

# Overview Inspection for 1120 Brabec Street

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## Overview

The inspection notes below are from a brief walk through of the property with little to no long-term observation of the deficiencies noted. This should not be considered an extensive list of all improvements necessary to provide a comfortable and safe house for the future buyer, but merely as a guide to some of the costs to be expected, along with some guidance on urgency. Pricing ranges from DIY (low range) to exclusively hiring contractors (high range), and includes allowances for unforeseen issues in each area.

This summary is provided as a complimentary service to those considering the purchase of this property. Although A&B Renovation Company is currently booked for the 2018 year, Ben (a Troy Hill resident) has gratefully offered to provide pro bono advice to serious buyers who may be looking for a second opinion, or who may currently lack a general contractor, previous home buying experience, or a clear vision of the steps necessary to transform this house into a livable home.

## Structure

The house is a balloon framed house sitting on a stone foundation. Significant settling has occurred, notable in uneven floors and bowing in the north-easterly walls along the kitchen, bedroom 1 and stairwells. No imminent failures noted, fixes would be largely for aesthetic and long-term structural reasons. Remediation could include placing new footers and installing properly sized supports in basement, as well as replacement/reinforcement of basement foundation below bowed portions. Cost range of 3k-20k.

Ongoing moisture issues in basement has led to extensive mold issues. Recommend complete removal of affected materials and remediation of mold. Cost range of 1k-5k.

The rear porch is underbuilt for a two-story deck. Would recommend exercising extreme caution in using in current form. Short term remediation would involve extra bracing, joist hangers and tension ties. Cost range of 300-1k. Recommend American Wood Council's design for code acceptance documentation available for free from the city's website as a starting point for repairs. Long term would likely need to be replaced in entirety. Cost range of 10-20k.

The roof was not inspected closely, but no significant evidence of water damage was visible on interior surfaces.

## Energy Efficiency

Unable to verify current insulation status, but balloon framing does allow for easy blow-in insulation to be added at a future date.

Windows have been updated to insulated windows. Variety of problems with sash locks and balance components being damaged or missing. Repair costs would be minimal.

Multiple exterior doors with deficient/aged/missing weather stripping. Locks in various states of functionality. Repair costs would be minimal.

Exterior siding appears to be less than 10-15 years old. Installations of that age frequently provide a moderate air sealing and minimal insulation increase to the house.

## Electrical

Main panel is a modern style breaker box. Mix of wiring including romex, metal clad and knob and tube evident. Due to utilities being disconnected, unable to assess further. Assuming no hidden damage, likely little repairs necessary.

Immediate after restoring power, would recommend investigating functionality of all switches and receptacles. Greatest risk is verifying functional GFCI in bath, kitchen basement and outdoor locations. Long term would want to evaluate if any knob and tube is still in use, and replace as use necessitates.

Some fixtures are missing/damaged and would need to be replaced.

## Plumbing

Obvious damage with water line at service entrance to house. Indicative of freeze problems, could exist in multiple locations throughout house. Would recommend licensed plumber evaluate further once utilities restored. Costs could range from a 1-3k for minimal repairs, to 13-18k for entire house re-plumb.

Drain plumbing is a poorly installed mix of PVC, ABS and existing Cast Iron. Would expect several slow to medium leaks in these systems. Repairs likely to range from 1-10k.

Recommend new water heater, 500-1k.

## HVAC

Furnace is a newer high efficiency unit. Unfortunately, it is connected to older ductwork that appears to be asbestos wrapped. Testing would need to be performed to verify, and if asbestos is found to be present, would recommend immediate remediation. Costs would be at least 8k, possible to exceed 18k depending on extent of asbestos covering ductwork.

## Exterior

The property is located at the top of a hill with a retaining wall at the rear providing further stabilization to the lot. Stairs integral to this wall have already deteriorated significantly, but the wall does not show immediate signs of failure. Would recommend close monitoring and likely long term repair or replacement. Cost range 2k-20k.

There is a neighboring retaining wall that has failed in the rear yard. Partnering with neighbor for repair recommended immediately to prevent further damage and erosion.

The front sidewalk is in better than average shape for the neighborhood. The basement foundation wall exteriors should be repointed within the next few years. Cost range of 1-3k.