING FLASHING AND TRIM**

**Comments:** Satisfactorily Inspected

**2.2 WINDOWS**

**Comments:** Satisfactorily Inspected

**2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**

**Comments:** System Repair

Many of the rear porch steps metal railings are damaged/loose as this one at apartment unit A rear.



2.3 Picture 1

**2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)**

**Comments:** Satisfactorily Inspected

### 3. Building Structural Components

#### STRUCTURAL CONCERN, IMPLICATION & REPAIR

In every case of STRUCTURAL REPAIR ( floors, walls, attic, ceilings, etc) where SAFETY IS AN ISSUE, The ARMCO Recommendation is that a LICENSED CONTRACTOR familiar with house framing systems be employed to perform those repairs ACCORDING TO THE CURRENT STANDARD.

In the case of STRUCTURAL REPAIRS where SAFETY NOT AN ISSUE, but potential failure, damage or additional damage is possible, the employed contractor will perform structural repairs TO THE STANDARD THE HOUSE WAS ORIGINALLY BUILT or as the client agrees.

Cases that require the advice or direction of a STRUCTURAL SPECIALIST or STRUCTURAL ENGINEER will be specified as such in the body of the report.

#### Styles & Materials

##### Foundation:

Assumed reinforced concrete spread footers

##### Method used to observe Crawlspace:

Crawled representative area

##### Floor Structure:

2 X 10  
Wood joists

##### Wall Structure:

2 X 4 Wood

##### Columns or Piers:

Masonry block

##### Roof Structure:

Engineered wood trusses  
2 X 4 Rafters  
Plywood  
Sheathing

##### Ceiling Structure:

Truss chord 2x4

#### Items

#### 3.0 ROOF STRUCTURE AND ATTIC (report leak signs or condensation)

**Comments:** Satisfactorily Inspected

#### 3.1 FIREWALL SEPARATION BETWEEN UNITS IN ATTIC

**Comments:** Not Present

There is no firewall separation between apartment units.

#### 3.2 CEILINGS (structural)

**Comments:** Satisfactorily Inspected

#### 3.3 WALLS (Structural)

**Comments:** Satisfactorily Inspected

#### 3.4 FLOORS (Structural)

**Comments:** System Repair

The floor structure beneath the hallway/bathroom partition wall is damaged beneath each apartment viewed. The damage varies from mild to severe and occurs primarily in the area of the partition wall support girder connection to a double-joist that extends from side foundation wall to central pier. In every case, the point of intersection of the girder to the double joist is damaged. In most locations, the damage is complete and there is no support for the girder end except the attached flooring and wall panel above. In every case where the girder end is unsupported, the floor is sagging in the apartment beneath this wall as is visible and sensed (by foot) on both sides of wall (in bathroom and in hallway). In most cases, joist and girder repair attempts beneath this wall have been made that are improper, inadequate or both. (photos 1,2)

The plywood sub-floor and joist systems beneath the lavatory and bathtub are damaged and settled to some degree under approximately 90% of the apartment units viewed from the crawlspace. The degree of settlement is evident in the

size of the caulk line between the bathtub and the ceramic tile tub surround. In several cases, the plywood in this area (beneath bathtub, toilet and lavatory) as viewed from the crawlspace was wet. (photos 3-5)



3.4 Picture 1



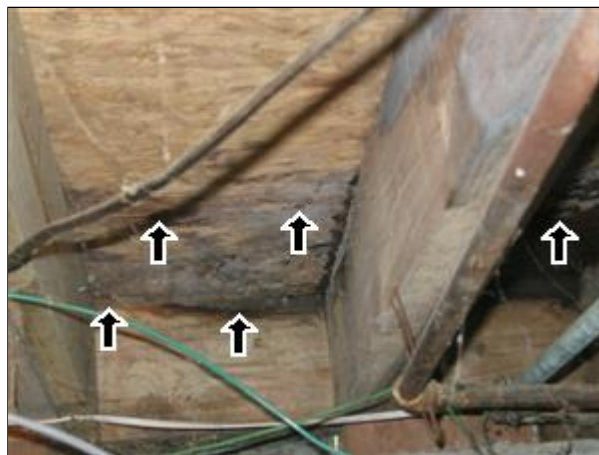
3.4 Picture 2



3.4 Picture 3



3.4 Picture 4



3.4 Picture 5

**3.5 COLUMNS OR PIERS and GIRDERS**

**Comments:** System Repair



See section 3.4 above for comment

**3.6 FOUNDATION WALLS AND MORTAR JOINTS**

**Comments:** Satisfactorily Inspected

**3.7 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

**Comments:** Satisfactorily Inspected

**4. Building Plumbing Systems**

PLUMBING CONCERN, IMPLICATION & REPAIR

ARMCO Recommendation: Utilize a LICENSED PLUMBER, PLUMBING CONTRACTOR or other Person understood to be skilled in the plumbing trades for the issue at hand.

**Styles & Materials**

<b>Water Source:</b>	<b>Plumbing Water Supply (into building):</b>	<b>Plumbing Water Distribution (inside building):</b>
Public	Copper	Copper
<b>Plumbing Waste:</b>	<b>Water Heater Power Source:</b>	<b>Water Heater Capacity:</b>
PVC	Electric	Assumed (Label not visible)
ABS		30 Gallon (small)
Cast iron		One Unit per Apartment

**Items**

**4.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

**Comments:** Satisfactorily Inspected

**4.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

**Comments:** Satisfactorily Inspected

**4.2 EXTERIOR WATER FAUCETS**

**Comments:** Not Inspected

**4.3 MAIN WATER SHUT-OFF DEVICE (Describe location)**

**Comments:** Not Present

Each apartment unit water supply is reportedly controlled at the street utility meter.

**4.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)**

**Comments:** Not Present

The natural gas supply utility meters for each apartment have been removed.

## 5. Building Electrical Systems

### ELECTRICAL CONCERN, IMPLICATION & REPAIR

In virtually every case, ELECTRICAL deficiencies are considered to be SAFETY issues. For this reason alone, LICENSED ELECTRICIANS or ELECTRICAL CONTRACTORS are recommended for condition evaluations and repairs.

### Styles & Materials

**Electrical Service Conductors:**

Below ground

220 volts

Service conductor not visible assumed aluminum

**Panel capacity:**

None (Service panel in apartment unit)

### Items

#### 5.0 SERVICE ENTRANCE CONDUCTORS

**Comments:** System Repair

The meter base for apartment unit A is damaged. The electric utility meter for this apartment was missing.

#### 5.1 LOCATION OF MAIN AND DISTRIBUTION PANELS

**Comments:** Satisfactorily Inspected

The electric utility service panel for each apartment is located in the hallway of that apartment.

## 6. Building Ventilation and Insulation

### VENTILATION AND INSULATION CONCERN, IMPLICATION & REPAIR

ARMCO Recommendation: Repair by a QUALIFIED TRADESMAN (Person or Contractor that is familiar with the particular concern (Carpenter, Insulation contractor, HVAC contractor, Electrician, Electrical contractor, etc)).

#### Styles & Materials

**Roof Ventilation:**

Gable vents

Soffit Vents

**Attic Insulation:**

Blown

Fiberglass

**Floor System Insulation:**

NONE

#### Items

#### 6.0 ROOF VENTILATION

**Comments:** Satisfactorily Inspected

#### 6.1 VENTILATION FANS THERMOSTATIC CONTROLS (ATTIC)

**Comments:** Not Present

#### 6.2 ATTIC INSULATION

**Comments:** Satisfactorily Inspected

#### 6.3 VENTILATION OF FOUNDATION AREAS (crawlspce or basement)

**Comments:** Satisfactorily Inspected

#### 6.4 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

**Comments:** Not Present

#### 6.5 INSULATION UNDER FLOOR SYSTEM

**Comments:** Not Present

**7(A). Apartment Unit #A****APARTMENT UNIT CONCERN, IMPLICATION & REPAIR**

**ARMCO Recommendation: Utilize a LICENSED CONTRACTOR for the specialty required by the type of repair.**

**Items****7.0.A CEILINGS**

**Comments:** Satisfactorily Inspected

**7.1.A WALLS**

**Comments:** Satisfactorily Inspected

**7.2.A FLOORS**

**Comments:** System Repair

The floor around the toilet in the bathroom is soft and the toilet will rock when pressure is applied to the floor on either side.

The hallway floor is settled along with the partition wall between the hall and the bathroom.



7.2.A Picture 1

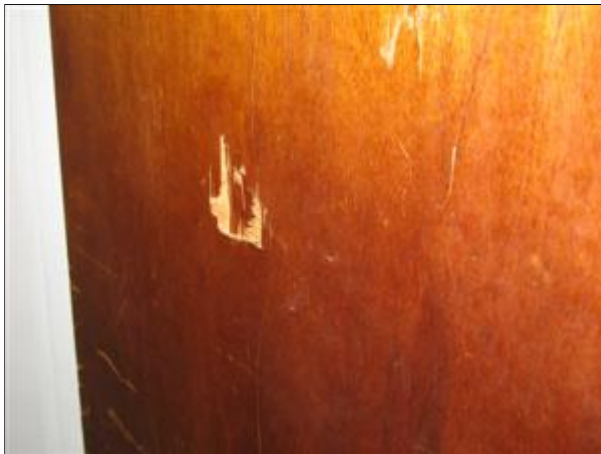
**7.3.A DOORS INTERIOR AND EXTERIOR ENTRY**

**Comments:** System Repair

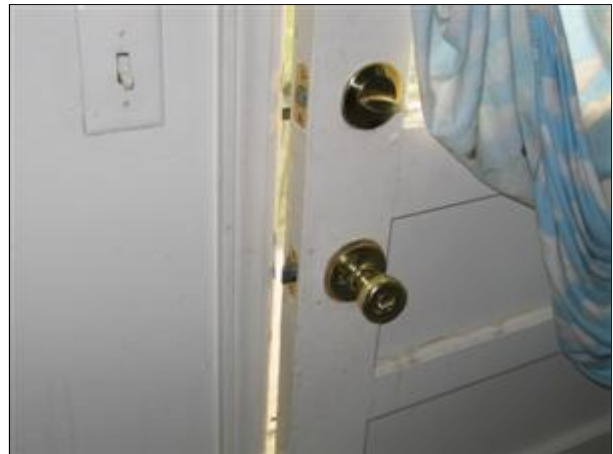
At least two of the interior hollow core doors are damaged from impact.

The rear entry exterior door is damaged and does not close properly.

Many of the interior doors require strike plate adjustment in order to latch properly.



7.3.A Picture 1



7.3.A Picture 2

**7.4.A WINDOWS**

**Comments:** Satisfactorily Inspected

**7.5.A COUNTERS AND CABINETS**

**Comments:** System Repair

The kitchen sink base cabinet is in poor condition.



7.5.A Picture 1

**7.6.A PLUMBING SUPPLY, FIXTURES IN THIS UNIT**

**Comments:** Satisfactorily Inspected

**7.7.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT**

**Comments:** System Repair

The toilet is loose at the floor mounting points.



7.7.A Picture 1

#### **7.8.A HEATING EQUIPMENT**

**Comments:** Not Inspected

Power to this apartment unit was off at the time of inspection-the utility meter was disconnected.

#### **7.9.A HEATING OPERATING CONTROLS**

**Comments:** Not Inspected

Power to this apartment unit was off at the time of inspection-the utility meter was disconnected.

#### **7.10.A PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

**Comments:** Satisfactorily Inspected

#### **7.11.A COOLING AND AIR HANDLER EQUIPMENT**

**Comments:** Not Inspected

Power to this apartment unit was off at the time of inspection-the utility meter was disconnected.

#### **7.12.A COOLING OPERATING CONTROLS**

**Comments:** Not Inspected

#### **7.13.A PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM**

**Comments:** Satisfactorily Inspected

#### **7.14.A SERVICE ENTRANCE CONDUCTORS**

**Comments:** Satisfactorily Inspected

#### **7.15.A SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**

**Comments:** Satisfactorily Inspected

#### **7.16.A BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**

**Comments:** Not Inspected

Power to this apartment unit was off at the time of inspection-the utility meter was disconnected.



7.16.A Picture 1

**7.17.A OUTLETS, WALL SWITCHES, and FIXTURES**

**Comments:** Not Inspected

**7.18.A POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

**Comments:** Not Inspected

**7.19.A SMOKE DETECTORS**

**Comments:** Not Inspected

**7.20.A RANGES/OVENS/COOKTOPS**

**Comments:** Not Inspected

Power to this apartment unit was off at the time of inspection-the utility meter was disconnected.



**7(B). Apartment Unit #B****APARTMENT UNIT CONCERN, IMPLICATION & REPAIR**

**ARMCO Recommendation: Utilize a LICENSED CONTRACTOR for the specialty required by the type of repair.**

**Items****7.0.B CEILINGS**

**Comments:** System Repair, Not Inspected

The hall ceiling adjacent to the bathroom partition wall has settled slightly along with the wall.

Two bedrooms in this apartment unit were inaccessible for inspection due to tenant restriction.



7.0.B Picture 1

**7.1.B WALLS**

**Comments:** System Repair, Not Inspected

The bathroom wall behind the toilet and beneath the lavatory is damaged from water exposure.

The wall and base trim behind the hot water heater is damaged as shown in the photograph I could not determine the extent of the damage.



7.1.B Picture 1



7.1.B Picture 2

**7.2.B FLOORS**

**Comments:** System Repair, Not Inspected

The vinyl covered floor in the bathroom has damaged plywood beneath the vinyl.



7.2.B Picture 1

**7.3.B DOORS INTERIOR AND EXTERIOR ENTRY**

**Comments:** Satisfactorily Inspected, Not Inspected

**7.4.B WINDOWS**

**Comments:** Satisfactorily Inspected, Not Inspected

**7.5.B COUNTERS AND CABINETS**

**Comments:** Satisfactorily Inspected

**7.6.B PLUMBING SUPPLY, FIXTURES IN THIS UNIT**

**Comments:** System Repair

The hot water heater temperature and pressure relief valve is missing safety piping to within 6 inches of the floor or extended to the crawl space.



7.6.B Picture 1

**7.7.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT**

**Comments:** System Repair

The toilet is loose at the floor mounting points.



7.7.B Picture 1

**7.8.B HEATING EQUIPMENT**

**Comments:** Not Inspected

The tenant indicated that both the heating and cooling systems operated satisfactorily, and additionally, that there were no roof or plumbing leaks.

The heat pump unit would not have been tested in heat mode as the ambient outside temperature was above 65°.

**7.9.B HEATING OPERATING CONTROLS**

**Comments:** Not Inspected

**7.10.B PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

**Comments:** Not Inspected

**7.11.B COOLING AND AIR HANDLER EQUIPMENT**

Comments: Not Inspected

**7.12.B COOLING OPERATING CONTROLS**

Comments: Not Inspected

**7.13.B PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM**

Comments: Not Inspected

**7.14.B SERVICE ENTRANCE CONDUCTORS**

Comments: Satisfactorily Inspected

**7.15.B SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**

Comments: Satisfactorily Inspected

**7.16.B BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**

Comments: Satisfactorily Inspected

**7.17.B OUTLETS, WALL SWITCHES, and FIXTURES**

Comments: System Repair

One receptacle in the living room is missing a cover plate and reportedly causes the associated circuit breaker to trip.



7.17.B Picture 1

**7.18.B POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

Comments: Satisfactorily Inspected

**7.19.B SMOKE DETECTORS**

Comments: Satisfactorily Inspected

**7.20.B RANGES/OVENS/COOKTOPS**

Comments: Satisfactorily Inspected

**7(C). Apartment Unit #D**

**APARTMENT UNIT CONCERN, IMPLICATION & REPAIR**

**ARMCO Recommendation: Utilize a LICENSED CONTRACTOR for the specialty required by the type of repair.**

**Items**

**7.0.C CEILINGS**

**Comments:** System Repair  
 Typical ceiling settlement at hallway entry

**7.1.C WALLS**

**Comments:** System Repair  
 Typical settled partition wall between the bathroom and hallway

**7.2.C FLOORS**

**Comments:** System Repair  
 Typical settlement of hallway floor adjacent to bathroom partition wall due to probable structural failure beneath the wall.

Bathroom floor is soft due to water intrusion damage in almost every area and the bathtub itself has settled.



7.2.C Picture 1



7.2.C Picture 2

**7.3.C DOORS INTERIOR AND EXTERIOR ENTRY**

**Comments:** System Repair

The two hollow core luan bedroom entry doors are delaminated and otherwise damaged at the top.



7.3.C Picture 1

**7.4.C WINDOWS**

**Comments:** Satisfactorily Inspected

**7.5.C COUNTERS AND CABINETS**

**Comments:** System Repair

There is a large hole at the rear bottom of the kitchen sink base cabinet.

The kitchen base cabinet is heavily contaminated with rodent waste.



7.5.C Picture 1

**7.6.C PLUMBING SUPPLY, FIXTURES IN THIS UNIT**

**Comments:** System Repair

The bathroom lavatory fixture is loose on the wall.

**7.7.C PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT**

**Comments:** System Repair

The toilet in this apartment unit is extremely loose at the floor mounting points.



7.7.C Picture 1

#### 7.8.C HEATING EQUIPMENT

**Comments:** Not Inspected

The tenant indicated that both the heating and cooling systems operated satisfactorily, and additionally, that there were no roof or plumbing leaks.

The heat pump unit would not have been tested in heat mode as the ambient outside temperature was above 65°.

#### 7.9.C HEATING OPERATING CONTROLS

**Comments:** Not Inspected

#### 7.10.C PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

**Comments:** Satisfactorily Inspected

#### 7.11.C COOLING AND AIR HANDLER EQUIPMENT

**Comments:** Not Inspected

#### 7.12.C COOLING OPERATING CONTROLS

**Comments:** Not Inspected

#### 7.13.C PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

**Comments:** Satisfactorily Inspected

#### 7.14.C SERVICE ENTRANCE CONDUCTORS

**Comments:** Satisfactorily Inspected

#### 7.15.C SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

**Comments:** Satisfactorily Inspected

#### 7.16.C BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

**Comments:** Satisfactorily Inspected

#### 7.17.C OUTLETS, WALL SWITCHES, and FIXTURES

**Comments:** Satisfactorily Inspected

#### 7.18.C POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

**Comments:** Satisfactorily Inspected

**7.19.C SMOKE DETECTORS**

**Comments:** Not Inspected

**7.20.C RANGES/OVENS/COOKTOPS**

**Comments:** Satisfactorily Inspected



**7(D). Apartment Unit #E**

APARTMENT UNIT CONCERN, IMPLICATION & REPAIR

ARMCO Recommendation: Utilize a LICENSED CONTRACTOR for the specialty required by the type of repair.

**Items**

**7.0.D CEILINGS**

**Comments:** Satisfactorily Inspected  
This unit was vacant at the time of inspection.

**7.1.D WALLS**

**Comments:** Satisfactorily Inspected

**7.2.D FLOORS**

**Comments:** Satisfactorily Inspected  
Some settlement of a hall floor was noticed but not significantly.

**7.3.D DOORS INTERIOR AND EXTERIOR ENTRY**

**Comments:** Satisfactorily Inspected

**7.4.D WINDOWS**

**Comments:** Satisfactorily Inspected

**7.5.D COUNTERS AND CABINETS**

**Comments:** Satisfactorily Inspected

**7.6.D PLUMBING SUPPLY, FIXTURES IN THIS UNIT**

**Comments:** Satisfactorily Inspected

**7.7.D PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT**

**Comments:** Not Inspected

**7.8.D HEATING EQUIPMENT**

**Comments:** Not Inspected

**7.9.D HEATING OPERATING CONTROLS**

**Comments:** Not Inspected

**7.10.D PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

**Comments:** Satisfactorily Inspected

**7.11.D COOLING AND AIR HANDLER EQUIPMENT**

**Comments:** Satisfactorily Inspected

**7.12.D COOLING OPERATING CONTROLS**

**Comments:** Satisfactorily Inspected

**7.13.D PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM**

**Comments:** Satisfactorily Inspected

**7.14.D SERVICE ENTRANCE CONDUCTORS**

**Comments:** Satisfactorily Inspected

**7.15.D SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**

**Comments:** Satisfactorily Inspected

**7.16.D BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**

**Comments:** Satisfactorily Inspected

**7.17.D OUTLETS, WALL SWITCHES, and FIXTURES**

**Comments:** Satisfactorily Inspected

**7.18.D POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

**Comments:** Satisfactorily Inspected

**7.19.D SMOKE DETECTORS**

**Comments:** Satisfactorily Inspected

**7.20.D RANGES/OVENS/COOKTOPS**

**Comments:** Satisfactorily Inspected

**7(E). Apartment Unit #F**

APARTMENT UNIT CONCERN, IMPLICATION & REPAIR

ARMCO Recommendation: Utilize a LICENSED CONTRACTOR for the specialty required by the type of repair.

**Items**

**7.0.E CEILINGS**

**Comments:** Satisfactorily Inspected

**7.1.E WALLS**

**Comments:** Satisfactorily Inspected

**7.2.E FLOORS**

**Comments:** System Repair

The hallway and bathroom floors in the vicinity of the bathroom hallway partition wall have settled significantly due to structural failure of the supporting girder below.

The supporting floor beneath the bathtub has settled and the bathtub along with it.

The resilient vinyl tile floor in the kitchen is damaged as shown.



7.2.E Picture 1



7.2.E Picture 2

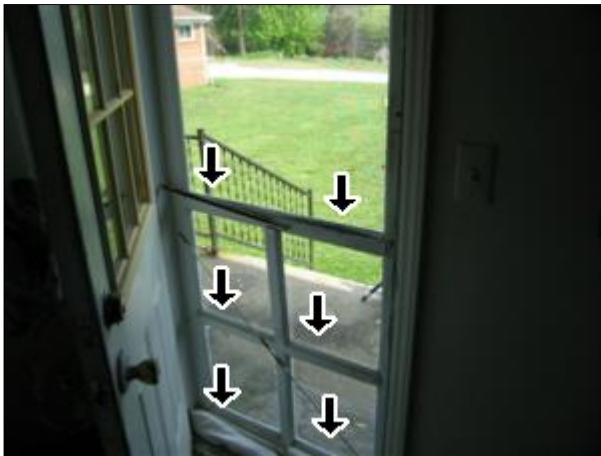
**7.3.E DOORS INTERIOR AND EXTERIOR ENTRY**

**Comments:** System Repair

The exterior screen door requires replacement.

The front entry door threshold is damaged from water intrusion and requires repair or replacement.

The other entry and interior doors are in average condition.



7.3.E Picture 1



7.3.E Picture 2

**7.4.E WINDOWS**

**Comments:** Satisfactorily Inspected

**7.5.E COUNTERS AND CABINETS**

**Comments:** System Repair

The kitchen sink base cabinet and counter top are an extremely poor condition.



7.5.E Picture 1

**7.6.E PLUMBING SUPPLY, FIXTURES IN THIS UNIT**

**Comments:** System Repair

The bathroom lavatory is loose on the wall and the toilet is loose at the floor mounting points.

The bathtub has settled.

**7.7.E PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT**

**Comments:** System Repair

The toilet is loose at its mounting points.



7.7.E Picture 1

#### **7.8.E HEATING EQUIPMENT**

**Comments:** Not Inspected

The heat pump unit was not tested in heat mode as the ambient outside temperature was above 65°.

#### **7.9.E HEATING OPERATING CONTROLS**

**Comments:** Not Inspected

#### **7.10.E PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

**Comments:** Satisfactorily Inspected

#### **7.11.E COOLING AND AIR HANDLER EQUIPMENT**

**Comments:** Satisfactorily Inspected

The heat pump unit operated satisfactorily in cooling mode.

#### **7.12.E COOLING OPERATING CONTROLS**

**Comments:** Satisfactorily Inspected

#### **7.13.E PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM**

**Comments:** Satisfactorily Inspected

#### **7.14.E SERVICE ENTRANCE CONDUCTORS**

**Comments:** Satisfactorily Inspected

#### **7.15.E SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**

**Comments:** Satisfactorily Inspected

#### **7.16.E BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**

**Comments:** Satisfactorily Inspected

#### **7.17.E OUTLETS, WALL SWITCHES, and FIXTURES**

**Comments:** Satisfactorily Inspected

#### **7.18.E POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

**Comments:** Satisfactorily Inspected

#### **7.19.E SMOKE DETECTORS**

**Comments:** Satisfactorily Inspected

#### **7.20.E RANGES/OVENS/COOKTOPS**

**Comments:** Satisfactorily Inspected

**7(F). Apartment Unit #G**

APARTMENT UNIT CONCERN, IMPLICATION & REPAIR

ARMCO Recommendation: Utilize a LICENSED CONTRACTOR for the specialty required by the type of repair.

**Items**

**7.0.F CEILINGS**

**Comments:** Satisfactorily Inspected

The ceiling shows signs of prior repair at the hall entry possibly from a prior roof leak. The area appears to be stable, i.e.: no current leak and the paint secure.



7.0.F Picture 1

**7.1.F WALLS**

**Comments:** Satisfactorily Inspected

**7.2.F FLOORS**

**Comments:** Satisfactorily Inspected

The bathroom floor slopes but feels solid.

**7.3.F DOORS INTERIOR AND EXTERIOR ENTRY**

**Comments:** Satisfactorily Inspected

**7.4.F WINDOWS**

**Comments:** Satisfactorily Inspected

**7.5.F COUNTERS AND CABINETS**

**Comments:** Satisfactorily Inspected

The counter tops and cabinets in the kitchen and bath are in average and serviceable condition.

**7.6.F PLUMBING SUPPLY, FIXTURES IN THIS UNIT**

**Comments:** System Repair

The hot water shut-off valve under the kitchen sink is leaking (left side).

The bathtub in this apartment unit has settled little as is evidenced by the small caulk line at the wall-bathtub junction.



7.6.F Picture 1

#### 7.7.F PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT

**Comments:** Satisfactorily Inspected

The toilet in this apartment is secure to the floor and the lavatory to the wall. I saw no evidence of drain pipe leaks.

#### 7.8.F HEATING EQUIPMENT

**Comments:** Not Inspected

The tenant indicated that both the heating and cooling systems operated satisfactorily, and additionally, that there were no roof leaks.

#### 7.9.F HEATING OPERATING CONTROLS

**Comments:** Not Inspected

#### 7.10.F PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

**Comments:** Satisfactorily Inspected

#### 7.11.F COOLING AND AIR HANDLER EQUIPMENT

**Comments:** Satisfactorily Inspected

The heat pump operated satisfactorily cool mode.

#### 7.12.F COOLING OPERATING CONTROLS

**Comments:** Satisfactorily Inspected

#### 7.13.F PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

**Comments:** Satisfactorily Inspected

#### 7.14.F SERVICE ENTRANCE CONDUCTORS

**Comments:** Satisfactorily Inspected

#### 7.15.F SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

**Comments:** Satisfactorily Inspected

#### 7.16.F BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

**Comments:** Satisfactorily Inspected

#### 7.17.F OUTLETS, WALL SWITCHES, and FIXTURES

**Comments:** Satisfactorily Inspected

**7.18.F POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

**Comments:** Satisfactorily Inspected

**7.19.F SMOKE DETECTORS**

**Comments:** System Repair

The smoke detector is missing.



7.19.F Picture 1

**7.20.F FRANGES/OVENS/COOKTOPS**

**Comments:** Satisfactorily Inspected



**7(G). Apartment Unit #J**

APARTMENT UNIT CONCERN, IMPLICATION & REPAIR

ARMCO Recommendation: Utilize a LICENSED CONTRACTOR for the specialty required by the type of repair.

**Items**

**7.0.G CEILINGS**

**Comments:** Satisfactorily Inspected

**7.1.G WALLS**

**Comments:** Satisfactorily Inspected

**7.2.G FLOORS**

**Comments:** System Repair

The floor beneath the bath-hall partition wall is settled significantly indicating possible structural failure in the crawl space.

**7.3.G DOORS INTERIOR AND EXTERIOR ENTRY**

**Comments:** Satisfactorily Inspected

**7.4.G WINDOWS**

**Comments:** Satisfactorily Inspected

**7.5.G COUNTERS AND CABINETS**

**Comments:** System Repair

The kitchen sink base cabinet rear panel is damaged as is the drywall behind the cabinet. The wall interior is exposed. Reportedly, rodents are common in this apartment. Evidence of rodents was plentiful on this cabinet bottom.



7.5.G Picture 1

**7.6.G PLUMBING SUPPLY, FIXTURES IN THIS UNIT**

**Comments:** System Repair

Typical large caulked area at the wall tile and tub intersection due to tub settlement. Caulk in poor condition.



7.6.G Picture 1

**7.7.G PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT**

**Comments:** System Repair

This toilet is extremely loose at the floor mounting points and the toilet bowl may be cracked and leaking waste fluid down the back of a toilet and around the toilet on the floor. This condition requires immediate repair for reasons of sanitation.



7.7.G Picture 1



7.7.G Picture 2

**7.8.G HEATING EQUIPMENT**

**Comments:** Not Inspected

The tenant indicated that both the heating and cooling systems operated satisfactorily, and additionally, that there were no roof or plumbing leaks.

The heat pump unit would not have been tested in heat mode as the ambient outside temperature was above 65°.

**7.9.G HEATING OPERATING CONTROLS**

**Comments:** Not Inspected

**7.10.G PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

**Comments:** Satisfactorily Inspected

**7.11.G COOLING AND AIR HANDLER EQUIPMENT**

**Comments:** Not Inspected

**7.12.G COOLING OPERATING CONTROLS**

**Comments:** Not Inspected

**7.13.G PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM**

**Comments:** Satisfactorily Inspected

**7.14.G SERVICE ENTRANCE CONDUCTORS**

**Comments:** Satisfactorily Inspected

**7.15.G SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**

**Comments:** Satisfactorily Inspected

**7.16.G BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**

**Comments:** Satisfactorily Inspected

**7.17.G OUTLETS, WALL SWITCHES, and FIXTURES**

**Comments:** Satisfactorily Inspected

**7.18.G POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

**Comments:** Satisfactorily Inspected

**7.19.G SMOKE DETECTORS**

**Comments:** Satisfactorily Inspected

**7.20.G RANGES/OVENS/COOKTOPS**

**Comments:** Satisfactorily Inspected

**7(H). Apartment Unit #K**

APARTMENT UNIT CONCERN, IMPLICATION & REPAIR

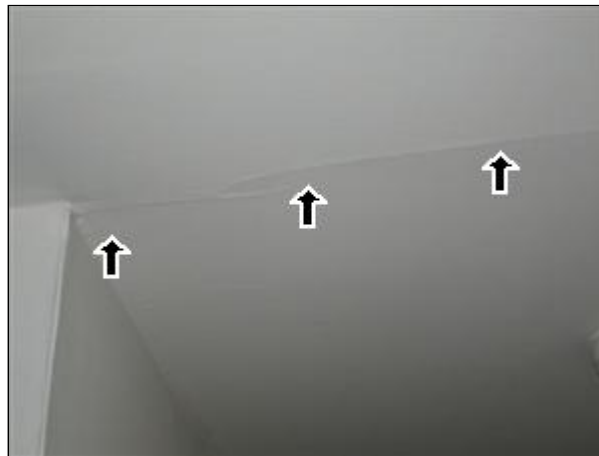
ARMCO Recommendation: Utilize a LICENSED CONTRACTOR for the specialty required by the type of repair.

**Items**

**7.0.H CEILINGS**

**Comments:** System Repair

Typical damaged ceiling from bathroom partition wall settlement.



7.0.H Picture 1

**7.1.H WALLS**

**Comments:** Satisfactorily Inspected

**7.2.H FLOORS**

**Comments:** System Repair

Damaged sheet vinyl flooring where it is improperly supported at the bathroom doorway.

The floor in the apartment is settled in the vicinity of the bathroom partition wall on both sides



7.2.H Picture 1

**7.3.H DOORS INTERIOR AND EXTERIOR ENTRY**

**Comments:** System Repair

(1) Front entry door damaged due to impact.

The bathroom entry door rubs at the top.

Both closet doors are damaged.

(2) Front entry door damaged due to impact.

The bathroom entry door rubs at the top.

Both closet doors are damaged.



7.3.H Picture 1

**7.4.H WINDOWS**

**Comments:** Satisfactorily Inspected

**7.5.H COUNTERS AND CABINETS**

**Comments:** Satisfactorily Inspected

Kitchen sink base cabinet and counter top in good condition/recently replaced.



7.5.H Picture 1

**7.6.H PLUMBING SUPPLY, FIXTURES IN THIS UNIT**

**Comments:** Satisfactorily Inspected

Bathtub and tile wall surround caulking in average to good condition for this apartment complex



7.6.H Picture 1

**7.7.H PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT**

**Comments:** System Repair

The toilet is loose at the floor mounting points



7.7.H Picture 1

**7.8.H HEATING EQUIPMENT**

**Comments:** Not Inspected

The tenant indicated that both the heating and cooling systems operated satisfactorily, and additionally, that there were no roof or plumbing leaks.

**7.9.H HEATING OPERATING CONTROLS**

**Comments:** Not Inspected

**7.10.H PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

**Comments:** Satisfactorily Inspected

**7.11.H COOLING AND AIR HANDLER EQUIPMENT**

**Comments:** Not Inspected

**7.12.H COOLING OPERATING CONTROLS**

**Comments:** Not Inspected

**7.13.H PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM**

**Comments:** Satisfactorily Inspected

**7.14.H SERVICE ENTRANCE CONDUCTORS**

**Comments:** Satisfactorily Inspected

**7.15.H SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**

**Comments:** Satisfactorily Inspected

**7.16.H BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**

**Comments:** Satisfactorily Inspected

**7.17.H OUTLETS, WALL SWITCHES, and FIXTURES**

**Comments:** Satisfactorily Inspected

**7.18.H POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

**Comments:** Satisfactorily Inspected

**7.19.H SMOKE DETECTORS**

**Comments:** Satisfactorily Inspected

**7.20.H RANGES/OVENS/COOKTOPS**

**Comments:** Satisfactorily Inspected

**8. Apartment UNIT Styles and Materials**

**Styles & Materials**

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Carpet  
Vinyl

**Interior Doors:**

Hollow core

**Window Types:**

Thermal/Insulated  
Horizontal Sliding

**Heat Type:**

Heat Pump Forced Air (also provides cool air)

**Number of Heat Systems (per unit):**

One

**Energy Source:**

Electric

**Ductwork:**

Insulated

**Filter Type:**

Disposable

**Cooling Equipment Type:**

Heat Pump Forced Air

**Number of Cooling Systems (per unit):**

One

**Electrical Service Conductors:**

Aluminum  
220 volts  
Within Building From Utility Meter

**Panel capacity:**

100 AMP

**Panel Type:**

Circuit breakers

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

**Items**

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