



Your Inspection Report

Elmgrove Park
Rochester, NY



PREPARED FOR:
CLIENT NAME

INSPECTION DATE:
Thursday, January 24, 2008

PREPARED BY:
George Cline NYS Lic. No. 16000006848



HomePro Inspections
1170 Ridge Road, Suite 156
Webster, NY 14580

585-872-2430
Fax: 1-866-470-7704
www.rochesterhomepro.com
office@RochesterHomePro.com



February 15, 2009

Dear Client Name,

RE: Report No. 1048, v.3
Elmgrove Park
Rochester, NY
14624

Thank you for choosing HomePro Inspections to perform your Home Inspection. We trust the experience was both useful and enjoyable.

Please feel free to contact us with questions about the report or the home itself any time for as long as you own the home. Our consulting service via telephone is available at no cost to you for as long as you own the home.

Thanks again for allowing us to work with you.
Sincerely,

George Cline NYS Lic. No. 16000006848
on behalf of
HomePro Inspections

HomePro Inspections
1170 Ridge Road, Suite 156
Webster, NY 14580
585-872-2430
Fax: 1-866-470-7704



INVOICE

February 15, 2009

Client: Client Name

Report No. 1048, v.3

For inspection at:

Elmgrove Park

Rochester, NY

14624

on: Thursday, January 24, 2008

HI - GMC

\$1,500.00

Total

\$1,500.00

PAID IN FULL - THANK YOU!

HomePro Inspections
1170 Ridge Road, Suite 156
Webster, NY 14580
585-872-2430
Fax: 1-866-470-7704

Note: For the purpose of this report the building is considered to be facing **North**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

Roofing

Flat roofing \ Rubber single ply

Condition: • [Damage, punctures, tears](#)

Location: Various

Task: Further Evaluation / Repair

Time: Immediate

Cost: Major

Condition: • [Openings at seams or flashings](#)

Location: Various

Task: Further Evaluation / Repair

Time: Immediate

Cost: Major

Condition: • [Taut, tenting](#)

Location: Various

Task: Further evaluation

Time: Immediate

Cost: Depends on work

Exterior

General

• Aged loading dock levelers and bumpers

Implication(s): Non-working levelers

Location: South Exterior

Task: Further evaluation

Time: Immediate

Cost: Depends on work needed

Landscaping \ Retaining wall

Condition: • [Leaning](#)

Location: East, North Exterior

Task: Repair

Time: Immediate

Cost: Major

Electrical

Distribution system \ Lights

Condition: • [Inoperative](#)

Location: Throughout Exterior

Task: Further evaluation

Time: Immediate

Cost: Depends on work needed

Note: Parking lot lights are inoperative.

Distribution system \ Outlets

Condition: • [Ground Fault Interrupter \(GFI\) needed](#)

Location: Break room by sink

Task: Provide

Time: Immediate

Cost: Minor

Heating

Gas furnace \ Life expectancy

Condition: • [Near end of life expectancy](#)

Location: East end of Warehouse

Task: Replace

Time: Unpredictable

Cost: Major

Note: ceiling-mounted heating unit

Condition: • [Inoperative](#)

Location: Warehouse west end near loading dock

Task: Further evaluation

Time: Discretionary

Cost: Depends on work needed

Note: other heat source in area - rooftop heating and cooling unit serves the west end of warehouse

Electric furnace \ Life expectancy

Condition: • [Near end of life expectancy](#)

Location: Office area

Task: Replace

Time: Unpredictable

Cost: Major

Note: two electric heating units above suspended ceiling

Space heater \ Electric space heater

Condition: • [Inoperative heaters](#)

Location: East Utility room

Task: Repair

Time: Immediate

Cost: Minor

Note: Implications: may allow pipes to freeze if temperature falls low enough

Cooling & Heat Pump

Air conditioning \ Life expectancy

Condition: • [Near end of life expectancy](#)

Location: West end of warehouse overhead

Task: Replace

Time: Unpredictable

Cost: Major

Plumbing

Fixtures and faucets \ Shower stall

Condition: • [Slow drains](#)

Location: Shower room

Task: Further evaluation

Time: Discretionary

Cost: Depends on work needed

Note: shower drain is plugged and does not drain

Interior

General

• Carbon monoxide monitor not found.

Task: Provide

Time: Immediate

Cost: Minor

Exhaust fans \ Exhaust fan

Condition: • [Inoperative](#)

Location: Warehouse area

Task: Further evaluation

Time: Discretionary

Cost: Depends on work needed

Note: several exhaust fans and power actuated dampers are not working

This concludes the Summary section. The remainder of the report describes each of the home's systems and also

THE BOTTOM LINE

Report No. 1048, v.3

Elmgrove Park, Rochester, NY January 24, 2008

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

MORE INFO

REFERENCE

details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists. Be sure to check with reputable contractors prior to closing where further evaluation has been recommended.

You must maintain your property; budget 1-3% of the purchase price for routine annual maintenance. For accurate repair or replacement costs, it is always best to check with a number of reputable contractors prior to closing.

If you need further assistance, please call us.

ROOFING

Elmgrove Park, Rochester, NY January 24, 2008

- THE BOTTOM
 - ROOFING**
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO
 - MORE INFO
 - REFERENCE

DESCRIPTION

General: • Appromiate roof age in years:
Note: roof thought to be original 22-years old

General: • Roof Maintenance Budget: \$500+ per year

General: • Previous flashing and roofing repairs

Flat: • [Synthetic rubber](#)

Probability of leakage: • High

LIMITATIONS

Roof inspection limited/prevented by: • Gravel covering membrane • Wet roof surface hides flaws

Inspection performed: • By walking on roof

RECOMMENDATIONS

Flat roofing \ Rubber single ply

Condition: • Gravel erosion

Implication(s): Possible roof punctures, UV light damage

Location: Various

Task: Replace

Time: Immediate

Cost: Minor



ROOFING

Elmgrove Park, Rochester, NY January 24, 2008

- THE BOTTOM
 - ROOFING**
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO
 - MORE INFO
 - REFERENCE

Condition: • Metal screens laying on roof near exhaust grilles

Implication(s): Possible roof puncture

Location: Northwest Lower roof

Task: Remove

Time: Immediate

Cost: Minor

Condition: • [Damage, punctures, tears](#)

Location: Various

Task: Further Evaluation / Repair

Time: Immediate

Cost: Major



Condition: • [Openings at seams or flashings](#)

Location: Various

Task: Further Evaluation / Repair

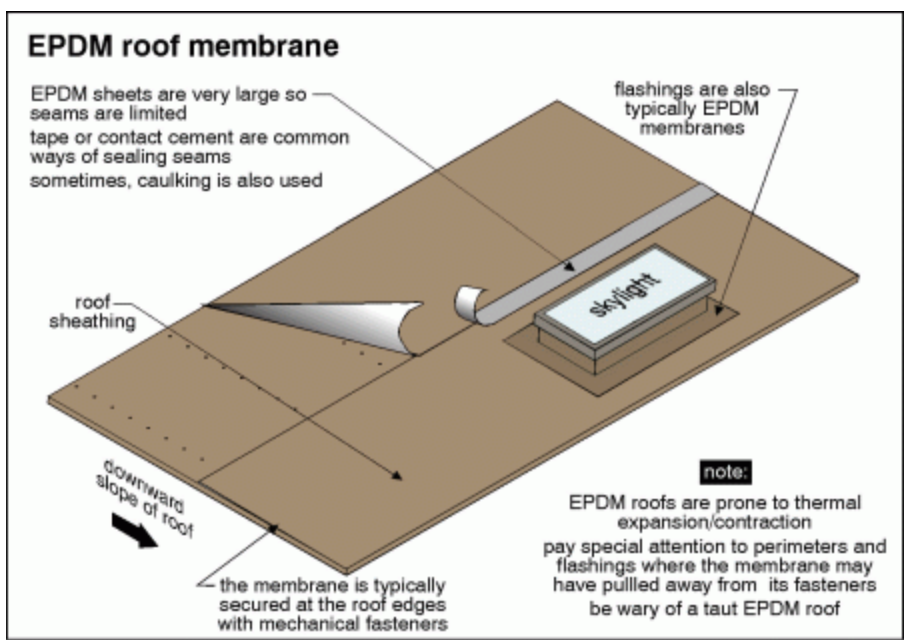
Time: Immediate

Cost: Major

ROOFING

Elmgrove Park, Rochester, NY January 24, 2008

- THE BOTTOM
 - ROOFING**
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO
 - MORE INFO
 - REFERENCE



[Click on image to enlarge.](#)



Condition: • [Patched](#)

Location: Various

Task: Monitor

Time: Ongoing

Cost: Depends on work needed

ROOFING

Elmgrove Park, Rochester, NY January 24, 2008

- THE BOTTOM
 - ROOFING**
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO
 - MORE INFO
 - REFERENCE

Condition: • [Ponding](#)

Location: Various

Task: Keep drains clean

Time: Ongoing

Cost: Regular maintenance item



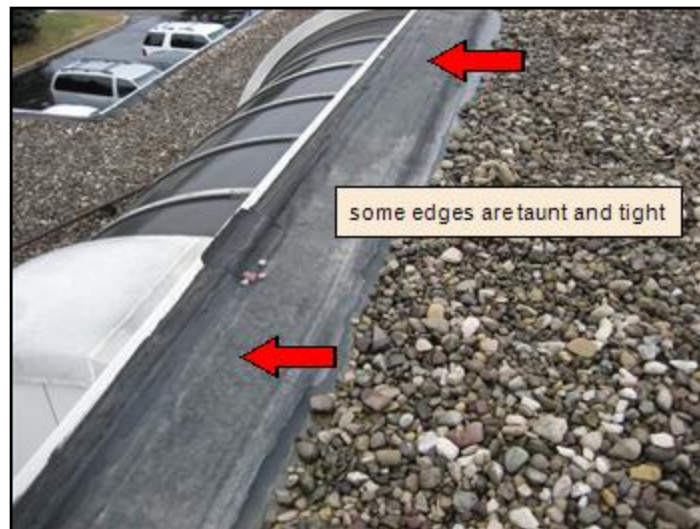
Condition: • [Taut, tenting](#)

Location: Various

Task: Further evaluation

Time: Immediate

Cost: Depends on work



EXTERIOR

Elmgrove Park, Rochester, NY January 24, 2008

THE BOTTOM	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	MORE INFO	REFERENCE							

DESCRIPTION

General: • Roof drains with internal leaders

Gutter & downspout type: • [Integral/built-in](#)

Lot slope: • Away from building

Lot slope: • [Flat](#)

Wall surfaces - masonry: • [Brick](#)

Wall surfaces : • [Metal siding](#)

Retaining wall: • Landscape block

Driveway: • Asphalt

Walkway: • Concrete

Exterior steps: • Concrete

LIMITATIONS

Inspection limited/prevented by: • Vines/shrubs/trees against wall • Snow

No or limited access to: • Driveway • Walkways

RECOMMENDATIONS

General

• Aged loading dock levelers and bumpers

Implication(s): Non-working levelers

Location: South Exterior

Task: Further evaluation

Time: Immediate

Cost: Depends on work needed



EXTERIOR

Elmgrove Park, Rochester, NY January 24, 2008

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

MORE INFO

REFERENCE

Walls \ Metal siding**Condition:** • [Mechanical damage](#)**Location:** South Exterior**Task:** Paint**Time:** Immediate**Cost:** Minor**Note:** dented and rusted**Walls \ Brick, stone and concrete****Condition:** • Poor seal at penetrations**Location:** East Exterior**Task:** Repair**Time:** Immediate**Cost:** Minor**Condition:** • [Masonry deterioration](#)**Location:** South Exterior around docks and steps**Task:** Repair**Time:** Immediate**Cost:** Minor**Condition:** • [Spalling](#)**Location:** South Exterior near steps to dock 1**Task:** Repair**Time:** Immediate**Cost:** Minor

EXTERIOR

Elmgrove Park, Rochester, NY January 24, 2008

THE BOTTOM	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	MORE INFO	REFERENCE							



Windows and skylights \ General

Condition: • [Caulking missing, loose or deteriorated](#)

Location: Various Exterior

Task: Improve

Time: Immediate

Cost: Minor



EXTERIOR

Elmgrove Park, Rochester, NY January 24, 2008

THE BOTTOM	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	MORE INFO	REFERENCE							

Doors \ Doors and frames

Condition: • [Rust](#)

Location: Various Exterior

Task: Paint

Time: Immediate

Cost: Minor

Porches, decks, steps, patios and balconies \ Handrails and guards

Condition: • [Missing](#)

Location: East Exterior Utility room door

Task: Provide

Time: Immediate

Cost: Minor

Landscaping \ General

Condition: • Tree limbs touching building

Location: North Exterior

Task: Trim

Time: Immediate

Cost: Minor

Landscaping \ Retaining wall

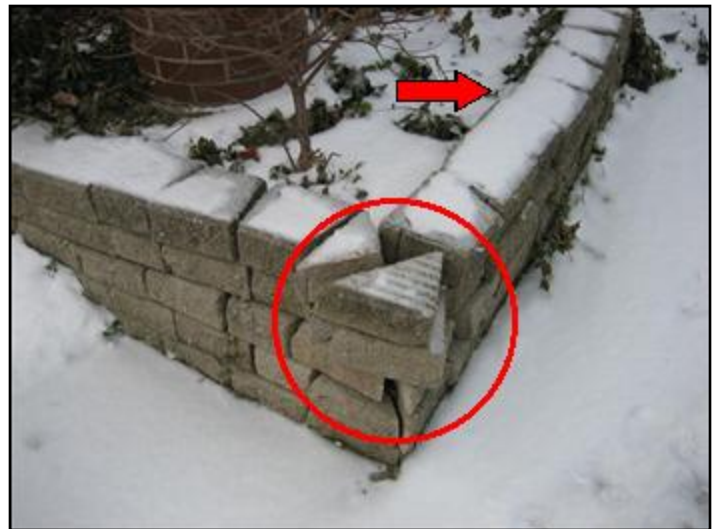
Condition: • [Leaning](#)

Location: East, North Exterior

Task: Repair

Time: Immediate

Cost: Major



STRUCTURE

Elmgrove Park, Rochester, NY January 24, 2008

- THE BOTTOM
- ROOFING
- EXTERIOR
- STRUCTURE**
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- SITE INFO
- MORE INFO
- REFERENCE

DESCRIPTION

- Configuration:** • [Slab-on-grade](#)
- Foundation material:** • [Poured concrete](#) • [Masonry block](#) • Not visible
- Floor construction:**
- [Concrete](#)
 - Not visible
- Note:* floor coverings in office areas, heavy storage and equipment
- Exterior wall construction:** • [Masonry](#) • [Panelized construction](#)
- Roof and ceiling framing:** • Corrugated metal decking
- Roof and ceiling framing:** • [Trusses](#) • [Steel framing](#)

LIMITATIONS

- Inspection limited/prevented by:** • Suspended ceiling • Heavy Storage
- Inspection limited/prevented by:** • Carpet/furnishings
- Attic/roof space:** • Restricted access - spot checked from office heating unit locations
- Percent of foundation not visible:** • 100 %

RECOMMENDATIONS

- Floors \ Concrete slabs**
- Condition:** • [Cracked](#)
- Location:** Various
- Task:** Monitor
- Note:** typical - cosmetic



DESCRIPTION

Service entrance cable and location: • [Underground aluminum](#)

Service size:

- [400 Amps \(240 Volts\)](#)

Note: main wires sizes entering the building in the trough

Main disconnect/service box rating:

- [100 Amps](#)

Note: "house" panel and panel "B" in utility room

- [200 Amps](#)

Note: 200-amp panel "A" in utility room

- [150 Amps](#)

Note: two 150-amp shut-off boxes in utility room

Main disconnect/service box type and location: • [Breakers - utility room](#) • [Fuses - utility room](#)

System grounding material and type: • [Copper - water pipe](#)

Distribution panel rating:

- [100 Amps](#)

Note: house panel

- [200 Amps](#)

Note: 200-amp panel box in utility room

Distribution panel type and location: • Trough distribution

Distribution panel type and location: • Breakers - warehouse area

Distribution panel type and location: • Expansion room

Note: some panel boxes

Distribution panel type and location: • Panel labeled

Distribution panel type and location: • [Breakers - utility room](#)

Auxiliary panel rating:

- [200 Amps](#)

Note: several (4) 200-amp rated panels in various locations of the warehouse area

Auxiliary panel type and location: • Breakers - warehouse area

Distribution wire material and type: • [Copper - non-metallic sheathed](#) • [Copper - metallic sheathed](#) • [Copper - conduit](#)

Type and number of outlets: • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - kitchen](#)

Smoke detectors:

- [Present](#)

Note: not tested

RECOMMENDATIONS

Distribution system \ Wiring - damaged or exposed

Condition: • [Exposed on walls or ceilings](#)

Location: East Utility room

Task: Further evaluation

Time: Immediate

Cost: Minor

Note: loose ended wire in ceiling by gas main

**Distribution system \ Lights**

Condition: • [Inoperative](#)

Location: Throughout Exterior

Task: Further evaluation

Time: Immediate

Cost: Depends on work needed

Note: Parking lot lights are inoperative.

Distribution system \ Outlets

Condition: • [Ground Fault Interrupter \(GFI\) needed](#)

Location: Break room by sink

Task: Provide

Time: Immediate

Cost: Minor

DESCRIPTION

General: • Combustion air supply: indoors

General: • Heating systems last serviced on 9/30/2006 by Energy-Wise Heating and Cooling (service tag provided by tenant)

General: • Combustion air supply: outside

Note: rooftop heating and cooling unit over west end of warehouse area

Fuel:

• [Gas](#)

Note: two units above office area suspended ceilings, one rooftop heating and cooling unit over west end of warehouse area, four ceiling-mounted heating units in the warehouse area

• [Electricity](#)

System type: • Rooftop unit

System type:

• [Furnace](#)

Note: (4) side blow units hanging above suspended ceilings

• Electric baseboard heaters

Note: office area

• [Space heaters](#)

• [Combination heating system](#)

Heat distribution: • Some flexible ducting for units serving the office area

Heat distribution:

• [Ducts and registers](#)

Note: units serving office area

Approximate capacity: • 125,000 BTU/hr - one of the ceiling-mounted heating units warehouse area • Unknown - two electric heating units above office suspended ceiling • Unknown - newer ceiling-mounted heating unit on south wall of warehouse closest to loading dock #2 (no tag visible)

Approximate capacity:

• 150,000 BTU/hr

Note: two ceiling mounted heating units in warehouse area

• 120,000 BTU/hr

Note: rooftop heating and cooling unit over west end of warehouse area

• [100,000 BTU/hr](#)

Note: two gas furnaces above office suspended ceilings

Efficiency: • [Mid-efficiency](#)

Elmgrove Park, Rochester, NY January 24, 2008

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

MORE INFO

REFERENCE

Approximate age:• [5 years](#)*Note:* or younger - one ceiling-mounted heating unit in warehouse area• [8 years](#)*Note:* or younger - one ceiling-mounted heating unit in warehouse area• [9 years](#)*Note:* or younger - rooftop heating and cooling system over west end of warehouse area• [12 years](#)*Note:* one gas heating unit above office suspended ceilings• [13 years](#)*Note:* one gas heating unit above office suspended ceilings• [22 years](#)*Note:* two ceiling-mounted heating units in warehouse area• [22 years](#)*Note:* two electric heating units above office suspended ceilings**Failure probability:** • [High](#) • [Medium](#) • [Low](#)**Main fuel shut off at:** • Meter**Auxiliary heat:**• [Electric baseboard heater](#)*Note:* office area• [Electric heater](#)*Note:* utility room

LIMITATIONS

Inspection prevented/limited by: • Ceiling-mounted heating units mounted a great distance off the floor • Suspended ceiling in office area greatly restricts access to heating units for inspection and servicing**Safety devices:** • Not tested as part of a home inspection**Heat loss calculations:** • Not done as part of a home inspection**Heat exchanger:**

• Not visible

Note: all other heating units

• Not accessible

Note: all other heating units

• Only a small portion visible

Note: rooftop heating and cooling unit over west end of warehouse

RECOMMENDATIONS

General

- Exhaust hood rusted out

Location: South Exterior

Task: Replace

Time: Immediate

Cost: Minor



- Unexpected minor expenses for this property may approximate: \$200 - \$300.

Note: for each unit

Gas furnace \ Life expectancy

Condition: • [Near end of life expectancy](#)

Location: East end of Warehouse

Task: Replace

Time: Unpredictable

Cost: Major

Note: ceiling-mounted heating unit

Condition: • [Inoperative](#)

Location: Warehouse west end near loading dock

Task: Further evaluation

Time: Discretionary

Cost: Depends on work needed

Note: other heat source in area - rooftop heating and cooling unit serves the west end of warehouse

Elmgrove Park, Rochester, NY January 24, 2008

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

MORE INFO

REFERENCE

Gas furnace \ Venting system**Condition:** • [Rust, dirty, obstructed](#)**Location:** Warehouse**Task:** Further evaluation**Time:** Regular maintenance**Cost:** Minor**Note:** most ceiling-mounted heating unit flues are rusted**Gas furnace \ Mechanical air filter****Condition:** • [Dirty](#)**Location:** Throughout**Task:** Replace**Time:** Immediate**Cost:** Minor**Electric furnace \ Life expectancy****Condition:** • [Near end of life expectancy](#)**Location:** Office area**Task:** Replace**Time:** Unpredictable**Cost:** Major**Note:** two electric heating units above suspended ceiling**Space heater \ Electric space heater****Condition:** • [Inoperative heaters](#)**Location:** Office area**Task:** Replace**Time:** Discretionary**Cost:** Minor**Note:** electric baseboards on exterior walls - supplemental heat**Condition:** • [Inoperative heaters](#)**Location:** West Men's Bathroom**Task:** Repair**Time:** Discretionary**Cost:** Minor**Note:** supplemental heater - there is another heat source in bathroom**Condition:** • [Inoperative heaters](#)**Location:** East Utility room**Task:** Repair**Time:** Immediate**Cost:** Minor**Note:** Implications: may allow pipes to freeze if temperature falls low enough

COOLING & HEAT PUMP

Elmgrove Park, Rochester, NY January 24, 2008

THE BOTTOM	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	MORE INFO	REFERENCE							

DESCRIPTION

General: • Abandoned unit over top of the break room is not in service

Air conditioning type: • [Air cooled](#)

Cooling capacity: • 84,000 BTU/hr - unit hanging from ceiling of west end of warehouse • 90,000 BTU/hr - rooftop units over west end and east end of warehouse

Cooling capacity:

• [36,000 BTU/hr](#)

Note: three units on the lower roof serving office areas

• 60,000 BTU/hr

Note: rooftop unit over central area of warehouse

Compressor approximate age:

• 2 years

Note: three units on lower roof serving office areas

• 6 years

Note: rooftop unit over central area of warehouse

• 7 years

Note: rooftop unit over east end of warehouse

• 9 years

Note: or less - rooftop unit over west end of warehouse

• 20 years

Note: unit suspended over west end of warehouse

Failure probability: • [High](#) • [Low](#)

LIMITATIONS

Inspection limited/prevented by: • Unit mounted a great distance off the warehouse floor

Inspection limited/prevented by:

• Low outdoor temperature

Note: air conditioning could not be operated

Heat gain calculations: • Not done as part of a home inspection

RECOMMENDATIONS

General

• Unexpected minor expenses for this property may approximate: \$200 - \$300.

Note: each unit

THE BOTTOM	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	MORE INFO	REFERENCE							

Air conditioning \ Life expectancy

Condition: • [Near end of life expectancy](#)

Location: West end of warehouse overhead

Task: Replace

Time: Unpredictable

Cost: Major

Air conditioning \ Evaporator coil

Condition: • [No access to coil](#)

Location: Above Office areas

Air conditioning \ Condensate system

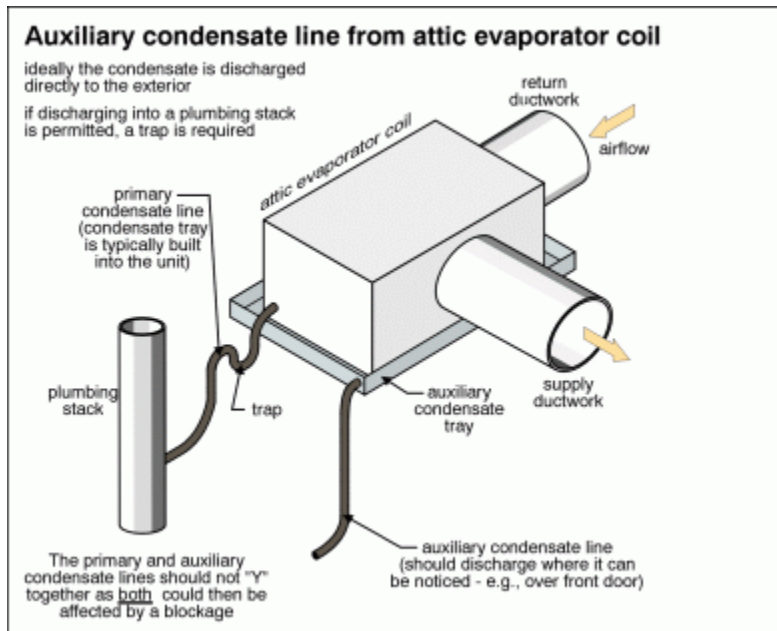
Condition: • [No auxiliary pan](#)

Location: Throughout

Task: Provide

Time: Discretionary

Cost: Minor



[Click on image to enlarge.](#)

Air conditioning \ Condensate drain line

Condition: • Poor incline

Implication(s): Leaks onto ceiling below

Location: Above Office area

Task: Repair

Time: Immediate

Cost: Minor

INSULATION AND VENTILATION

Report No. 1048, v.3

Elmgrove Park, Rochester, NY January 24, 2008

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

MORE INFO

REFERENCE

DESCRIPTION

Attic/roof insulation material: • None found

Attic/roof insulation amount: • Not determined • [Not visible](#)

Wall insulation material: • Not determined • Not visible

Wall insulation amount: • Not determined • [None found](#)

Foundation wall insulation material: • Not determined

Foundation wall insulation amount: • Not visible • [None found](#)

LIMITATIONS

Roof space inspection performed: • Spot checked from furnace locations in office area

DESCRIPTION

Water supply source: • Public

Service piping into house: • [Copper](#)

Supply piping in house: • [Copper](#)

Main shut off valve at the: • Utility room

Water flow (pressure): • [Functional](#)

Water heater fuel: • [Electric](#)

Water heater type: • [Conventional](#) • [Tankless/indirect](#)

Tank capacity: • 20 gallons • 6 gallons

Water heater approximate age:

- 1 year
- 2 years
- 19 years

Note: unit over break room

Water heater failure probability: • [High](#) • [Low](#)

Waste disposal system: • [Public](#)

Waste piping in house: • [Plastic](#) • [Copper](#)

LIMITATIONS

Inspection limited/prevented by: • Suspended ceiling (roof drain leader pipes are overhead)

Fixtures not tested/not in service: • Exterior hose bibbs shut off for winter

Items excluded from a home inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows

RECOMMENDATIONS

General

- Unexpected minor expenses for this property may approximate: \$200 - \$300.

Water heater \ Tank

Condition: • Safety pan and drain missing

Location: Throughout

Task: Provide

Time: Discretionary

Cost: Minor

Elmgrove Park, Rochester, NY January 24, 2008

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

MORE INFO

REFERENCE

Water heater \ Heater**Condition:** • [Inoperative](#)**Location:** Above break room (19-years old)**Task:** Replace**Time:** Immediate**Cost:** Depends on approach**Note:** hot water supply is barely warm, reported to be problematic per tenant**Waste plumbing \ Traps - performance****Condition:** • [Split, rusted or damaged](#)**Location:** East Men's Bathroom near kitchenette**Task:** Replace**Time:** Immediate**Cost:** Minor**Fixtures and faucets \ Faucet****Condition:** • [Drip, leak](#)**Location:** West Women's Bathroom sink, shower room sink**Task:** Repair**Time:** Immediate**Cost:** Minor**Fixtures and faucets \ Toilet****Condition:** • [Loose](#)**Location:** East Women's Bathroom near kitchenette**Task:** Repair**Time:** Immediate**Cost:** Minor**Fixtures and faucets \ Shower stall****Condition:** • [Slow drains](#)**Location:** Shower room**Task:** Further evaluation**Time:** Discretionary**Cost:** Depends on work needed**Note:** shower drain is plugged and does not drain

DESCRIPTION

Major floor finishes: • Vinyl square tiles

Major floor finishes: • [Carpet](#) • [Ceramic](#)

Major wall and ceiling finishes: • Suspended tile

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Fixed](#) • [Skylight](#) • Metal

Glazing: • [Single](#) • [Double](#)

Exterior doors: • Glass panels with metal frame

Exterior doors: • [Metal](#)

Appliances: • Refrigerator • Waste disposal • Microwave oven

LIMITATIONS

Inspection limited/prevented by: • Equipment • Suspended ceiling

Inspection limited/prevented by: • Carpet • Storage/furnishings

Restricted access to: • Above suspended ceiling (spot checked while viewing furnaces) • Some windows covered with cardboard and blinds

Not tested/not in service: • Overhead doors at docks (operating equipment nearby)

Not tested/not in service: • Microwave

Cosmetics: • No comment offered on cosmetic finishes

Percent of foundation not visible: • 100 %

RECOMMENDATIONS

General

• Carbon monoxide monitor not found.

Task: Provide

Time: Immediate

Cost: Minor

Ceilings \ General

Condition: • [Water damage](#)

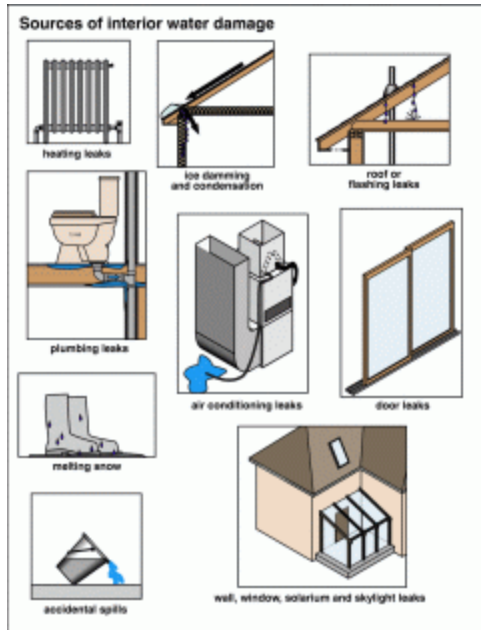
Location: Various

Task: Replace

Time: Discretionary

Cost: Minor

Note: several stained and missing ceiling tiles, many seem to be around skylights and overhead heating systems



[Click on image to enlarge.](#)

Exhaust fans \ Exhaust fan

Condition: • [Inoperative](#)

Location: Warehouse area

Task: Further evaluation

Time: Discretionary

Cost: Depends on work needed

Note: several exhaust fans and power actuated dampers are not working

SITE INFO

Elmgrove Park, Rochester, NY January 24, 2008

THE BOTTOM	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	MORE INFO	REFERENCE							

DESCRIPTION

General: • Client Attention: Minimal

General: • Client Attention: Not Present

Note: for most of inspection

General: • Please mail payment to office address

Weather:

- Overcast
- It was snowing at the time of the inspection.
- There was snow on the ground.
- There was snow on the roof.

Note: revisited property on 1/29/2008 to inspect the roof without snow coverage

Approximate temperature:

- 46°
Note: 1/29/2008
- 16°
Note: 1/24/2008

Attendees: • Inspector - Rick Papaj, NYS License #16000010852 • Tenant

Attendees: • Buyer left before the inspection was complete.

Occupancy: • The building was occupied during the inspection • The building was furnished during the inspection

Utilities: • All utilities were on during the inspection.

Approximate inspection start and end time:

- The inspection started at 9:00 a.m.
Note: 1/24/2008
- The inspection started at 10:30 a.m.
Note: 1/29/2008
- The inspection ended at Noon.
Note: 1/29/2008
- The inspection ended at 1:00 p.m.
Note: 1/24/2008

Approximate date of construction: • 1986

MORE INFO

Elmgrove Park, Rochester, NY January 24, 2008

THE BOTTOM	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	MORE INFO	REFERENCE							

DESCRIPTION

General: • The following documents provide additional information on a range of topics. Please read the descriptions below to see which links may be of interest to you.

General: • [Life Cycles and Costs. Ballpark estimates based on a typical three-bedroom home.](#)

General: • [Priority items for home buyers - A list of things you should do when moving into your new home and a few regular maintenance items.](#)

General: • [Scheduled maintenance can avoid repairs and extend the life expectancy of many home components. This document helps you look after your home.](#)

General: • [Supplementary information - this section provides information on topics beyond the scope of home inspection including asbestos, radon, urea formaldehyde foam insulation, lead, carbon monoxide, household pests and mold.](#)

General: • [Standards of Practice: This document sets out what a professional home inspection should include, and guides the activities of our inspectors.](#)

General: • [When Things Go Wrong: Unpleasant surprises are unfortunately part of homeownership. This document helps to explain why things happen and why your home inspector may not have predicted it.](#)

END OF REPORT

[THE BOTTOM](#)[ROOFING](#)[EXTERIOR](#)[STRUCTURE](#)[ELECTRICAL](#)[HEATING](#)[COOLING](#)[INSULATION](#)[PLUMBING](#)[INTERIOR](#)[SITE INFO](#)[MORE INFO](#)[REFERENCE](#)

The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)