

# INTERIOR

## WALLS AND CEILINGS

- Condition:
  - 1- There were cracks in the kitchen's wall, over the window on the south wall, due to settlement.
  - 2- There were cracks in the second floor living room south wall under and over the window and middle wall due to settlement.
  - 1- There was an obvious sagging of the second floor living room south wall due to settlement.
  - 4- There were stains in the ground floor toilet's ceiling which showed leak either from second floor bathroom plumbing or drainage facilities.
  - 5- Some parts of the balcony's ceiling were sagged.
  - 6- Moldings in the second floor rooms were missing.
  - 1- There were evidence of moisture penetration between the bathtub and ceramic wall.
  - 8- There were some stains in the second floor ceiling which was mentioned before.
- *Recommendations:*
  - 1- Do as mentioned in other sections for plumbing, structure, and etc.
  - 2- Fix other mentioned deficiencies and renew around bathtub, shower stall, and where ever there is possibility of water spillage.
  - 3- Inspect for hidden damages due to water spillage and moisture ingress.



## FLOORS

- Conditions:
  - 1- The floors in the second floor had slopes due to wall settlements.
  - 2- There was a trip hazard under the door to the ground floor.
- *Recommendation:* Omit the trip hazard under the door to the ground floor.

## STAIR WAYS, HANDRAILS, AND GUARDS

- **Condition:**
  - 1- The guard in the second floor (over the stair) is not appropriate due to height and loose connections which caused a safety issue.

1- Stair way does not have appropriate handrail (at the start of the stair) due to the height.

2- The height over the stair is less than the required one which caused a safety issue (1800 mm instead of 1950 mm).

3- Split in the stair's stringers along its longitudinal axes.



- **Recommendation:**
  - 1- Check the integrity and safe operation of the stairs by a licensed structural contractor.
  - 2- Fix all the other mentioned deficiencies.

## CABINETS AND COUNTERTOPS

- **Cabinets:** The bottom part of the second floor toilet's cabinet was worn out due to water leakage.
- **Countertops:** The countertop in the ground floor's bathroom is broken.



- **Recommendation:** Change the damaged sections in the above mentioned places.

## FIRE WALLS

- **Type:** Not applicable

## WINDOWS AND DOORS

- Conditions:
  - 1- Some windows were not operating smoothly like: The balcony's windows.
  - 2- The widows were made of single coated aluminum which due to moisture some of them were deteriorated.
  - 3- The window in the second floor bed room had broken glass.
  - 4- Second floor bed room (with the attic hatch door) could not be closed.
  - 5- Kitchen door to the outside could not operate smoothly due to the wall settlement.
  - 6- Frame of the door in second floor room which led to the balcony was not plumbed which could be due to settlements or first installation.
  - 7- The aluminum sliding doors in the ground and second floor did not have safety Glasses, and also in ground floor the bottom part of frame was deformed.
  - 8- There is evidence of stain under the ground floor aluminum sliding door.
  - 8- There were stains between the two windows in the east wall of the kitchen.



- *Recommendations:*
  - 1- Seal and Caulk around the exterior doors and windows for water ingress prevention.
  - 2- caulk and seal between outer face windows and interior ones to prevent any water damage.

## FIREPLACES

### Ground floor fireplace:

- Conditions:
  - 1- The old fireplace was covered, so it could not be inspected.
  - 2- The gas fireplace was not operating and did not have any tag confirming its standards

### Second floor wood fireplace:

- Conditions:
  - 3- There were cracks in the firebricks between wall and floor and over the wall.
  - 4- The heart was not extended adequately due to the raised heart.
  - 5- Soot were built up in the fireplace
  - 6- The damper was rusted.
  - 7- There was some evidence of water ingress inside the chimney due to rusty damper and mortar spalling.



- *Recommendation:*
  - 1- Clean the fireplace to prevent fire hazard.
  - 2- Fix the cracks in the heart.
  - 3- Extended the heart to the required dimension to prevent fire hazard.
  - 4- Confirm vendor for the safe operation of the gas fireplace
  - 5- Inspect the fireplaces and chimney by a WET specialist for any hidden problem, damages, and repairs

### **SMOKE DETECTOR**

- The smoke detector did not operate.
- *Recommendation:* Install an operable smoke detector for safety reasons.

### **WATER PENETRATION**

- Efflorescence on the visible portions of the foundation in the laundry room and all the other mentioned deficiencies
- *Recommendation:* As mentioned in other sections.

