[redacted]

Confidential Inspection Report

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BERGAMI BUILDING INSPECTIONS
"Giving You A Better Look"

[redacted]

At your request, a visual inspection of the above referenced property was conducted on September 3, 2020. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

IMPORTANT: The 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. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate qualified contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

POSITIVE OBSERVATIONS

MAJOR ISSUES

MOLD LIKE SUBSTANCE APARTMENT 4103

Confirmed Mold Growth is seen on most interior walls and ceilings of this apartment. This is most likely related to poor climate control in the Apartment. Mold samples were taken and have come back positive for mold growth
See separately attached mold assessment report and mold sample results.

ROOFING SYSTEM

The roofs are original to the build with an architectural style shingle with a typical life expectancy of about 30 years. All roof slopes that face the Western direction have sustained what appears to be possible storm damage. This damage is consistent on all of these roofs, running along mainly the upper most section approximately 10 feet deep and the length of the roofs. Torn shingles are seen on the ground behind building 9. The shingle where it was lying on the ground had no grass beneath it. This indicates damage to the roof may have occurred weeks or months prior.
The roof has also been patched in several areas with newer shingles on all western facing slopes. There is also hundreds of tar patching or (dabs) seen on all four buildings. This patching appears to be covering nails that have popped through the shingles OR nails that were used to face nail the shingles to the roof.
Tar patching should only be considered a temporary patch, it is reasonable to assume leakage will occur in the future.

Due to the nature of the damage on all the western facing slopes. It is reasonable to assume storm damage has occurred and the building owners insurance company should be consulted to determine if this is a potential insurance claim. Speak with a professional roofing contractor and insurance company for further guidance.
Notable additional defects:
• Building 9: There was an improper patch/ repair to the ridge vent that is using roofing shingles where ridge cap shingles are needed. Eventual leakage will occur proper repair is needed.
• Building 5: Has collapsed sewer vent flashings (rubber flange) that will allow eventual leakage.

ATTIC FIREWALL(S)

There was no fire wall seen in the attic areas of each building, only OSB separating the upstairs apartments attic areas. It is reasonable to assume that a proper firewall (fire rated sheetrock) may need to be installed for safety and liability reasons.
It is recommended to speak with the local building department and fire marshals for further inspection to determine if a fire wall between attics was needed in these buildings.

ACTIVE LEAKAGES EXTERIOR

• Building 5: Damaged j-channel is seen where it was cut to contour the shingle and drip edge. This area will need to be better sealed to prevent water entry behind the siding due to the cut j-channel.
Signs of periodic leakage at the base of the foundation common to this area is seen most likely related to the cut j channels. It is reasonable to assume hidden damage may be present behind this wall.
• Exterior walls under all balconies: Active leakage is seen entering behind the siding at apartment 5103 the siding in this area was cut short. Moisture staining at the siding and soffit in this area as well as water staining at the interior wall common to the light switch is seen. This is indicating that periodic active leakage has penetrated into the interior wall from the exterior.
NOTE: (The tenant in this apartment has stated that active leakage in this wall does occur and water exits out of the light switch)
Wall sheathing in this area is believed to be deteriorated behind the vinyl. siding. As pressure is applied to the exterior walls at buildings 5,7 and 9 (on siding below the balcony's) a significant deflection in the exterior walls is felt. This indicates hidden damage is most likely present.
• A Professional siding company will need to determine the extent of damages and source of the leaks at ALL buildings.

ACTIVE LEAKAGES INTERIOR

• Unit 9204/9102: Active leakage at apt 9102 believed to be from the above unit 9204 The leakage is dripping onto the floor from the ceiling creating a slipping hazard and liability.
Reasonable to assume hidden damage is present in the ceiling. Removal of the ceiling may be needed to determine the extent of damages Speak with a general contractor to determine the cost of repair.

• Unit 5103/5203: Apt 5103 the toilet is loose and has corrosion and periodic leaks at the supply line shutoff.
There is moisture staining noted behind the toilet and the source was unable to be fully determined at the time of the inspection. Cracked tiles and moisture damage is noted at the vanity. It may be related to the periodic leaks seen in the unit 5203 above this unit. Further investigation is needed to determine the extent of the water damage.
• Duct work in most apartments: Moisture staining at the duct opening in the ceilings is seen. These stains are seen throughout all four buildings. This may be related to air leakage at the ceiling vents. It is recommended to speak with an insulation specialist to determine what can be done to prevent condensation from occurring.
• Building 9 has one flexible duct vent in the attic that has become detached from the main trunk. This can be seen from the hatch in the closet. The duct will need to be secured to prevent conditioned air from entering the attic area.

LIABILITY/ SAFETY CONCERNS

FIRE SPRINKLER SYSTEM

Emergency box in sprinkler rooms: Wrenches and sprinkler heads are missing from the boxes at building 4,7,9
These emergency boxes should be fully equipped for safety and liability reasons.
Apartments 5203, 5202 5204
The sprinkler heads in the utility closet are not secured to the wall. Re securing is needed.

WALKWAYS

The ADA(American with disability Act) defines a trip hazard as any vertical change over 1/4 inch or more at any joint or crack. Sidewalk trip hazards are potential legal liabilities. Several tripping hazards are seen in several areas where concrete has settled and plumbing access points in walkways stick up.
It is recommended to repair cracks and any broken, settled or raised walking areas for safety and liability reasons.

EXTERIOR GAS METERS

Several exterior gas meters and unions were leaking at the time of the inspection.
National Grid was contacted and the leakage reported at 9/4/2020 @ 10AM. National grid has since repaired the gas leakage at the exterior meters.
It is recommended that exterior gas lines be periodically inspected for unusual odors excessive corrosion and leakage. Gas leaks at exterior meters can go undetected for extended periods of time.
National Grids contact number in the event of leakage is 8889320301.

ELECTRICAL

Damage at the fiberglass electrical junction box in the ground next to the garage is seen. It appears to be under ground service where high voltage lines are no longer protected. Speak with a licensed electrician on what steps are needed to repair or replace this box for safety and liability reasons.

Sprinkler/ Garage Panels
Overall the electrical panels are in good serviceable condition with no open knockouts, rodent activity, corrosion or damaged breakers. All of the of the panel boxes did have inspection stickers indicating the systems were inspected by third party electrical inspectors. The Middle Dept of Electrical Inspectors office number 518 273 0861 appears to have signed off the panel boxes.
A sample amount of AFCI breakers were tested and were all operational. All panel boxes inside each sprinkler room and the garage are 100 Amps and not fully utilized having free space for additional breakers.
- Garage: A double tapped breaker is noted on the garage electrical panel that will need correction.
- Building 7 sprinkler room: Some attachment screws are missing at the front cover of the main electrical panel. Use only blunt ended screws approved for electrical panel use.
- Building 5: The panel for the exterior verizon box that is mounted to the exterior wall has come loose and appears to be allowing moisture entry behind the box. This box will need to be re secured. It is believed that there may be moisture damage behind this box on the wall sheathing.

Apartment Interior Electrical panels

Overall the electrical panels in each apartment are in good serviceable condition with no open knockouts, rodent activity, corrosion or damaged breakers. A sample amount of AFCI breakers were tested and were all operational. Apt 5203,4102 were inaccessible.
All panel boxes inside each apartment are 100 Amps and not fully utilized having free space for additional breakers. Most of the panel boxes did have inspection stickers indicating the systems were inspected by third party electrical inspectors. The Middle Dept of Electrical Inspectors 518 273 0861 appears to have signed off on most panel boxes. There were several panel boxes that were lacking inspections stickers. These panel box interiors did also appear to be in good serviceable condition with no seen defects. However, it is recommended to have inspection stickers on all panel boxes to ensure their safety and reliability. It is recommended to speak with the local building department to determine if all electrical inspections had been satisfied and electrical inspectors to ensure all apartments panel boxes were accounted for and or inspected when the buildings were built.
- As a sample amount of breakers were tested we had come to find that at least one apartment 5205 had the Furnace tied into the hallway lighting circuit. Typically all appliances should be on their own dedicated circuit breaker and not on a shared circuit with lighting. The tenant in this apartment did state that the breaker does turn off periodically.
- Some attachment screws are missing at the front cover of the main electrical panel. Use only blunt ended screws approved for electrical panel use.

FURNACES

Gas shut offs are present at all furnaces.
All furnaces were operational with the exception of Apartment 9203 which will need repair or replacement. The

Serial number of that furnace is 2913A49424 for reference.

The furnaces are high efficiency Payne brand. With the same product and model numbers. These furnaces have an average manufacturer date of 2013. This type of furnace could be considered a builder grade furnace. All of the furnaces were original to the construction of the buildings.
Minor periodic leakage is seen at many of the unions for the condensation lines seen in the form of corrosion or dried mineral deposits. Past leakage could potentially be a contributing factor to corrosion seen inside several of the furnaces and moisture staining at the base trims in the utility closets. Many of the furnaces were installed on drip pans which would help protect the flooring around them in the event of a condensation leak. The typical life expectancy of a high efficiency furnace is 18 years. It is recommended to consult a local HVAC company to get on a service contract to ensure the reliability of the furnaces in all apartments moving forward.
- Apt9203 Serial # 2913A49424

The heat and AC did NOT operate using normal controls. Repair or replacement may be needed.
- Apt 4204 Serial # 2913A49413

This furnace has significant corrosion at the interior cabinet.
Speak with an hvac company to determine cost of repair.

AIR CONDITIONING

The Air Conditioning units are Payne brand. With the same product and model numbers. These air conditioning units have an average manufacturer date of 2013. This type of air conditioner could be considered a builder grade unit. All of the A/C units were original to the construction of the buildings. The typical life expectancy of an exterior A/C condenser is 10-15 years. It is recommended to take precautions in covering the units during the winter months and consider building a roof over these units or elevating them off the ground to help prevent unnecessary wear and tear from exterior elements.

Corrosion and weathering is seen on a majority of the outside A/C units. Deteriorated and damaged fin coils is seen on many units most likely from landscaping maintenance. Insulation is missing and deteriorated on several suction lines. It is highly recommended to seal all the entry points at the exterior walls to prevent insect and rodents from entering the wall from these suction lines. Re-leveling of several units may be needed.
- Building 9: Exposed wiring can be seen on several units. It is recommended to properly protect all exposed wiring and splices.
- Apt9203 Serial # 2913A49424- The heat and AC did NOT operate using normal controls. Repair or replacement may be needed.
- Building 5: Had one unit that has signs it has not been operated recently.

Unusual noises can be heard at many of these units on all buildings while operating. Consult a local HVAC company to get on a service contract to ensure the reliability of the A/C units for all apartments moving forward.

HOT WATER STORAGE

All of the hot water tanks for the units are electric 50 and 40 Gallon tanks in overall serviceable condition. Majority of the original tanks are 'State select/State industries' brand and are original to the building. Each ground floor apartment has the tank in the unit while all the upstairs units in each building are stored in the sprinkler rooms. The typical life expectancy of hot water tanks is 10 years. Anticipate updating the original units in the near future to prevent potential leaks.
- Periodic active leakage is seen at the supply lines to water heaters at units 4101, 4201, 4203.
- Replacement expansion tanks may be needed for units 7104, 5104, 4103, 5205, 5202 in addition to 4101, 4201, 4203.

Most Models are: ES652DORT 210. Item ID / Part number: 9241326011 with various serial numbers for each specific tank.
There are various other model tanks that are not original to the build and have been installed afterwards as replacements in the more recent past.
These include building 4 & 7 for the upstairs in the mechanical room and unit 5101 - Bradford White Model No: RE350S6-1NCWW, Serial No: TE43316607, A.O. Smith Model No: E6-40R45DV 110, Item No/ Part No: 100274329.
Speak with the current owner to determine if any warranties exist and to supply any supporting documentation.

Thank you for selecting our firm to do your pre-purchase building inspection. If you have any questions regarding the inspection report or the building, please feel free to call us.

Sincerely,

Ryan Bergami
Bergami Building Inspections

FOUNDATION - STRUCTURE - EXTERIOR

CONDITION DEFINITIONS:**CONFIDENTIAL - FOR CLIENT USE ONLY**

GOOD - *Satisfactory with normal wear and tear*

FAIR - *Satisfactory but declining in usefulness*

POOR - *Unsatisfactory in need of immediate repair*

The following opinion is based on an inspection of the visible portion of the foundation and exterior. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation.

FOUNDATIONS:

Evidence of Settlement:

Minor cracks noted- not significant at this point in time, View of building 5.

It is recommended to seal the cracks at the transition in concrete under exterior doors of all buildings.

Grading:

Good.

EXTERIOR WALLS:

Predominant materials:

Vinyl siding over wood.
View of exterior of building 4.

Front building 4.

Overall Condition:

Minor damage believed to be related to landscaping maintenance that has occurred. Repairs to siding are recommended to prevent moisture entry. Buildings 4,5.

Building 5.
Damaged j channel is seen where it was cut to contour the shingle and drip edge. This area will need to be better sealed to prevent water entry behind the siding due to the cut j-channel.
Signs of periodic leakage at the base of the foundation common to this area is seen most likely related to the cut j channels. It is recommended to speak with a professional siding contractor to determine if hidden damages exists behind the siding.

View of leakage at foundation below damaged j channel.

Loose siding will need to be re-secured at various portions of the garage exterior.

The garage siding is cut short at the rear, corrections are recommended.

View of garage siding.

WINDOWS:

Predominant Type: Vertical Sliders.

Overall Condition: Building 7 has at least one bad thermal seal at the front window seen from the parking area.

Type and Condition of Sills/Lintels: Windows are flush with exterior walls.

DOORS:

Front Entry Doors: Minor corrosion is noted at the lower portion of the majority of exterior doors. It appears they are original to construction and installed primed and do not appear to have been painted to protect them from exterior elements. Monitor for further corrosion and damage and replace as needed.

GROUNDS & PARKING:

Other Paved Areas: **The ADA defines a trip hazard as any vertical change over 1/4 inch or more at any joint or crack. Sidewalk trip hazards are potential legal liabilities. It is recommended to repair cracks and any broken or lifted areas of walking areas for safety and liability reasons.**

Building 4.

Building 4. Plumbing in the sidewalk presents a tripping hazard.

Trip hazards are noted at all garage entry transition points.

FRONT ENTRY:

Building 4 minor peeling paint at exterior door trims and corner siding pieces.

ROOFING SYSTEM

CONDITION DEFINITIONS:**CONFIDENTIAL - FOR CLIENT USE ONLY**

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This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. For an accurate cost on what repairs or replacement cost will be, a licensed and insured roofing contractor should be called. All roof coverings require periodic maintenance and should be visually inspected once a year. Buyers are encouraged to ask sellers about the presence of any roof leaks.

GENERAL COMMENTS:

Torn shingles are seen on the ground behind building 9. The shingle where it was lying on the ground had no grass beneath it. This indicates damage to the roof may have occurred weeks or months prior. Speak with the building owner to determine the history of potential storm damage that may have occurred in the past.

Roof Covering: Asphalt shingles.

Overall Condition:

Building 9

The roofs are original to the build with an architectural style shingle with a typical life expectancy of about 30 years.
All roof slopes that face the Western direction have sustained what appears to be possible storm damage. This damage is consistent on all of these roofs, running along mainly the upper most section approximately 10 feet deep and the length of the roof.

On building 9 there was an improper patch to the ridge vent that is using roofing shingles where ridge cap shingles are needed. Eventual leakage will occur proper repair is needed.

Building 5 has collapsed sewer vent flashings (rubber flange) that will allow eventual leakage.

The roof has been patched in several areas with newer shingles on Western facing slopes. There is also hundreds of tar patching or (dabs) seen on all four buildings. This patching appears to be covering nails that have risen through the shingles OR nails that were used to face nail the shingles to the roof.
It is STRONGLY recommended to speak with the building owner to determine the history of these roof repairs. Tar patching should only be considered a temporary patch, it is reasonable to assume leakage will occur in the future. Due to the nature of the damage on all the western

facing slopes. It is reasonable to assume storm damage has occurred and the building owners insurance company should be consulted to determine if this is a potential insurance claim. Speak with a professional roofing contractor and insurance company for further guidance.

Torn shingles seen at rear building 9 at far right sewer vent.

Ridge top nailing at Building 9.

Multiple patches are seen with tar that appears to be where nails raised through the shingles creating holes or where shingles were face nailed.

Building 9. Ridge vent appears to have been eliminated to separate the attic spaces.
There was no fire wall seen in the attic areas of each building, only OSB separating the upstairs apartments attic areas. It is reasonable to assume that a proper firewall (fire rated sheetrock) may need to be installed for safety and liability reasons. It is recommended to speak with the local building department and fire marshals for further inspection to determine if a fire wall between attics was needed in these buildings.

Building 9. Improper ridge cap installation is seen where roofing shingles were used in place of ridge cap shingles.

View of top nailing at Building 7.

Torn shingle Building 7.

Building 7.

Building 5 patch slipped shingles.

Abrasion on the patch can be seen indicating rough handling may have occurred from installer.

Collapsed sewer vent boot. Eventual leakage may occur.

Building 5.

Building 4.

Loose tabs are seen.

Crushed vent.

Damage at the garage room over unit 11.

ROOF PERIMETER:

Overhang Type & Condition: Aluminum/Aluminum, Missing covers on various exterior bathroom vents at the soffits will need to be replaced.

Loose fascia flashing will need to be secured at building 9.

Moss growth seen at the right side of building 9 at the fascia.

ATTIC & CHASES:

Accessible for inspection?

Viewing was limited to the hatch areas of all buildings. All attic hatches are spring loaded with a minimum 1 hour fire rating. There was no fire wall seen in the attic areas of each building, only OSB separating the upstairs apartments attic areas. It is reasonable to assume that a proper firewall (fire rated sheetrock) may need to be installed for safety and liability reasons. It is recommended to speak with the local building department and fire marshals for further inspection to determine if a fire wall between attics was needed in these buildings.

Building 9.

Building 7.

Building 4.

Ceiling Chase Areas:

All attic hatches are spring loaded with a minimum 1 hour fire rating.

GUTTERS & DOWNSPOUTS:

Type and Condition:

Adjustment to the underground corrugated piping should be considered to help prevent unnecessary debris from entering the system this can be seen at the front of the buildings. number 4.
Periodic leakage is seen located under the 2nd floor balcony of buildings 4,5,7,9.

It is recommended to consider installing a gutter system on the upper portion of the roof to prevent unnecessary wear and tear on the lower Room entryways seen at all buildings.

Active leakage appears to periodically occur. At building 5 entryway moss growth or remnant bird nesting is seen the lower soffit it is reasonable to assume hidden damage may be present.

Active leakage is seen entering behind the siding at apartment 5103 the siding in this area was cut short. Moisture staining at the siding and soffit in this area as well as water staining at the interior wall common to the light switch is seen. This is indicating that periodic active leakage has penetrated into the interior wall from the exterior. (the tenant in this apartment has stated that active leakage in this wall does occur and water exits out of the light switch) Wall sheathing in this area is believed to be deteriorated behind the vinyl. As pressure is applied to the exterior walls at buildings 5,7 and 9(on siding below the balcony's) a significant deflection in the exterior walls is felt which indicates hidden damage is most likely present. A Professional siding company will need to determine the extent of damages and source of

the leaks at ALL buildings.

Building 7 leakage.

Building 9 leakage at soffit.

PLUMBING SYSTEM

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It is not within the scope of this report to determine the degree of salinity, quality, or volume of any well water or the operational effectiveness of any water treatment equipment. Contact your local Health Department for these tests. Determination of pinhole leakage at water supply lines in an attic or structure is limited to areas where pipes are visible and accessible. Operation of time clock motors is not verified. From time to time, you will have to replace such items as toilet flappers, faucet washers or cartridges, and P-traps, as these items wear out every few years. Hot water can scald. Be careful!

HOT WATER SOURCE:

All of the hot water tanks for the units are electric 50 and 40 Gallon tanks in overall serviceable condition. Majority of the original tanks are 'State select/State industries' brand and are original to the building. Each ground floor apartment has the tank in the unit while all the upstairs units in each building are stored in the sprinkler rooms. The typical life expectancy of hot water tanks is 10 years. Anticipate updating the original units in the near future to prevent potential leaks. Various expansion tanks appear to be flooded and periodic leakage is noted at several supply lines. Repairs are needed to replace these tanks and to prevent damage from moisture in the units. Consider adding supports to the pex piping.
Most Models are: ES652DORT 210. Item ID / Part number: 9241326011 with various serial numbers for each specific tank.

There are various other model tanks that are not original to the build and have been installed afterwards as replacements in the more recent past. Speak with the current owner to determine if any warranties exist and to supply any supporting documentation.
These include building 4 & 7 for the upstairs in the mechanical room and unit 5101 - Bradford White Model No: RE350S6-1NCWW, Serial No: TE43316607, A.O. Smith Model No: E6-40R45DV 110, Item No/ Part No: 100274329.

View of data plate.

Building 7.
Bradford White Corporation. Data plate.

Disconnect boxes are in general serviceable condition with the exception of building 7 the left unit is missing the cover.

View of proper disconnect panel.

7201.

9104. Limited view.

9103.

9102.

9101.

7104.

Flooded expansion tank is suspected and a replacement tank may be needed.

7103.

7101. Recently installed.
Sediment in drip pan. Corrosion noted on the supply lines. Monitor for potential leaks on the supply lines and make repairs as needed.

5104. Flooded expansion tank.

5103.

5102.

5101. Newer unit, Recently installed. 7/28/2020.

Data Plate. A.O. Smith Corporation.

4101. Active leaks on supply lines. Repairs are needed.

Close up view.

4103.

4103. Expansion tank flooded.

4201. Periodic leakage. Flooded expansion tank.

4202.

4203. Corrosion periodic leaks are occuring most likely due to a flooded expansion tank.

4204. Recently Replaced.

5205, 5202 Corrosion periodic leaks are occurring most likely due to a flooded expansion tank.

5204.

5203, 5202, 5201.

9203, 9204.

9101, 9202.

FIRE SPRINKLER SYSTEM:

Labeled and located at the front exterior of all habitable buildings
View of building 4.

Building 7
Fire system was last serviced 7/19/19.

Emergency box with sprinklers.
Wrenches and sprinkler heads are missing from the box at building 4,7,9 These emergency boxes should be fully equipped for safety and liability reasons.

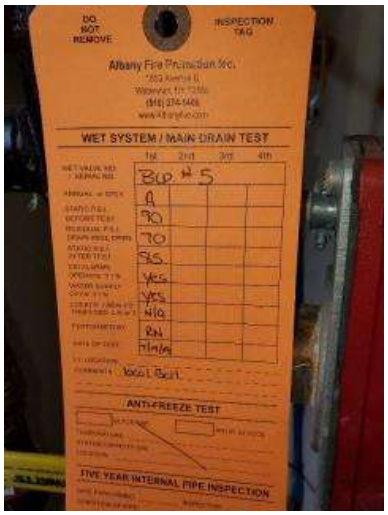
Main water shut off building 7.

4 sprinkler room.

Missing sprinkler head noted in emergency box of building 4.

5

Service Tag.



Emergency kit fully stocked.

9

Service Tag.

Missing wrench.