



Daybreak Home Inspections, Inc.  
534 Derstine Avenue  
Lansdale, Pennsylvania 19446  
Joe Kovatch  
ASHI Certified Inspector #207821

# Building Inspection



2128 N Broad Street  
Lansdale, Pennsylvania 19446



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## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Address 2128 N Broad Street  
City Lansdale State Pennsylvania Zip 19446

### Client Information

Client Name Baum, Smith and Clemens, LLP c/o Gary Schultz  
Client Address 2128 N Broad Street  
City Lansdale State Pennsylvania Zip 19446

### Inspection Company

Inspector Name Joseph D. Kovatch  
Company Name Daybreak Home Inspections, Inc.  
Address 534 Derstine Avenue  
City Lansdale State Pennsylvania Zip 19446  
Phone 215-368-7970 Fax n/a  
E-Mail daybreakhi@verizon.net  
File Number 17291

### Conditions

Others Present Business Property Occupied Yes  
Estimated Age 50 Years Entrance Faces Southeast  
Inspection Date 08/07/2017  
Electric On  Yes  No  Not Applicable  
Gas/Oil On  Yes  No  Not Applicable  
Water On  Yes  No  Not Applicable  
Temperature 78°  
Weather Cloudy Soil Conditions Damp  
Space Below Grade Basement



General Information (Continued)

Building Type Commercial



## Lots and Grounds

Note: Wood sidings should be a minimum of 6" above ground. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. Promote positive (+) drainage away from foundation and extend runoff from roofing and downspouts a minimum 10 ft from foundation.

A NP NI M D

1.      Walks: Concrete: **Walk has settled throughout leaving a trip hazard and step into right rear side door too high, recommend repair to reduce risk of injury.**





Lots and Grounds (Continued)

Walks: (continued)





Lots and Grounds (Continued)

Walks: (continued)





Lots and Grounds (Continued)

Walks: (continued)







Lots and Grounds (Continued)

Walks: (continued)





Lots and Grounds (Continued)

Walks: (continued)



- 2.      Steps/Stoops: Concrete
- 3.      Patio: Pavers





Lots and Grounds (Continued)

- 4.      Basement Stairwell: Concrete
- 5.      Exterior Surface Drain: Surface drain
- 6.      Vegetation: Shrubs/Trees
- 7.      Grading: Minor slope: **Improper soil slope towards foundation, recommend the addition of fill dirt below the mulch to improve grade**
- 8.      Driveway: Asphalt
- 9.      Parking Lot: Asphalt: **Approximately 64 parking spaces, 2 handicap. Damaged curbing from impact, recommend replacement of damaged curbing.**





Lots and Grounds (Continued)

Parking Lot: (continued)





Lots and Grounds (Continued)

Parking Lot: (continued)





Lots and Grounds (Continued)

- 10.      Parking Lot Lighting: Pole light
- 11.      Access ADA Compliant: Yes

Exterior Surface and Components

A NP NI M D

Front/Rear/Sides Exterior Surface \_\_\_\_\_

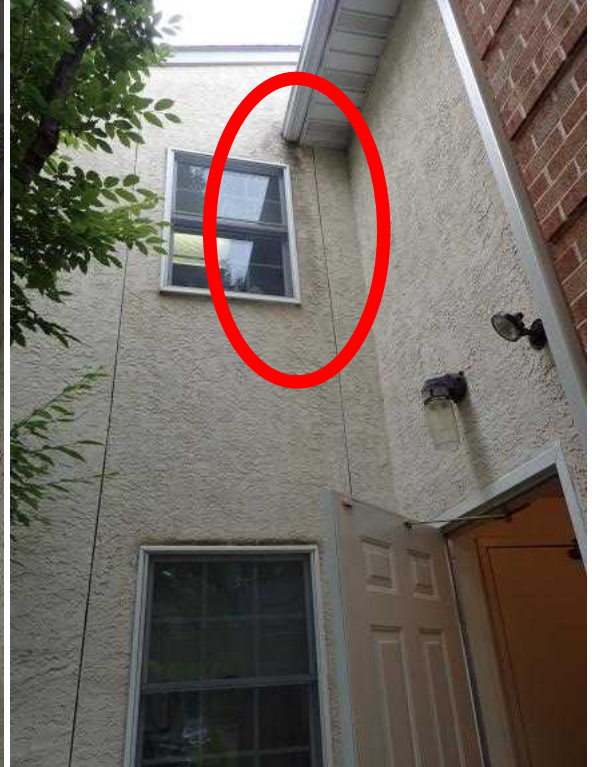
- 1.      Type: Brick, Stucco: **Gaps not properly sealed at the penetrations in the stucco, gaps, loose and missing stucco in areas. Stained, recommend an intrusive stucco test to determine if there is a moisture problem in the substrate prior to repairs.**  
**Cost estimate is for testing only.**





Exterior Surface and Components (Continued)

Type: (continued)





Exterior Surface and Components (Continued)

Type: (continued)







Exterior Surface and Components (Continued)

Type: (continued)





Exterior Surface and Components (Continued)

Type: (continued)





Exterior Surface and Components (Continued)

Type: (continued)



Front elevation Exterior Surface

2.      Type: Brick, Stucco



Exterior Surface and Components (Continued)

Type: (continued)



Right elevation Exterior Surface



Exterior Surface and Components (Continued)

3.      Type: Brick, Stucco



Rear elevation Exterior Surface



Exterior Surface and Components (Continued)

4.      Type: Brick, Stucco



Left elevation Exterior Surface

5.      Type: Brick, Stucco



- 6.      Trim: Aluminum/Wood
- 7.      Fascia: Aluminum/Wood
- 8.      Soffits: Aluminum/Wood
- 9.      Entry Doors: Metal/Glass
- 10.      Patio Door: Metal entry door



Exterior Surface and Components (Continued)

- 11.  Windows: Aluminum clad wood double hung, Wood double hung, Aluminum clad wood awning
- 12.  Exterior Lighting: Surface mount
- 13.  Exterior Electric Outlets: 120 VAC GFCI: **Loose or missing moisture cover at the right rear, left front outlet will not reset, recommend replacement to reduce the risk of shock**





Exterior Surface and Components (Continued)

Exterior Electric Outlets: (continued)



14.      Hose Bibs: Frost Proof

Common Spaces

- |     | A                                   | NP                       | NI                       | M                        | D                        |  |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| 1.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Entrance Door: Metal/Glass   |
| 2.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Access ADA Compliant: Yes  |
| 3.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Stairs/Handrails: Concrete stairs  |
| 4.  |                                     |                          |                          |                          |                          | Emergency lighting present? <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Not Applicable |
| 5.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceilings: Paint  |
| 6.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Paint, Wallpaper  |
| 7.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floors: Carpet   |
| 8.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Aluminum clad wood awning   |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 120 VAC  |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC source: Air Register  |





Common Spaces (Continued)

11.  Fire or Smoke Detectors: Monitored smoke and fire alarm system

Roof

This is a limited inspection of the roof. Based on the strictly visual nature of the inspection, no certification, warranty or guarantee is given as to the watertight integrity of the roof surfaces and components. Roof surfaces and components can develop leaks at any time, or existing leaks may not be apparent at time of inspection. If a more in depth review of the roof and components is desired, we suggest consulting with a qualified roofing contractor.

A NP NI M D

Main Roof Surface

1. Method of Inspection: On roof
2.  Unable to Inspect: 10%
3.  Material: Asphalt shingle: **Roof existing beyond design life, Roof shows signs of deterioration with brittle, cracked and missing shingles throughout. Fiberglass showing throughout, recommend replacement to reduce the risk of water damage.**





Roof (Continued)

Material: (continued)





Roof (Continued)

Material: (continued)





Roof (Continued)

Material: (continued)





Roof (Continued)

Material: (continued)





Roof (Continued)

Material: (continued)





Roof (Continued)

Material: (continued)





Roof (Continued)

- 4. Type: Gable
- 5. Approx Age: 23 Years
- 6.      Flashing: Aluminum: **Missing diverter flashing where the roof ends and the wall continues, recommend installation to reduce risk of water damage.**







Roof (Continued)

Flashing: (continued)





Roof (Continued)

Flashing: (continued)





Roof (Continued)

Flashing: (continued)





Roof (Continued)

7.      Valleys: Preformed metal

Side Chimney

8.      Chimney: Brick: **Chimney needs to have tuck point repairs done to reduce the risk of water damage.**



9.      Flue/Flue Cap: Mortar/Tile

10.      Chimney Flashing: Aluminum



Roof (Continued)

- 11.      Plumbing Vents: Copper, PVC
- 12.      Gutters: Aluminum
- 13.      Downspouts: Aluminum
- 14.      Leader/Extension: Underground extensions

Electrical

Testing of smoke detectors or alarms, timers, low voltage circuits such as door bells, security, and pet containment systems are beyond the scope of this inspection. Smoke detectors are recommended to be located in each Bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufacturers guidelines or every ten years. Recommend grounded and GFCI protected outlets be installed at all Exterior, Kitchen, Wet Bar, Garage and Unfinished Basement outlet locations.

A NP NI M D

- 1. Service Size Amps: 700 Volts: 120-240 VAC
- 2.      Service: Aluminum
- 3.      110 VAC Branch Circuits: Copper
- 4.      Conductor Type: Romex, Armored cable
- 5.      GFCI: At GFCI receptacles only
- 6.      Ground: Plumbing and rod in ground.

Basement Electric Panel \_\_\_\_\_



Electrical (Continued)

7.      Manufacturer: Siemens



8. Max Capacity: 700 Amps

9.      Main Breaker Size: 700 Amps

10.      Breakers: CU/AL

11.      Smoke Detectors: Present on all levels of the building

12.      Emergency Lighting: Exit lights and battery powered lighting

Structure

A NPNI M D  
1.      Structure Type: Masonry

2.      Foundation: Block

3.      Beams: Steel I-Beam, Wood

4.      Bearing Walls: Frame

5.      Joists/Trusses: 2x10, Engineered joists

6.      Piers/Posts: Block piers and posts, Steel posts

7.      Floor/Slab: Poured slab



Structure (Continued)

- 8.      Stairs/Handrails: Wood stairs with wood handrails
- 9.      Subfloor: Plywood

Attic

A NP NI M D

Side Attic

- 1. Method of Inspection: From the attic access
- 2.      Unable to Inspect: 90%: Roof line
- 3.      Roof Framing: 2x4 Truss
- 4.      Sheathing: Plywood
- 5.      Insulation: Batting
- 6.      Insulation Depth: 10"
- 7.      Vapor Barrier: Paper
- 8.      Attic Fan: Direct drive
- 9.      Wiring/Lighting: 120 VAC lighting circuit

Basement

All basements below grade are subject to water entering the space. Recommend keeping gutters and downspouts clean and operating properly. Recommend grading has a positive flow away from foundation.

A NP NI M D

Main Basement

- 1.      Unable to Inspect: 75%: Storage, Insulation in ceiling.
- 2.      Ceiling: Paint
- 3.      Walls: Block
- 4.      Floors: Concrete
- 5.      Floor Drain: Perimeter drain
- 6.      Doors: Wood
- 7.      Electrical: 120 VAC
- 8.      HVAC Source: Air Register

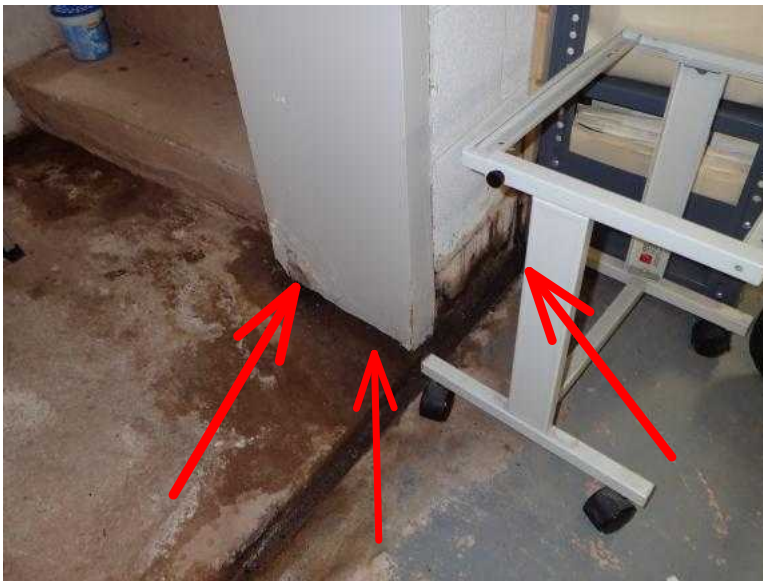


Basement (Continued)

9.  Sump Pump: Pedestal, Submerged: **Recommend the installation of a cover to reduce the amount of moisture in the air.**



10.  Moisture Location: Right side: **Pooling water in perimeter drain with mold growth on drywall and on dirt stuck to the block wall, recommend repair to reduce the risk of illness.**







Basement (Continued)

Moisture Location: (continued)





Basement (Continued)

Moisture Location: (continued)





Basement (Continued)

Moisture Location: (continued)





Basement (Continued)

Moisture Location: (continued)





Basement (Continued)

11.  Bsmt Stairs/Railings: Concrete stairs with metal handrails

Crawl Space

A NP NI M D

Rear Crawl Space

1. Method of Inspection: In the crawl space
2.  Unable to Inspect: 30%
3.  Access: Small
4.  Moisture Penetration: Yes: **Water stains present on the right rear wall, recommend evaluation and repair.**





Crawl Space (Continued)

Moisture Penetration: (continued)



5. Moisture Location: Right rear wall

6.  Ventilation: Vents: **Recommend sealing vents to reduce the risk of high moisture in the air.**



7.  Electrical: 120 VAC



Air Conditioning

A NP NI M D

1 AC System

- 1.      A/C System Operation: Functional
- 2.      Exterior Unit: Bryant



- 3. Model Number: 225ANA-04B Serial Number: 2509E19937
- 4. Area Served: n/a Approximate Age: 8 Years
- 5. Type: Heat pump Capacity: 4 Ton
- 6.      Visible Coil: Copper core with aluminum fins
- 7.      Refrigerant Lines: Suction line and liquid line
- 8.      Electrical Disconnect: Breaker disconnect

2 AC System

- 9.      A/C System Operation: Functional: **The unit is currently in service beyond the manufactures stated design life.**



Air Conditioning (Continued)

10.  Exterior Unit: York



11. Model Number: E1FB030S06A Serial Number: EKCM469726

12. Area Served: n/a Approximate Age: 23 Years

13. Type: Heat pump Capacity: 2.5 Ton

14.  Visible Coil: Copper core with aluminum fins

15.  Refrigerant Lines: Suction line and liquid line

16.  Electrical Disconnect: Breaker disconnect

3 AC System

17.  A/C System Operation: Functional: **The unit is currently in service beyond the manufactures stated design life**





Air Conditioning (Continued)

18.      Exterior Unit: York



19. Model Number: E1FB030S06A Serial Number: EKCM469724

20. Area Served: n/a Approximate Age: 23 Years

21. Type: Heat pump Capacity: 2.5 Ton

22.      Visible Coil: Copper core with aluminum fins

23.      Refrigerant Lines: Suction line and liquid line

24.      Electrical Disconnect: Breaker disconnect

4 AC System

25.      A/C System Operation: Functional: **The unit is currently in service beyond the manufactures stated design life**



Air Conditioning (Continued)

26.  Exterior Unit: York



27. Model Number: E1FB030S06A Serial Number: n/a

28. Area Served: n/a Approximate Age: 23 Years

29. Type: Heat pump Capacity: 2.5 Ton

30.  Visible Coil: Copper core with aluminum fins

31.  Refrigerant Lines: Suction line and liquid line

32.  Electrical Disconnect: Breaker disconnect

5 AC System

33.  A/C System Operation: Functional



Air Conditioning (Continued)

34.  Exterior Unit: Bryant



35. Model Number: 225ANA048-B Serial Number: 2609E14920

36. Area Served: n/a Approximate Age: 8 Years

37. Type: Heat pump Capacity: 4 Ton

38.  Visible Coil: Copper core with aluminum fins

39.  Refrigerant Lines: Suction line and liquid line

40.  Electrical Disconnect: Breaker disconnect

6 AC System

41.  A/C System Operation: Functional



Air Conditioning (Continued)

42.      Exterior Unit: Trane



43. Model Number: 2TWR3042A1000AA Serial Number: 6162Y4B2F

44. Area Served: n/a Approximate Age: 11 Years

45. Type: Heat pump Capacity: 3.5 Ton

46.      Visible Coil: Copper core with aluminum fins

47.      Refrigerant Lines: Suction line and liquid line

48.      Electrical Disconnect: Breaker disconnect

7 AC System

49.      A/C System Operation: Functional



Air Conditioning (Continued)

50.  Exterior Unit: Bryant



51. Model Number: 661CJ024-A Serial Number: 2400E28286

52. Area Served: n/a Approximate Age: 17 Years

53. Type: Heat pump Capacity: 2 Ton

54.  Visible Coil: Copper core with aluminum fins

55.  Refrigerant Lines: Suction line and liquid line

56.  Electrical Disconnect: Breaker disconnect

8 AC System

57.  A/C System Operation: Functional



Air Conditioning (Continued)

58.  Exterior Unit: Bryant



59. Model Number: 225ANA048-B Serial Number: 2609E14917

60. Area Served: n/a Approximate Age: 8 Years

61. Type: Heat pump Capacity: 4 Ton

62.  Visible Coil: Copper core with aluminum fins

63.  Refrigerant Lines: Suction line and liquid line

64.  Electrical Disconnect: Breaker disconnect

9 AC System

65.  A/C System Operation: Functional



Air Conditioning (Continued)

66.      Exterior Unit: Trane



67. Model Number: 2TWR3036A1000AA Serial Number: 61654LJ4F

68. Area Served: n/a Approximate Age: 11 Years

69. Type: Heat pump Capacity: 3 Ton

70.      Visible Coil: Copper core with aluminum fins

71.      Refrigerant Lines: Suction line and liquid line

72.      Electrical Disconnect: Breaker disconnect

10 AC System

73.      A/C System Operation: Functional



Air Conditioning (Continued)

74.      Exterior Unit: Mitsubishi Electric



75. Model Number: PUG24AYB Serial Number: WGNM020760

76. Area Served: n/a Approximate Age: 17 Years

77. Type: Heat pump Capacity: 2 Ton

78.      Visible Coil: Copper core with aluminum fins

79.      Refrigerant Lines: Suction line and liquid line

80.      Electrical Disconnect: Breaker disconnect

81.      Exposed Ductwork: Metal

82.      Blower Fan/Filters: Direct drive with disposable filter

83.      Thermostats: Individual

Plumbing

A NP NI M D

1.      Service Line: Copper





Plumbing (Continued)

- 2.  Main Water Shutoff: Basement



- 3.  Water Lines: Copper
- 4.  Vent Pipes: Copper, PVC
- 5.  Drain Pipes: Copper, PVC, Sewage pump

Basement right Water Heater

- 6.  Water Heater Operation:  
Recommend service: **Corrosion from dissimilar metals at the top of unit, recommend repair.**



- 7. Manufacturer: Whirlpool
- 8. Model Number: E2F30HD035V Serial Number: 0828T406477



Plumbing (Continued)

- 9. Type: Electric Capacity: 30 Gallons
- 10. Approximate Age: 9 Years Area Served: Right side
- 11.      TPRV and Drain Tube: Brass/Copper
- Basement left Water Heater
- 12.      Water Heater Operation: Adequate
- 13. Manufacturer: Bradford White
- 14. Model Number: RE350S6-1NCWW Serial Number: PE39439962
- 15. Type: Electric Capacity: 50 Gallons
- 16. Approximate Age: 1 Year Area Served: Left side
- 17.      TPRV and Drain Tube: Brass/Copper
- 18.      Service Caps: Accessible

Rest Room

A NP NI M D

Men's Basement Rest Room

- 1.      Ceiling: Paint
- 2.      Walls: Wallpaper
- 3.      Floor: Ceramic tile
- 4.      Doors: Wood
- 5.      Electrical: 120 VAC
- 6.      Counter/Cabinet: Laminate and wood
- 7.      Sink/Basin: Porcelain coated
- 8.      Faucets/Traps: Moen fixtures with a metal trap
- 9.      Urinals: Kohler
- 10.      Toilets: Kohler
- 11.      Partitions: Stall with door
- 12.      HVAC Source: Air Register
- 13.      Ventilation: Electric ventilation fan
- 14. Emergency lighting present?  Yes  No  Not Applicable

Women's Basement Rest Room

- 15.      Ceiling: Paint
- 16.      Walls: Wallpaper
- 17.      Floor: Ceramic tile
- 18.      Doors: Wood
- 19.      Electrical: 120 VAC



Rest Room (Continued)

- 20.      Counter/Cabinet: Laminate and wood
- 21.      Sink/Basin: Porcelain coated
- 22.      Faucets/Traps: Moen fixtures with a metal trap
- 23.      Toilets: Kohler
- 24.      Partitions: Stall with door
- 25.      HVAC Source: Air Register
- 26.      Ventilation: Electric ventilation fan
- 27. Emergency lighting present?  Yes  No  Not Applicable

Unisex 1st Floor left Rest Room

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- 28.      Ceiling: Paint
- 29.      Walls: Wallpaper
- 30.      Floor: Ceramic tile
- 31.      Doors: Wood
- 32.      Electrical: 120 VAC
- 33.      Counter/Cabinet: Laminate and wood
- 34.      Sink/Basin: Porcelain coated
- 35.      Faucets/Traps: Moen fixtures with a PVC trap
- 36.      Toilets: Kohler
- 37.      Partitions: Stall with door
- 38.      HVAC Source: Air Register
- 39.      Ventilation: Electric ventilation fan
- 40. Emergency lighting present?  Yes  No  Not Applicable

Men's 2nd Floor left Rest Room

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- 41.      Ceiling: Paint
- 42.      Walls: Wallpaper
- 43.      Floor: Ceramic tile
- 44.      Doors: Wood



Rest Room (Continued)

45.  Electrical: 120 VAC: **Non-GFCI outlet at sink, recommend installation to reduce risk of shock.**



46.  Counter/Cabinet: Laminate and wood  
 47.  Sink/Basin: Porcelain coated  
 48.  Faucets/Traps: Moen fixtures with a metal trap  
 49.  Urinals: Kohler  
 50.  Toilets: Kohler  
 51.  Partitions: Stall with door  
 52.  HVAC Source: Air Register  
 53.  Ventilation: Electric ventilation fan  
 54. Emergency lighting present?  Yes  No  Not Applicable

Women's 2nd Floor left Rest Room

55.  Ceiling: Paint  
 56.  Walls: Wallpaper  
 57.  Floor: Ceramic tile  
 58.  Doors: Wood  
 59.  Electrical: 120 VAC: **Non-GFCI outlet within 6 feet of sink, recommend installation to reduce risk of shock.**  
 60.  Counter/Cabinet: Laminate and wood  
 61.  Sink/Basin: Porcelain coated  
 62.  Faucets/Traps: Moen fixtures with a metal trap  
 63.  Toilets: Kohler  
 64.  Partitions: Stall with door



Rest Room (Continued)

- 65.      HVAC Source: Air Register
- 66.      Ventilation: Electric ventilation fan
- 67. Emergency lighting present?  Yes  No  Not Applicable

Men's 1st Floor right Rest Room

- 68.      Ceiling: Paint
- 69.      Walls: Wallpaper
- 70.      Floor: Ceramic tile
- 71.      Doors: Wood
- 72.      Electrical: 120 VAC
- 73.      Sink/Basin: Porcelain coated
- 74.      Faucets/Traps: Moen fixtures with a metal trap
- 75.      Urinals: Kohler
- 76.      Toilets: Kohler
- 77.      Grab Bars: Metal
- 78.      Partitions: Stall with door
- 79.      HVAC Source: Air Register
- 80.      Ventilation: Electric ventilation fan
- 81.      ADA Compliant: No: **Missing padded protection at sink drain, recommend installation**





Rest Room (Continued)

82. Emergency lighting present?  Yes  No  Not Applicable

Women's 1st Floor right Rest Room

- 83.      Ceiling: Paint
- 84.      Walls: Wallpaper
- 85.      Floor: Ceramic tile
- 86.      Doors: Wood
- 87.      Electrical: 120 VAC
- 88.      Sink/Basin: Porcelain coated
- 89.      Faucets/Traps: Moen fixtures with a metal trap
- 90.      Toilets: Kohler
- 91.      Grab Bars: Metal
- 92.      Partitions: Stall with door
- 93.      HVAC Source: Air Register
- 94.      Ventilation: Electric ventilation fan
- 95.      ADA Compliant: No: **Missing padded protection at sink drain, recommend installation**



96. Emergency lighting present?  Yes  No  Not Applicable



Employee Lounge

A NP NI M D

Left side offices Employee Lounge

1.      Sink: Stainless Steel
2.      Electrical: 120 VAC: **Non-GFCI outlets at sink and missing a cover plate under the sink, recommend installation to reduce risk of shock.**





Employee Lounge (Continued)

Electrical: (continued)



- 3.      Plumbing/Fixtures: Glacier Bay with PVC trap
- 4.      Counter Tops: Laminate and wood
- 5.      Cabinets: Laminate and wood
- 6.      Ceiling: Paint
- 7.      Walls: Wallpaper
- 8.      Floor: Carpet
- 9.      Doors: Wood
- 10.      Windows: Aluminum clad wood double hung
- 11.      HVAC Source: Air Register
- 12. Emergency lighting present?  Yes  No  Not Applicable





Office Space

A NP NI M D

1st Floor, 2nd Floor Office Space

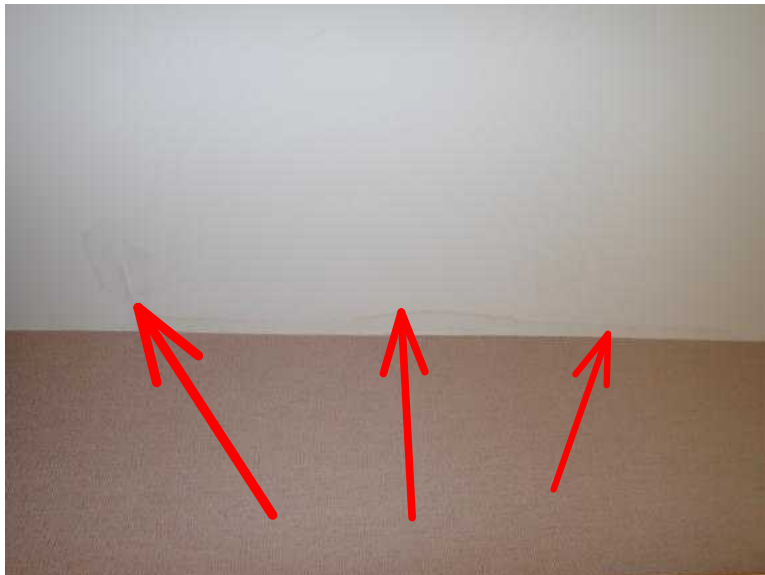
1.      Ceiling: Paint: Water stains present in left front office, Clemens office and left side office with active leaks, recommend repair to damaged areas.





Office Space (Continued)

Ceiling: (continued)



- 2.      Walls: Paint, Wallpaper
- 3.      Floor: Carpet
- 4.      Doors: Wood
- 5.      Windows: Aluminum clad wood double hung, Wood double hung, Aluminum clad wood awning



Office Space (Continued)

- 6.      Electrical: 120 VAC
- 7.      HVAC Source: Air Register
- 8. Emergency lighting present?  Yes  No  Not Applicable

Janitor's Room

A NP NI M D

Basement Janitor's Room

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- 1.      Ceiling: Paint
- 2.      Walls: Paint, Block
- 3.      Floors: Linoleum
- 4.      Doors: Wood
- 5.      Electrical: 120 VAC
- 6.      Floor Drain: Sump pump
- 7. Emergency lighting present?  Yes  No  Not Applicable



## Cost Estimate Summary

The costs provided in this summary are for the convenience of the client for comparison only. the costs are shown as a Low and High range based on national averages, professional knowledge or previous experience. This is not an estimate for repairs. There is no guarantee that these prices are accurate and should not be relied upon in lieu of a professional estimate. It is recommended that repair estimates be obtained by qualified contractors specializing in the type of repair needed prior to closing. Defects not visible or latent defects may be discovered which could have a substantial effect on the extent and cost of repair.

Client Name: Baum, Smith and Clemens, LLP c/o Gary Schultz  
 Property Address: 2128 N Broad Street  
 Lansdale, Pennsylvania 19446

### Items Recommended for Repair

	<u>Low</u>	<u>High</u>
<u>Lots and Grounds</u>		
Walks: Walk has settled throughout leaving a trip hazard and step into right rear side door too high, recommend repair to reduce risk of injury.	\$ 2000	\$ 3000
<u>Exterior Surface and Components</u>		
Type: Gaps not properly sealed at the penetrations in the stucco, gaps, loose and missing stucco in areas. Stained, recommend an intrusive stucco test to determine if there is a moisture problem in the substrate prior to repairs. Cost estimate is for testing only.	\$ 850	\$ 850
<u>Roof</u>		
Chimney: Chimney needs to have tuck point repairs done to reduce the risk of water damage.	\$ 750	\$ 1250
<u>Basement</u>		
Moisture Location: Pooling water in perimeter drain with mold growth on drywall and on dirt stuck to the block wall, recommend repair to reduce the risk of illness.	\$ 500	\$ 800
<u>Crawl Space</u>		
Moisture Penetration: Water stains present on the right rear wall, recommend evaluation and repair.	\$ 750	\$ 1250
<u>Plumbing</u>		
Water Heater Operation: Corrosion from dissimilar metals at the top of unit, recommend repair.	\$ 150	\$ 200
<u>Office Space</u>		
Ceiling: Water stains present in left front office, Clemens office and left side office with active leaks, recommend repair to damaged areas.	\$ 500	\$ 800

Repair Total



Cost Estimate Summary (Continued)

\$ 5500

\$ 8150

Items Recommended for Replacement

Lots and Grounds

Parking Lot: Approximately 64 parking spaces, 2 handicap. Damaged curbing from impact, recommend replacement of damaged curbing.

\$ 3000

\$ 4000

Exterior Surface and Components

Exterior Electric Outlets: Loose or missing moisture cover at the right rear, left front outlet will not reset, recommend replacement to reduce the risk of shock

\$ 200

\$ 300

Roof

Material: Roof existing beyond design life, Roof shows signs of deterioration with brittle, cracked and missing shingles throughout. Fiberglass showing throughout, recommend replacement to reduce the risk of water damage.

\$ 35000

\$ 50000

Flashing: Missing diverter flashing where the roof ends and the wall continues, recommend installation to reduce risk of water damage.

\$ 1500

\$ 2000

Rest Room

Electrical: Non-GFCI outlet at sink, recommend installation to reduce risk of shock.

\$ 125

\$ 175

Electrical: Non-GFCI outlet within 6 feet of sink, recommend installation to reduce risk of shock.

\$ 125

\$ 175

ADA Compliant: Missing padded protection at sink drain, recommend installation

\$ 200

\$ 300

ADA Compliant: Missing padded protection at sink drain, recommend installation

\$ 200

\$ 300

Employee Lounge

Electrical: Non-GFCI outlets at sink and missing a cover plate under the sink, recommend installation to reduce risk of shock.

\$ 200

\$ 300

Replacement Total

\$ 40550

\$ 57550

Cost Estimate Total

\$ 46050

\$ 65700



## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

1. Grading: Minor slope: **Improper soil slope towards foundation, recommend the addition of fill dirt below the mulch to improve grade**

#### Basement

2. Main Basement Sump Pump: Pedestal, Submerged: **Recommend the installation of a cover to reduce the amount of moisture in the air.**

#### Crawl Space

3. Rear Crawl Space Ventilation: Vents: **Recommend sealing vents to reduce the risk of high moisture in the air.**

### Air Conditioning

4. 2 AC System A/C System Operation: Functional: **The unit is currently in service beyond the manufactures stated design life.**
5. 3 AC System A/C System Operation: Functional: **The unit is currently in service beyond the manufactures stated design life**
6. 4 AC System A/C System Operation: Functional: **The unit is currently in service beyond the manufactures stated design life**

### Plumbing

7. Basement right Water Heater Water Heater Operation: Recommend service: **Corrosion from dissimilar metals at the top of unit, recommend repair.**



## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

1. Walks: Concrete: Walk has settled throughout leaving a trip hazard and step into right rear side door too high, recommend repair to reduce risk of injury.
2. Parking Lot: Asphalt: Approximately 64 parking spaces, 2 handicap. Damaged curbing from impact, recommend replacement of damaged curbing.

### Exterior Surface and Components

3. Front/Rear/Sides Exterior Surface Type: Brick, Stucco: Gaps not properly sealed at the penetrations in the stucco, gaps, loose and missing stucco in areas. Stained, recommend an intrusive stucco test to determine if there is a moisture problem in the substrate prior to repairs. Cost estimate is for testing only.
4. Exterior Electric Outlets: 120 VAC GFCI: Loose or missing moisture cover at the right rear, left front outlet will not reset, recommend replacement to reduce the risk of shock

### Roof

5. Main Roof Surface Material: Asphalt shingle: Roof existing beyond design life, Roof shows signs of deterioration with brittle, cracked and missing shingles throughout. Fiberglass showing throughout, recommend replacement to reduce the risk of water damage.
6. Flashing: Aluminum: Missing diverter flashing where the roof ends and the wall continues, recommend installation to reduce risk of water damage.
7. Side Chimney Chimney: Brick: Chimney needs to have tuck point repairs done to reduce the risk of water damage.

### Basement

8. Main Basement Moisture Location: Right side: Pooling water in perimeter drain with mold growth on drywall and on dirt stuck to the block wall, recommend repair to reduce the risk of illness.

### Crawl Space

9. Rear Crawl Space Moisture Penetration: Yes: Water stains present on the right rear wall, recommend evaluation and repair.



## Defective Summary (Continued)

### Rest Room

10. Men's 2nd Floor left Rest Room Electrical: 120 VAC: **Non-GFCI outlet at sink, recommend installation to reduce risk of shock.**
11. Women's 2nd Floor left Rest Room Electrical: 120 VAC: **Non-GFCI outlet within 6 feet of sink, recommend installation to reduce risk of shock.**
12. Men's 1st Floor right Rest Room ADA Compliant: No: **Missing padded protection at sink drain, recommend installation**
13. Women's 1st Floor right Rest Room ADA Compliant: No: **Missing padded protection at sink drain, recommend installation**

### Employee Lounge

14. Left side offices Employee Lounge Electrical: 120 VAC: **Non-GFCI outlets at sink and missing a cover plate under the sink, recommend installation to reduce risk of shock.**

### Office Space

15. 1st Floor, 2nd Floor Office Space Ceiling: Paint: **Water stains present in left front office, Clemens office and left side office with active leaks, recommend repair to damaged areas.**