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ASHI | ICC | MHIC | IESO | NEHA | C

February 18, 2011

John Doe
1234 Main Street
Suite #123
Washington DC, 20008

Dear John,

Thank you for the opportunity to provide you with this Consultation Inspection as you consider the purchase of 123 A Street, NE in Washington, DC. Below is a bulleted list of the items I noted or we spoke about regarding the current conditions of the home.

- The main entrance faces south.
- AC Unit #1 was installed in 1989, this system cools the basement level, the thermostat is in the basement bathroom hallway. These systems have a life expectancy of 15-18 years, the system has passed its useful life and you should budget to replace it. This unit was operational.
- AC unit #2 was installed in 1988, this system cools the right side of the first floor, the thermostat is located near the right side entrance. This unit was tested and the system did not respond. The compressor is passed its useful life and you should budget to replace it.
- AC Unit #3 was installed in 2004, this system cools the left side of the first floor, the thermostat is located neat the left side entrance, This system was operational, These systems have a life expectancy of 15-18 years.
- AC unit #4 was in 1988, this system cools the second floor, the thermostat is located on the second level. This system was operational. However, it has passed its useful life and you should budget to replace it. There was a repaired leak under the air handler in the ceiling of the front left second floor landing. The air handler is located in the attic space above this landing. When replacing the system, you should consider installing the air handler in a more convenient location.
- The Furnace for the second floor was also installed in 1988, this system was operational, however the HVAC for the second floor should be replaced, as the system is passed its useful life.
- There are 3 new high efficiency furnaces which were installed 2010, the furnaces are located in the basement and service the basement and first floor levels. These systems have a life expectancy of 18-20 years. All three were operational.
- The roofing material is Slate, the roof needs extensive repairs. There are many missing or loose tiles. The roof should be evaluated and repaired as needed by a qualified roofing contractor.
- The exterior trim needs to be scraped and painted
- The brick siding needs repair, extensive re-pointing is required. There was a stop work order notice on the front door for re-pointing or brick work without a permit. The notice was issued on 9/20/10.

Further evaluation and repair from a qualified mason is required.

- There is a broken glass pane in the front door a the left south side entrance, the door needs repair or replacement.
- There is a hole in the front right gutter at the south side, the gutter needs repair. The gutters terminated underground, I could determine where they drain
- The men's bathroom light switch and fan are on a timer, I recommend that you install a wall switch to control the lights and fan in this bathroom. The GFCI over the sink in this bathroom is bad and needs to be replaced. The toilet bowl in this bathroom is not secure to the floor, it should be secured. If left, it could wobble and possibly leak. There is an electric heat source in this bathroom.
- The water heater for both of the bathrooms is located under the women's bathroom vanity, the 6 gallon water heater was installed in 1992, it was operational, however it has passed its useful life expectancy of 12-15 years and you should budget to replace it.
- The basement kitchen 4 gallon water heater was installed in 2004, it was operational. These systems have a useful life of 12-15 years.
- The basement kitchen sink faucet leaks at the base and needs repair.
- Cosmetic plaster work needed on the interior walls and ceiling.
- The main water line is copper, the shut of for the system is located in the rear left basement room of the building behind a wall access panel. The interior plumbing system is mostly copper piping
- There is no handicap entrance.
- There appears to have been a fire in the front right side electrical room at some point, there are several charred beams visible from the electrical room, no significant structural damage was noted.
- The electric service is 600 amp copper service. There are several repairs that need to be made to the electrical system, there was an open junction box in the second attic space near the electrical panel that needs a cover plate installed, there was an open space in the 200 amp electrical panel in the basement that needs a blank cover installed. Further evaluation and repair from a qualified electrician is required.
- The double hung windows need repair, most are painted shut and the sash cords are damaged. The stained glass windows are leaky and should be weatherized/sealed as needed.
- You should consider installing a taller more stabilized guard rail at the second level, for safety reasons.
- The old ladder to the second level of the tower should be replaced, it is not safe.
- The basement flooring appears to be an asbestos tile. Asbestos materials are manufactured of mineral fiber and are long lasting. Asbestos tiles are not generally a heath hazard while in good condition. At the time of removal these tiles may considered hazardous and should be handled in a manner consistent with E.P.A guidelines.

Please call if you have any questions. I look forward to working with you again.

Sincerely,

Andrew Cleary

Photo Plates

General Info

123 A Street, NE

Photo #1

AC Unit #1 was installed in 1989, this system cools the basement level, the thermostat is in the basement bathroom hallway. These systems have a life expectancy of 15-18 years, the system has passed its useful life and you should budget to replace it. This unit was tested and operational.

AC unit #2 was installed in 1988, this system cools the right side of the first floor, the thermostat is located near the right side entrance. This unit was tested and the system did not respond. The compressor is passed its useful life and you should budget to replace it.

AC Unit #3 was installed in 2004, this system cools the left side of the first floor, the thermostat is located neat the left side entrance, This system was operational, These systems have a life expectancy of 15-18 years.

All three compressor are located at the left side of the building.

Photo #2

AC unit #4 was in 1988, this system cools the second floor, the thermostat is located on the second level. This system was operational. However, it has passed its useful life and you should budget to replace it. There was a repaired leak under the air handler in the ceiling of the front left second floor landing. The air handler is located in the attic space above this landing. When replacing the system, you should consider installing the air handler and compressor in a more convenient location

The Furnace for the second floor was also installed in 1988, this system was operational, however the HVAC system for the second floor should be replaced, as the system is passed its useful life.

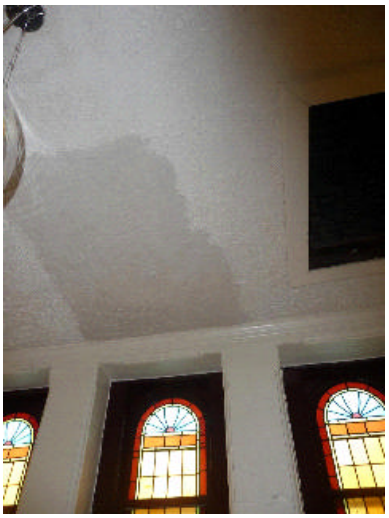


Photo #3

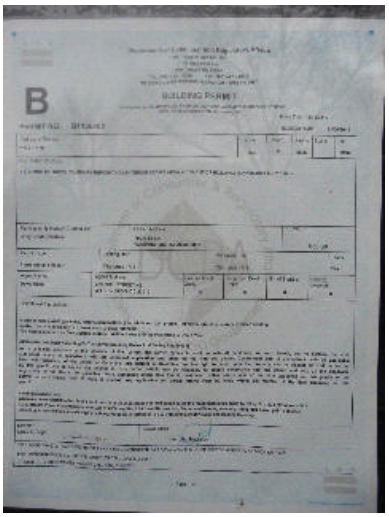
There are 3 new high efficiency furnaces which were installed 2010, the furnaces are located in the basement and service the basement and first floor levels. These systems have a life expectancy of 18-20 years. All three were operational.

Photo #4

The roofing material is Slate, the roof needs extensive repairs. There are many missing or loose tiles. The roof should be evaluated and repaired as needed by a qualified roofing contractor.

Photo #5

The brick siding needs repair, extensive re-pointing is required. There was a stop work order notice on the front door for re-pointing or brick work without a permit. The notice was issued on 9/20/10. Further evaluation and repair from a qualified mason is required.



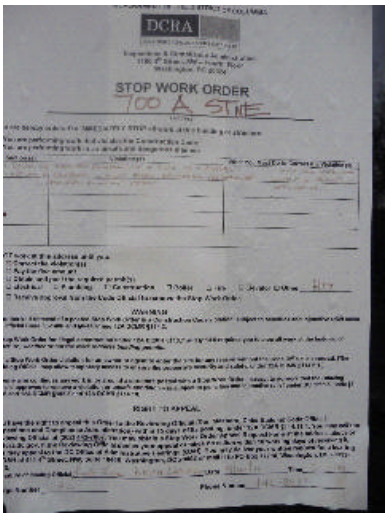


Photo #6

There is a broken glass pane in the front door a the left south side entrance, the door needs repair or replacement.

Photo #7

There is a hole in the front right gutter at the south side, the gutter needs repair. The gutters terminated underground, I could determine where they drain

Photo #8
The basement kitchen sink faucet leaks at the base and needs repair.

Photo #9
Cosmetic plaster work needed on the interior walls and ceiling.

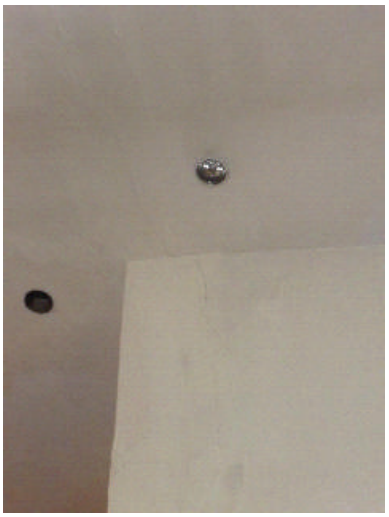


Photo #10
The main water line is copper, the shut of for the system is located in the rear left basement room of the building behind a wall access panel. The interior plumbing system is mostly copper piping

Photo #11
There appears to have been a fire in the front right side electrical room at some point, there are several charred beams visible from the electrical room, no significant structural damage was noted.

Photo #12

The electric service is 600 amp copper service. There are several repairs that need to be made to the electrical system, there was an open junction box in the second attic space near the electrical panel that needs a cover plate installed, there was an open space in the 200 amp electrical panel in the basement that needs a blank cover installed. Further evaluation and repair from a qualified electrician is required.

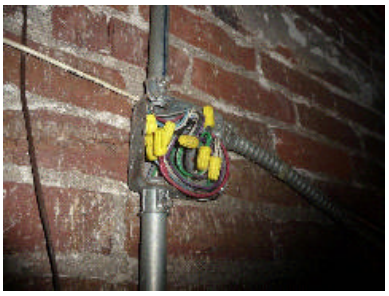


Photo #13

The double hung windows need repair, most are painted shut and the sash cords are damaged. The stained glass windows are leaky and should be weatherized/sealed as needed.

Photo #14

You should consider installing a taller more stabilized guard rail at the second level, for safety reasons.

Photo #15

The old ladder to the second level of the tower should be replaced, it is not safe.

Photo #16

The basement flooring appears to be an asbestos tile. Asbestos materials are manufactured of mineral fiber and are long lasting. Asbestos tiles are not generally a health hazard while in good condition. At the time of removal these tiles may be considered hazardous, and should be handled in a manner consistent with E.P.A. guidelines.