

16.0 Photo Selection



Units 149, 155, 159, 165, 169, and 175 Grouse Walk (Little Mountain Site)

Front view



Rear View



There is no pressure reducing valves at main water services (Refer to Section 2.0)



Unit 159 has an Airco 60,000 BTU furnace installed in 1977 (Refer to Section 3.0)



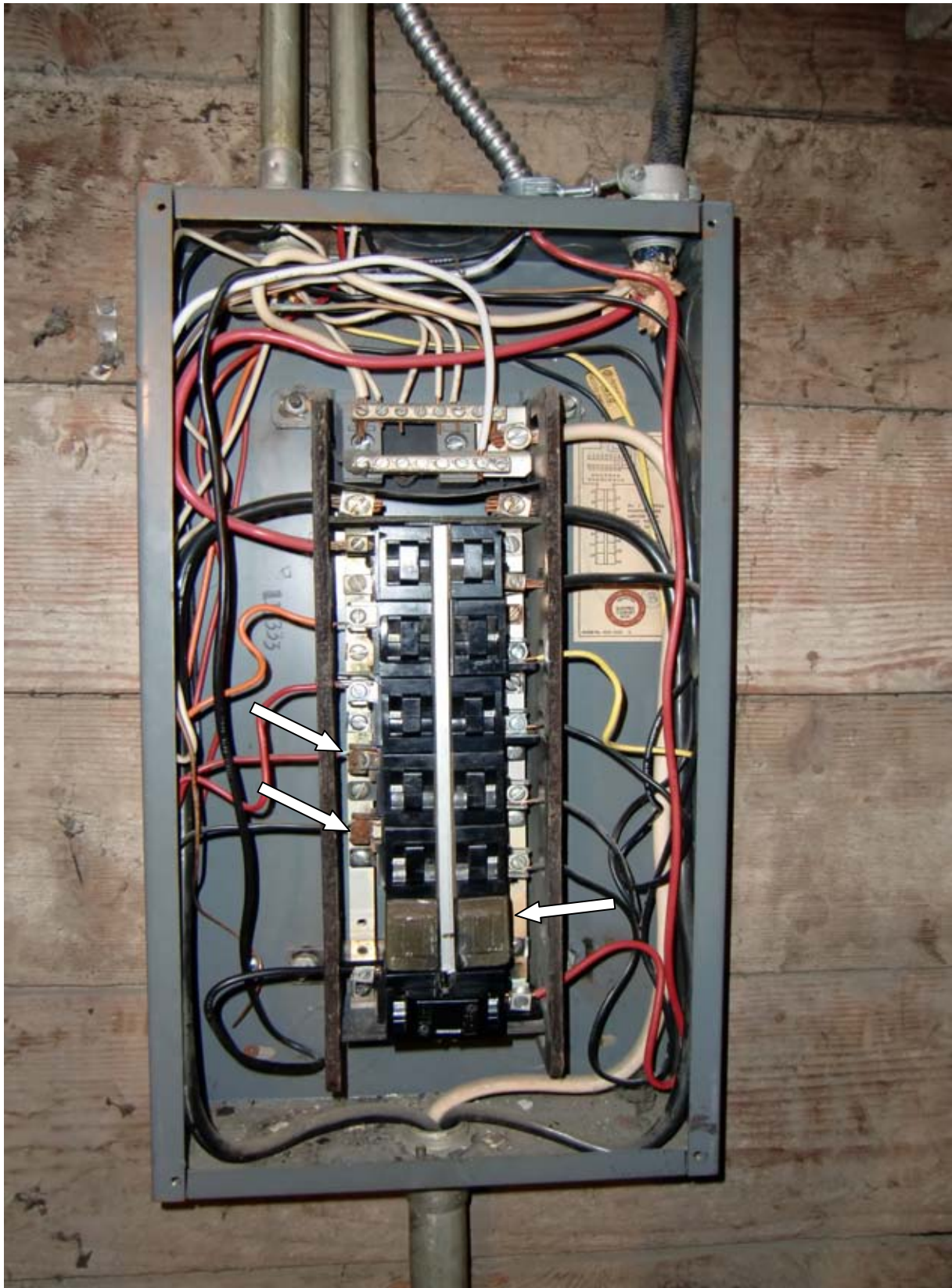
Damaged white duct tape may contain asbestos (Refer to Section 3.0)



100-amp obsolete Bulldog "pushmatic" electrical panel (Refer to Section 4.0)



Original wiring is 2 copper conductors in EMT with no ground wire.
(Refer to Section 4.0)



There are two conductors with corroded breaker connections in the panel. 220V stove breakers require mechanical couplers (Refer to Section 4.0)



The panel is grounded to a copper pipe section that is not continuous to the earth ground. The water pipes are also unbonded due to newer sections of plastic (PEX) piping. (Refer to Section 4.0)



The light switch in the bathrooms is too close to the bathtubs. (Refer to Section 4.0)



The concrete sidewalks have settled in areas and some of these pose a trip (safety) hazard. (Refer to Section 5.0)



Vertical hairline cracks visible on the south and north walls due to expansion and contraction, possibly from internal moisture problems. (Refer to Section 6.0)



Peeling paint and stained stucco below the bathrooms (Refer to Section 6.0)



Peeling paint and stained stucco below the bathrooms (Refer to Section 6.0)



Shower windowsill could be possible point of water penetration. (Refer to Section 6.0)



Warping and splitting visible to the wood vertical channel siding at the gable ends.
(Refer to Section 6.0)



The slabs are functional but the adjacent soils have settled and the steps in general are unsafe. (Refer to Section 7.0)



Both the metal and wood guards are also technically unsafe. (Refer to Section 7.0)



Both the metal and wood guards are also technically unsafe. (Refer to Section 7.0)



The sloped (approximately 10/12 pitch) roofing appears to be a single layer of interlocking composition shingles installed over a tar felt underlay on solid shiplap (board) sheathing. (Refer to Section 8.0)



The brick chimneys have been re-pointed and the flashings replaced. Add rain caps to the masonry chimneys as this may stop combustion gas condensation. (Refer to Section 8.0)



The attic structure is 2 x 4 rafters with collar ties and knee walls. (Refer to Section 9.0)



The insulation is the original paper-backed mineral/steel wool batts (estimated R4 value) over a tar impregnated Kraft paper air barrier. (Refer to Section 9.0)



There is a concrete-block firewall separation between the units that extends from the basement to the attic. (Refer to Section 9.0)



There is a visible 3/8" soft copper oil line at the basement floor slab.
(Refer to Section 10.0)



There is, however, no evidence of reinforcing steel in the concrete block firewall where the inspector removed grout from joint indicated by arrows. (Refer to Section 10.0)

Note: The quality of the photo showing the removed mortar was very poor.



Efflorescence/staining indicating past ground water penetration in basement. (Refer to Section 10.0)



Efflorescence/staining at bottom of CMU wall. (Refer to Section 10.0)