Paul Cornell and Associates

Inspection Report
prepared for:

CAN-DO Inc

Property Address:
236 Auburn Street
Newton, MA 02466

Scott Molander MA lic#79

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Date of Inspection : 8/25/2016	**Time Started** 08:30 AM	**Time Finished** 02:00 PM
Property Adress : 236 Auburn Street Newton, MA 02466	**Report Prepared For :** CAN-DO Inc	**Report ID :** AUG16_236 Auburn

Homes more than 100 years old will have areas that are not up to current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in basements and attics could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood destroying insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. This inspection looks for items that are not functioning as intended. It does not grade repairs or provide for estimates for problems found. It is recommended that you consult with qualified contractors for further evaluation of any problems discovered during the inspection and for any cost estimates for repairs.

DEFINITION OF TERMS

SATISFACTORY - Means that the component or system is functionally consistent with its original purpose but may show signs of wear, aging and deterioration.

MARGINAL - Means that a maintenance need exists or can be anticipated.

POOR - Means that there is an immediate need for maintenance or replacement to sustain performance of function and purpose.

CONCERN - A term used to highlight, for the Client's attention, a condition which may adversely affect the integrity of the building or the health and safety of its occupants.

Present At Inspection:	**Inspector(s) Present:**	**Style:**
Client & Seller's Agent	Scott Molander MA Lic # 79	Multi Family
Age Of Home:	**Type of Construction:**	**Stories:**
155 Years	Wood Framed	2.5
Weather Conditions:	**Temperature:**	**Rain in last 3 days:**
Partly Cloudy	85-90 Degrees	No
Soil Conditions:	**Radon Test:**	**Water Test:**
Dry	No	No

1. ROOF

Styles & Materials

APPROXIMATE AGE:
25+ Years

VIEWED ROOF COVERING FROM:
FROM GROUND WITH BINOCULARS
UPPER STORY WINDOWS
PARTS INACCESSABLE

EXPOSED ROOF COVERING:
3-TAB ASPHALT/ FIBERGLASS SHINGLES
FIBERGLASS PANELS

EXPOSED ROOF:
1ST LAYER

ROOF STYLE/STYLES:
HIP
SHED
FLAT

ROOF PITCH:
FLAT
LOW
MEDIUM
STEEP

FLASHING MATERIAL/S:
ALUMINUM
LEAD
ASPHALT VALLEYS
GALVANIZED

VENTILATION SYSTEM:
SOFFIT VENTS
WINDOW

SKY LIGHT (S):
MULTIPLE

		S	S/E	M	P	CN	U	I/N
1.0	ACCESS		•					
1.1	EXPOSED ROOF COVERING				•	•		
1.2	FLASHINGS				•	•		
1.3	VALLEYS				•	•		
1.4	SKYLIGHTS	•						
1.5	PLUMBING VENT(S)				•	•		
1.6	VISIBLE ROOF STRUCTURE				•	•		
1.7	VENTILATION				•	•		
		S	S/E	M	P	CN	U	I/N

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, U= Unknown, I/N= Inoperative/Not Operated

Comments:

1.0 ACCESS : Evaluation of the roof cover and related flashings was greatly limited due to the height of the house, limited visual access and unsafe ladder access.

Access to the roof cover was limited to the vantage point of the inspector.

1.1 (1) **ROOF COVERING** : **The roof covering has outlived the useful service life. Immediate replacement is needed. Shingles are dried out, cracked, pitted and are no longer water tight.**

1.1 (Picture 1)

1.1 (Picture 2)

1.1 (Picture 3)

1.1 (Picture 4)

1.1 (Picture 5)

1.1 (Picture 6)

1.1 (2) The installation of the fiberglass roofing over the rear stairway is unprofessional and inadequately supported. Immediate replacement will be needed.

1.2 FLASHINGS : Chimney and plumbing vent flashings have been coated and sealed with roof cement(tar). This would indicate that flashing is damaged or worn and may indicate past leakage issues. This type of repair is temporary at best and must be periodically repeated to perform.

New flashing should be installed.

1.2 (Picture 1)

1.2 (Picture 2)

1.2 (Picture 3)

1.2 (Picture 4)

1.2 (Picture 5)

1.3 VALLEYS : Shingles in the right rear valley are cracked. This can contribute to leakage issues. Signs of water penetration in the soffits below the valleys were noted.

Valley systems are difficult to vent and tend to be prone to ice damming issues. Metal flashed valleys are recommended.

1.3 (Picture 1)

1.3 (Picture 2)

1.3 (Picture 3)

1.3 (Picture 4)

1.3 (Picture 5)

1.5 PLUMBING VENT(S) : The plumbing vents through the right and left rear roof terminate too close to a fresh air inlet. This poses certain health risks and needs immediate correction. Relocating the plumbing vents is recommended. A licensed plumber should be consulted.

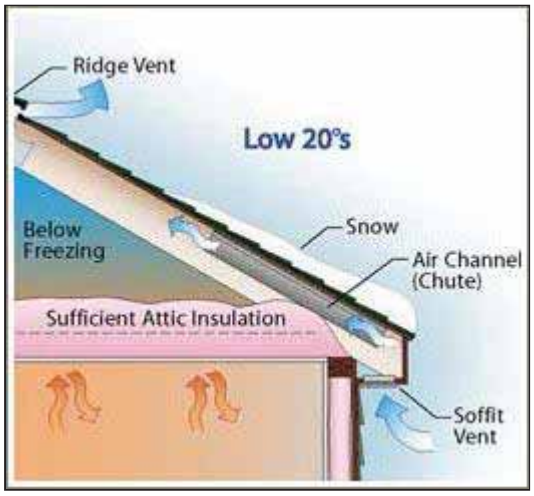
1.5 (Picture 1)

1.5 (Picture 2)

1.5 (Picture 3)

1.6 ROOF STRUCTURE :See Notes on Grounds Page:

1.7 VENTILATION : Limited roof ventilation will contribute to ice damming and condensation problems during winter months, and excessive heat build up during warmer months. These conditions can considerably shorten the serviceable life of the roof cover as well as contribute to mold and decay issues. Continuous soffit and ridge venting is recommended. Signs of water penetration from ice damming issues were noted.



1.7 (Picture 1)

THE TRUTH ABOUT ROOF LEAKS

The truth is that while many roof leaks are easy to repair, their sources are often difficult to find. Water dripping from a ceiling may not be from a leak directly above, but from a leak many feet away that runs down the rafter or across the ceiling before coming in. It could also be caused by condensation of moisture rising from a bathroom or kitchen, collecting on the roof sheathing and then dripping through to the floor below. It might just as easily be from a plumbing leak situated in a wall or ceiling, and incorrectly attributed to a roof leak.

The best way to start tracking a roof leak is to become familiar with the many possible causes. Then, by carefully examining the roof and using the process of elimination, you should be able to locate its source.

The most frequent causes of rook leaks are:

- Improper flashing, sealing or worn-through flashing around projections through the roof such as plumbing stacks (vent pipes), chimneys, skylights, antennas, dormers, etc.
- Missing, broken or pierced shingles caused by stones, hail, broken branches, or walking on the roof.
- Tears in roof valleys, created by expanding and contracting metal or by someone walking the valley. Also, debris can build up in the valley and block run-off.
- Exposed nails, nails in the wrong places or nails not set flush with the underlying shingles.
- Wind-driven rain: through an attic or louver, into the chimney brick or mortar under shingles, through the siding and behind the step flashing where a lower roof joins the vertical side of the main house.
- Ice dams, which prevent proper run-off and force water to back up under the shingles.
- Improperly hung gutters or drip edges.
- Improperly installed roofing, or a roofing type which is incorrect for the slope involved.
- Cracking and blistering of roof mastic on rolled asphalt or on built-up roofing.
- Ponds of water, created when flat or low-sloped roofs begin to sag. Clogged roof drains.
- Cracked or disintegrated chimney caps.

For assistance in locating a professional roofing contractor in your area, call the National Roofing Contractor Association's toll free hotline: 1-800-USA_ROOF. NRCA will send you a free brochure and a computerized listing of professional roofing contractors in your area. Or visit their website @ www.nrca.net

2. CHIMNEYS

Styles & Materials

CHIMNEY EXTERIOR:
BRICK

FLUE LINING:
UNKNOWN

NUMBER OF FLUES:
1
2

CHIMNEY TOP:
BRICK

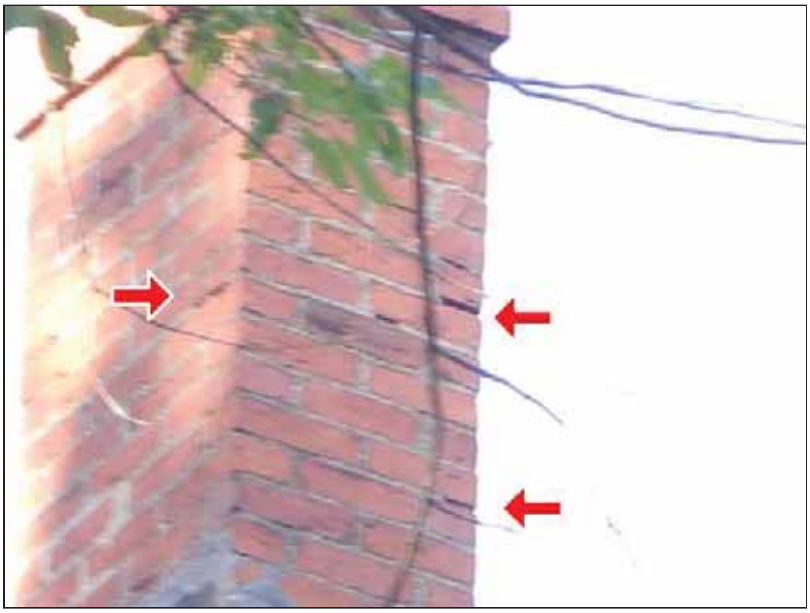
INSPECTED FROM:
GROUND WITH BINOCULARS

		S	S/E	M	P	CN	U	I/N
2.0	EXTERIOR CHIMNEY				•	•		
2.1	FLUE LINING(S)					•	•	
2.2	CHIMNEY TOP						•	
2.3	RAIN CAP/ANIMAL SCREEN	•						
		S	S/E	M	P	CN	U	I/N

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, U= Unknown, I/N= Inoperative/Not Operated

Comments:

2.0 EXTERIOR SIDEWALLS : Masonry sidewalls of all three chimneys have deteriorated mortar joints and show signs of deep rooted water damage. Extensive repair and partial rebuilding is needed. A qualified masonry contractor should be consulted for needed repairs. Once needed repairs are completed sidewalls should be coated with water repellent to resist related damages.



2.0 (Picture 1)

2.0 (Picture 2)

2.0 (Picture 3)

2.0 (Picture 4)

2.0 (Picture 5)

2.1 FLUE LINING(S) : Flue lining condition could not be evaluated as the chimney top was not safely accessible. A certified chimney sweep should be consulted for further evaluation. A level 2 inspection is recommended.

A Level II Inspection is generally limited to accessible areas of the chimney structure and appliance installation. Accessible areas are those that can be reached without destructive action to the building or building finish. Access may require the movement or opening of doors and panels, and may require the use of common hand tools or ladders. A Level II Inspection will include all portions of a Level I Inspection as well as accessible areas of the chimney structure, including areas within accessible attics, basements and crawl spaces. In addition, a Level II Inspection will include an examination of the chimney interior by video scanning or other comparable means of inspection. The inspector should also determine that the flue is properly sized for the connected appliance(s).

A Level II Inspection is the recommended level of inspection:

- Upon addition or removal of one or more connected appliances, or replacement of an appliance with one of dissimilar type, input rating or efficiency.
- Prior to relining or replacement of flue lining.

- Upon sale or transfer of the property.
- After an operating malfunction or external event likely to have caused damage to the chimney.

Chimneys built of masonry will eventually need tuck-pointing. A cracked chimney top that allows water to get behind the surface brick/stone wall will accelerate the deterioration. Moisture will also deteriorate the clay flue liner. Periodic chimney cleanings will keep you apprised of the chimney's condition. The flashings around the chimney may need to be resealed and should be inspected every year or two. Chimneys constructed of masonry should be coated with water repellent to prevent deterioration.

3. EXTERIOR WALLS

THE EXTERIOR OF THE HOUSE SHOWS SIGNS OF NEGLECT AND DEFERRED MAINTENANCE. SIGNIFICANT REPAIRS AND RESTORATION IS NEEDED.






Styles & Materials

SIDING:	TRIM / FASCIAS AND SOFFITS:	SHEATHING:
WOOD(Cedar Clapboard)	WOOD	PLANK/BOARD

FOUNDATION WALLS:
STONE

ELECTRICAL ENTRANCE:
OVERHEAD

ELECTRIC ENTRANCE TYPE:
METALLIC CONDUIT

ELECTRICAL ENTRANCE LOCATION:
RIGHT FRONT OF THE HOUSE

		S	S/E	M	P	CN	I/N	U
3.0	SIDING				•	•		
3.1	SHEATHING							•
3.2	CAULKING			•				
3.3	TRIM				•	•		
3.4	FASCIAS AND SOFFITS				•	•		
3.5	FLASHINGS				•	•		
3.6	FOUNDATION WALLS				•	•		
3.7	BASEMENT WINDOWS				•			
3.8	OUTSIDE ELECTRICAL OUTLETS / FIXTURES				•			
3.9	EXTERIOR FAUCET(S)			•				
3.10	SERVICE DROP AND ELECTRIC ENTRY CABLES (OVERHEAD)				•	•		
3.11	OTHER OBSERVATIONS			•				
		S	S/E	M	P	CN	I/N	U

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, I/N= Inoperative or Not Completed, U= Unknown

Comments:

3.0 (1) **SIDING** : Siding needs to be painted. Siding at many points is loose and needs to be replaced.

3.0 (Picture 1)

3.0 (Picture 2)

3.0 (Picture 3)

3.0 (Picture 4)

3.0 (Picture 5)

3.0 (2) Siding at many points around the exterior of the house shows signs of water penetration due to rotted and damaged soffits and rotted gutters.

3.0 (Picture 6)

3.0 (Picture 7)

3.0 (3) Siding shows evidence of chronic paint peeling problems. Peeling of this nature is a result of moisture related issues. There a number of mitigating circumstances which will contribute to peeling of this nature, such as, but not limited to ; inadequate ventilation of the roof systems and ice damming, poor management of roof water, splash back, leaking and over flowing gutters and capillary action. Curing of chronic paint peeling can prove to be difficult. Siding will require ongoing maintenance and frequent re-painting. Complete re-siding of the house is recommended.

3.0 (4) Ledgers were installed in the 2nd floor left and left rear walls of the house for a deck. The deck was never constructed. The ledgers are not water tight as flashing was not installed and siding is incomplete.

3.0 (Picture 8)

3.0 (Picture 9)

3.0 (5) Siding in contact with the right side deck is water damaged and is rotted. Damage in this area extends into framing behind. The extent of damage and need for repairs could not be fully evaluated due to clutter, storage and no access. Further investigation is needed. Storage and siding needs to be removed to allow for evaluation of damage and need for repairs.

3.0 (Picture 10)

3.0 (Picture 11)

3.0 (Picture 12)

3.2 CAULKING : Caulking must be well applied and maintained where siding meets all vertical trim to help resist water penetration and related problems.

3.3 (1) **TRIM** : Trim needs to be painted.

3.3 (2) Trim at the left rear inside corner, by the left side entry, is water damaged, rotted and need to be replaced. Damage and decay at this point extends into the exterior wall of the house. The extent of damage is unknown. Further investigation and repair is needed.

3.3 (Picture 1)

3.3 (Picture 2)

3.3 (Picture 3)

3.3 (Picture 4)

3.4 (1) **FASCIAS AND SOFFITS** : Soffits and fascias around most of the house show signs of water penetration due to rotted and decayed gutters, are water damaged, need significant restoration.

3.4 (Picture 1)

3.4 (Picture 2)

3.4 (Picture 3)

3.4 (Picture 4)

3.4 (Picture 5)

3.4 (2) Soffits at several points also show signs of damage from wildlife. Squirrels have ben nesting in rotted soffits of the front entry portico roof. Rebuilding is needed.

3.5 (1) **FLASHINGS** : The rear deck is not flashed against the house The lack of proper flashing between the ledger and the house will allow for water penetration. This will contribute to decay, wood destroying insects and potential mold issues. Correction is needed. A qualified contractor should be consulted for needed repairs.

3.5 (Picture 1)

3.5 (2) Flashing on trim on the tops of the windows is rusted, damaged and needs restoration.

3.5 (Picture 2)

3.5 (Picture 3)

3.6 FOUNDATION WALLS : The front and right side foundation walls show noticeable and unusual signs of distortion. The foundation wall projects past siding. This appears to be a result of structural movement. The rear foundation wall also shows unusual signs of distortion, as well. The interior of the basement area was completely cluttered with storage. Foundation walls were not accessible or visible on the interior of the house as a result. Further investigation is needed. A structural engineer should be consulted for further evaluation, **prior to commitment**.

3.6 (Picture 1)

3.6 (Picture 2)

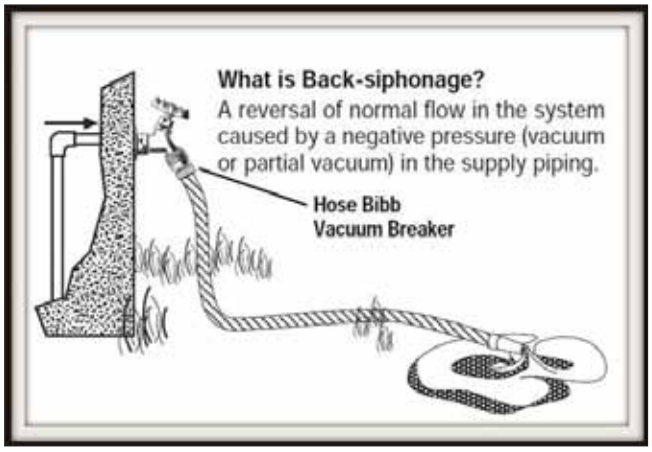
3.6 (Picture 3)

3.6 (Picture 4)

3.7 BASEMENT WINDOWS : Basement windows are rotted, damaged and need to be replaced.

3.8 OUTSIDE ELECTRICAL OUTLETS/FIXTURES : Exterior outlets are not GFCI protected as is required by current standards. Exterior outlets should be updated with GFCI protection for safety. Metal covers on exterior outlets are not weather proof as is required by current standards. The installation of non conductive weather proof covers is recommended for safety.

3.9 EXTERIOR FAUCET(S) : Exterior faucets should be fitted with vacuum breakers / anti-siphon devices to prevent potential cross connections and contamination of the potable water supply system. The installation of modern frost free faucets, with integral back flow preventers, is recommended.



3.9 (Picture 1)

3.10 SERVICE DROP AND ELECTRIC ENTRY CABLES : The cleat attaching the electric service drop to house is not secured and poses a safety hazard as cables are not supported. Immediate repair is needed. The local electric service provider should be consulted for repair.

3.10 (Picture 1)

3.10 (Picture 2)

3.11 OTHER OBSERVATIONS : Shrubs and trees are overgrown and are against the house. Vegetation will retain moisture which is conducive to decay and wood destroying insect problems. Vegetation needs to be cut back and thinned out.

Wood siding or trim that exhibits blistering or peeling paint should be examined for possible moisture sources; roof leaks, bad gutters, interior moisture from a bath or laundry or from a poorly ventilated crawl space. some paint problems have no logical explanation, but many are symptoms of an underlying problem. A freshly painted house may mask these symptoms, but after you have lived in the home for a year or two look for localized paint blistering or peeling. It may be a clue.

FLASHING is a piece of or system of waterproof or water resistant sheet material that bridges the joints between door or window openings, intersections between attached trim, steps, landings, decks and roofs for the purpose of preventing water intrusion. Water trapped in areas like this can lead to wood decay and infestation of wood-boring insects. Proper installation of flashing at these points can prevent potentially expensive repair and extermination bills. Flashing material with the newer pressure treated lumber should not be aluminum due to the corrosive nature of chemicals used to preserve lumber.

VEGETATION must be kept well away from the building(s), as it tends to hold in dampness and moisture. Foundation plantings should be kept small, allowing easy access to the house. No vegetation should grow on the house. Any tree within fifteen feet of the foundation should be removed. Any limbs hanging over any portion of a building should also be removed.

4. GROUNDS AND PROPERTY DRAINAGE

THE EXTERIOR GROUNDS SHOW SIGNS OF NEGLECT AND DEFERRED MAINTENANCE. SAFETY HAZARDS WITH ALL MEANS OF EGRESS EXIST.




Styles & Materials

GUTTERS:
WOOD

DOWNSPOUTS:
ALUMINUM

EXTENSIONS:
NONE

WALKS:
CONCRETE
CONCRETE PAVERS

STAIRS AND LANDINGS:
CONCRETE
WOOD FRAMED WITH WOOD TREADS

RAILINGS:
WOOD
WOOD FRAMED & WOOD BALUSTERS

DECK:
WOOD FRAMED / WOODEN DECKING

PORCH:
WOOD FRAMED WITH WOOD DECKING

DRIVEWAY(S):
ASPHALT
CONCRETE

		S	S/E	M	P	CN	I/N	U
4.0	GUTTERS				•	•		
4.1	DOWNSPOUTS				•	•		
4.2	EXTENSIONS					•		
4.3	PROPERTY DRAINAGE	•						
4.4	FOUNDATION GRADING			•				
4.5	WALKS			•				
4.6	STAIRS AND LANDINGS				•	•		
4.7	RAILINGS				•	•		
4.8	DECK				•	•		
4.9	PORCH				•	•		
4.10	DRIVEWAY(S)				•			
4.11	OTHER OBSERVATIONS			•				
		S	S/E	M	P	CN	I/N	U

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, I/N= Inoperative or Not Completed, U= Unknown

Comments:

4.0 GUTTERS : Wooden gutters are completely rotted, damaged are leaking and need to be replaced. Rotted gutters are allowing for water penetration into the soffits sidewalls below and is contributing to decay and related issues. Replacement with seamless aluminum gutters is recommended.

4.0 (Picture 1)

4.0 (Picture 2)

4.0 (Picture 3)

4.0 (Picture 4)

4.0 (Picture 5)

4.1 DOWNSPOUTS : Downspouts around most of the house are disconnected, damaged, missing and are ineffective. They need to be repaired, reconnected or replaced, as needed.

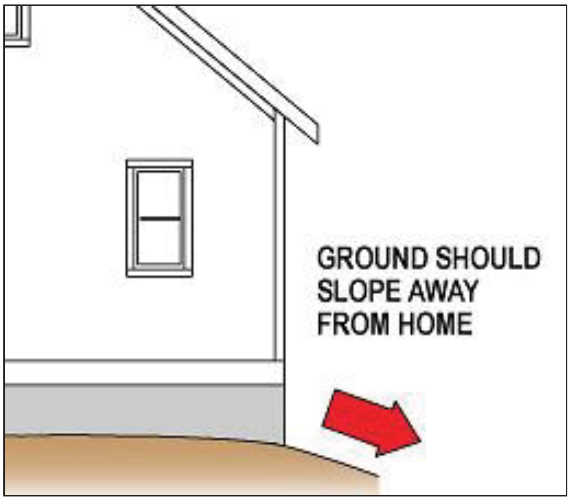
4.1 (Picture 1)

4.2 EXTENSIONS : Downspouts are currently discharging against or close to the foundation. This can contribute to cellar water entry and other moisture related issues. Extensions need to be installed and maintained at all points where downspouts discharge to direct water away from the house. Extensions should be at least 3 to 5 feet in length and should discharge where grading is favorable for drainage away from the house.

4.2 (Picture 1)

4.4 FOUNDATION GRADING : Foundation grading should be kept free of bark mulch as it is conducive to wood destroying insect problems such as termites.

For proper drainage, grading against the foundation, needs to slope away for a minimum of 1" per foot for at least 5 feet wherever possible. Negative grading that slopes and directs water into the foundation can contribute to basement dampness and water issues.



4.4 (Picture 1)

4.5 WALKS : The front walk has settled, is uneven and needs to be re-laid level.

4.6 (1) **STAIRS AND LANDINGS** : The front entry steps are poorly constructed, are not level, have inconsistent rise are unsafe and need to be rebuilt.

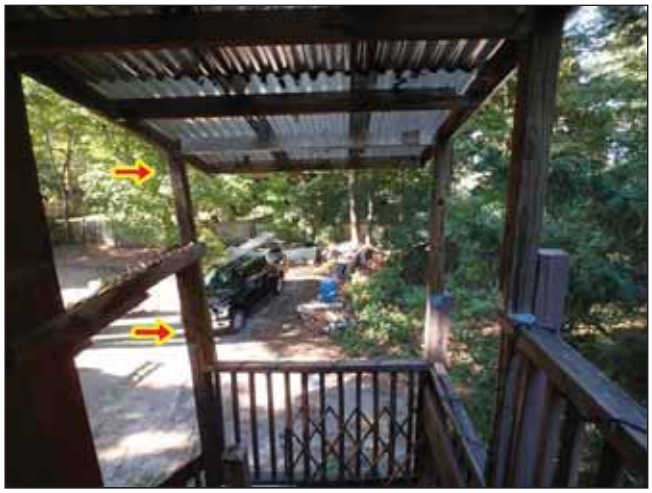
4.6 (Picture 1)

4.6 (2) The rear entry stairway and roof were poorly constructed, were not maintained, have rotted supports, damaged treads, loose and damaged railings are are completely unsafe for use. This stairway and entire structure need to be torn off the house and completely rebuilt at once.

4.6 (Picture 2)

4.6 (Picture 3)

4.6 (Picture 4)



4.6 (Picture 5)

4.6 (Picture 6)

4.6 (Picture 7)

4.6 (3) The left side entry steps have inconsistent rise, are cracked, damaged and are unsafe Steps vary in height throughout the stairway. This is a trip hazard. Rebuilding is needed.

4.6 (Picture 8)

4.6 (Picture 9)

4.6 (4) Right side deck steps are decayed, damaged, are unsafe and need to be rebuilt.

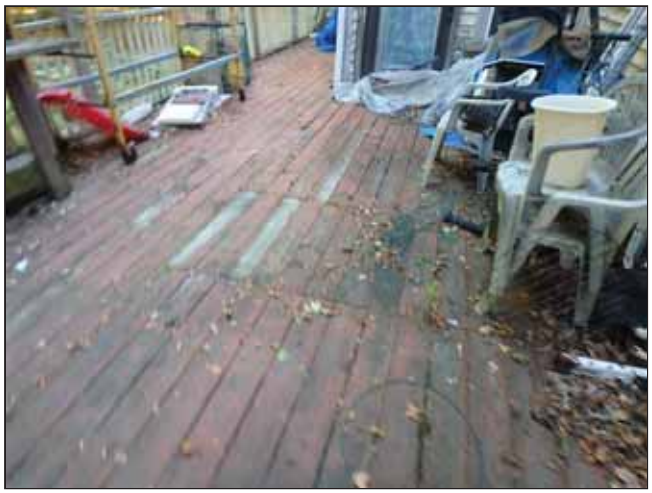
4.6 (Picture 10)

4.7 RAILINGS : Railings along the right side deck are rotted, damaged, are weak, are loose and are unsafe. They need to be completely rebuilt, at once.

4.7 (Picture 1)

4.7 (Picture 2)

4.8 DECK : The deck is poorly constructed, has not been maintained, has damaged deck boards, rotted deck boards, is sinking, decaying framing, is not flashed into the house and is unsafe. Safety hazard and the risk for person injury exist. Immediate and complete rebuilding of the deck is needed. A qualified & licensed contractor should be consulted for cost estimates.



4.8 (Picture 1)

4.9 PORCH : The front entry porch is rotted, is collapsing, is unsafe, poses significant risk for personal injury and needs to be torn down and rebuilt.

4.9 (Picture 1)

4.9 (Picture 2)

4.9 (Picture 3)

4.9 (Picture 4)

4.10 DRIVEWAY(S) : The driveway has settled, is cracked, heaved and is breaking apart. This will make snow removal difficult and poses tripping hazards. Replacement is needed.

4.10 (Picture 1)

4.10 (Picture 2)

GUTTERS AND DOWNSPOUTS are an extremely important element in basement dampness control, as well as preventing decay to the exterior components of the house. Keep gutters clean and downspout extensions in place (four feet or more). Paint the inside of galvanized gutters; it will extend their life. Put strainers in downspout entrances to prevent blockage and subsequent freezing and splitting. Shortly after a rain or a thaw in winter, look for leaks at seams in the gutters. These can be re-caulked before they cause damage to fascia or soffit boards. Properly installed gutters should be spaced not less than 1/4 inch from fascias, (3/4 inch to 1 inch recommended). This will prevent water from being trapped and reduce the potential of related damages.

ASPHALT DRIVEWAYS should be kept sealed and larger cracks filled so as to prevent damage from frost.

5. DOORS & WINDOWS

Styles & Materials

EXTERIOR DOORS:
WOOD
STEEL INSULATED
WOOD & INSULATED GLASS

WINDOWS TYPE:
DOUBLE HUNG & FIXED

WINDOW MATERIALS:
VINYL/PLASTIC

WINDOW GLAZING:
MULTIPLE

WINDOWS FITTED WITH:
PLASTIC AND METAL SCREENS

		S	S/E	M	P	CN	I/N	U
5.0	EXTERIOR DOORS				•	•		
5.1	PRIMARY WINDOWS / EXTERIOR			•				
5.2	FLASHINGS	•						
		S	S/E	M	P	CN	I/N	U

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, I/N= Inoperative or Not Completed, U= Unknown

Comments:

5.0 EXTERIOR DOORS : Exterior doors are rusted, damaged, are rotted and need to be replaced.

5.1 PRIMARY WINDOWS / EXTERIOR : Most of the replacement windows are not properly installed. Jambs of the windows do not appear to have been properly shimmed and are loose. Window sashes do not seal tightly against the balances as a result. This will allow for cold air infiltration. Repairs are needed. A qualified window contractor should be consulted.

DOORS AND WINDOWS can be big energy wasters. Maintain the caulking around frames on the exterior. Check for drafts in the winter and improve the worst offenders first. Windows that have leaky storm windows will usually have lots of sweating. Likewise, well-sealed storms that sweat indicate a leaky window: It is the tighter unit that will sweat (unless the home has excessive humidity to begin with). There are many products available that the average homeowner can install to reduce heating bills.

NEW GLAZING will last much longer if the raw wood is treated with boiled linseed oil prior to glazing. It prevents the wood from drawing the oil out of the new glazing.

Modern insulated windows are often prone to seal failure. An insulated window has four main components : two pieces of glass, the spacer material that separates the two pieces of glass, a desicant(a drying agent to absorb moisture) and the sealant material. An insulated window is not air tight or in a vacuum. Sometimes, you can see the actual condensation, or other times you can only see the residue. In the early stages of failure, it may be difficult, if not impossible, to see evidence of the failure. The location of the sun, glare, reflections, time of day, angle and whether you are looking from the inside or outside may impact the visibility of stains from failed seals. Significant staining is easy to recognize, whereas early failures and modest staining may not be easy to see. Many of the manufacturers of windows offer warranties for failed seals. These warranties are however often not transferable. A failed seal may not significantly affect the insulating value of the window. Replacement of the failed window can often be performed by a qualified glass or window contactor.

6. BASEMENT / CELLAR AREA

Storage and cluttered conditions greatly limited access at the time of inspection. Unseen conditions may exist. Further evaluation is recommended prior to closing once the area is made accessible.










Styles & Materials

WALLS:
STONE

TYPE OF FLOOR:
CONCRETE

BEAMS:
WOOD TIMBERS

BEAM SUPPORTS:
UNKNOWN

FLOOR FRAMING:
WOOD JOISTS

MISCELLANEOUS:
CELLAR

		S	S/E	M	P	CN	U	I/N
6.0	ACCESS				•			
6.1	FOUNDATION WALLS				•	•	•	
6.2	FLOOR		•					
6.3	FINISHED WALLS AND CEILINGS				•	•		
6.4	OUTLETS AND FIXTURES				•			
6.5	CHIMNEY BASE						•	
6.6	JOISTS / SILLS				•	•		
6.7	BEAMS / GIRDERS				•	•		
6.8	PIERS / COLUMNS / BEARING WALL(S)				•			
6.9	BRIDGING / BLOCKING	•						
6.10	DRYNESS / WATER SIGNS				•	•		
6.11	INSULATION / FIRE STOPPING				•	•		
6.12	BULKHEAD				•	•		
		S	S/E	M	P	CN	U	I/N

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, U= Unknown, I/N= Inoperative/Not Operated

Comments:

6.0 (1) **ACCESS** : **THE BASEMENT WAS FILLED AND CLUTTERED WITH STORAGE AND WAS NOT ACCESSIBLE AS A RESULT. Unseen conditions most likely exist. The seller should be asked to have the basement cleaned out to allow for a proper inspection, prior to commitment. Further evaluation is recommended prior to closing when the basement is cleaned out.**

6.0 (2) Structural members and mechanical systems are not readily accessible or visible where covered by finished surfaces. Foundation walls were not visible where covered by finished walls. The ceiling throughout most of the lower level is finished. Sills, joists, beams and related framing members were not accessible for inspection.

6.0 (3) **RE-INSPECTION 09-06-16** : The basement was partially cleaned out.

6.0 (Picture 1)

6.0 (Picture 2)

6.0 (Picture 3)

6.0 (Picture 4)

6.0 (4) **RE-INSPECTION 09-06-16** : The rear portion of the basement was still filled cluttered with storage and was not accessible for inspection.

6.0 (Picture 5)

6.1 (1) **FOUNDATION WALLS** : The foundation walls as viewed front the exterior for the house show signs of unusual movement. Attempts at repair have been made. The walls and the these repairs need to be evaluated by a structural engineer.

6.1 (2) **RE-INSPECTION 09-06-16** : The accessible portion of the right side stone foundation wall has loose and missing mortar. Attempts have been made to re[pair or re-point this wall. Mortar was not used. Gaps between stones were filled with debris and a plaster like material. This is not an effective repair. This wall does not appear to be structurally sound in my opinion. I would recommend a licensed and qualified structural engineer be consulted for evaluation of the entire foundation. .

6.1 (Picture 1)

6.2 FLOOR : The floor throughout most of the cellar area is covered with carpeting and is not visible.

6.3 (1) **FINISHED WALLS AND CEILINGS** : **Microbial growth was noted on the finished wall board. This can pose certain health hazards. An air quality specialist should be consulted at once.**

6.3 (Picture 1)

6.3 (2) **RE-INSPECTION 09-06-16** : There is visible mold growth on finished walls in the front portion of the basement.

6.3 (Picture 2)

6.3 (Picture 3)

6.3 (Picture 4)

6.3 (Picture 5)

6.4 OUTLETS AND FIXTURES : All outlets in the unfinished area should be updated with GFCI protection for safety.

The installation of permanently hard wired light fixtures is needed to provide adequate illumination and safe access to the cellar.

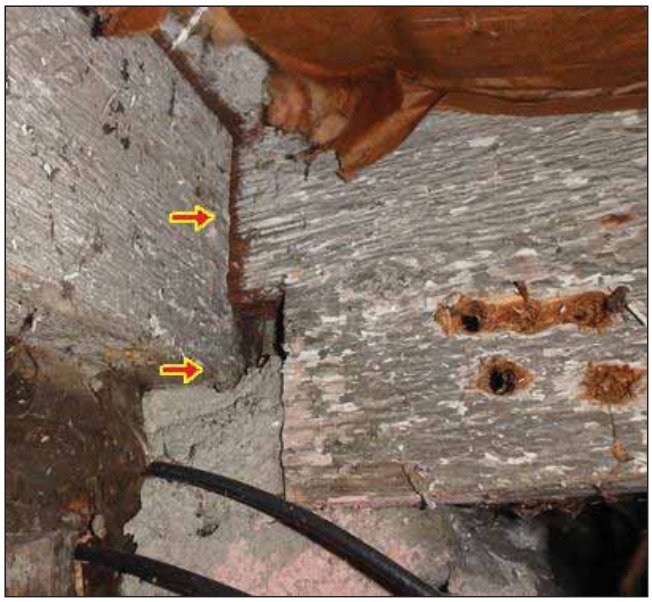
Outlets and fixtures were not readily accessible.

6.5 CHIMNEY BASE : The chimney base was not accessible due to storage.

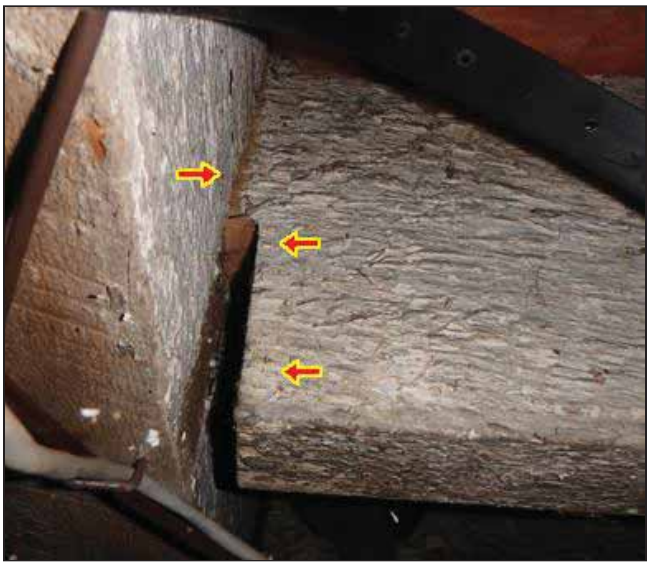
6.6 (1) **JOISTS / SILLS** : Most of the floor structure was not accessible due to finished surfaces and cluttered conditions. The inspection was very limited. Unseen conditions likely exist.

6.6 (2) Visible floor joists along the right side of the main cellar show signs of separation from the sill. This appears to be the result of foundation movement. Movement appears to be ongoing. Further investigation by a structural engineer is needed.

6.6 (Picture 1)



6.6 (Picture 2)



6.6 (Picture 3)

6.6 (3) **RE-INSPECTION 09-06-16** : The accessible sill, above the basement window, at the rear of the main basement is water damaged, is rotted and needs to be replaced. The extent of damage could not be fully evaluated due to limited access.

6.6 (Picture 4)

6.6 (Picture 5)

6.7 BEAMS / GIRDERS : Main bears appear to be over-spanned and under-supported. Additional post support is needed. Properly footed lally columns are needed.

6.8 PIERS / COLUMNS / BEARING WALL(S) : Temporary jack posts supporting the main beam are not designed for permanent installation. Replacement with concrete filled steel columns is recommended.

6.10 DRYNESS / WATER SIGNS :
Under severe conditions any basement or cellar can get wet or flood.

The cellar showed signs of historic and ongoing water entry. Water stains were noted on finished walls. The owners should be questioned as to any history of past issues.

Stone foundations are less than water tight and may allow for water seepage during times of rain. Exterior control measures are the best line of defense in resisting potential problems. Poured concrete aprons can be most beneficial in directing water away from the soil against the exterior of the foundation. Maintaining gutters, downspouts and extensions is also an important factor.

Exterior conditions as noted on the drainage section of the report appear to be a contributing factor to water issues and should be addressed.

The use of a whole house dehumidifier is recommended to help control moisture.

6.10 (Picture 1)

6.11 (1) **INSULATION / FIRE STOPPING** : Sill areas should be better insulated to resist cold air infiltration.

6.11 (2) Sub floor insulation throughout the basement is improperly installed. Insulation is upside down. This will trap moisture between living area and vapor barrier. The exposed paper backing is also flammable and must not be left exposed. Correction is needed. Existing insulation should be removed and replaced.

6.11 (Picture 1)

6.12 (1) **BULKHEAD** : An exterior rated door should be installed in the bulkhead opening.

6.12 (2) The bulkhead lid is rotted and needs to be replaced. The structure is deteriorated. It needs to be rebuilt.

6.12 (Picture 1)

6.12 (Picture 2)

6.12 (3) The bulkhead stairs have inconsistent rise.

BASEMENTS, by their nature, tend to be damp. It is not unusual to have signs of dampness in the lower areas of one or more walls. Reduction or elimination of excessive dampness can usually be accomplished by controlling the water on the exterior of the home. Are gutters, downspouts and extensions in good order? Ideal grading is a slope of five inches for a distance of five feet away from the wall, if masonry wall elevation and lot elevations will allow it. Expensive solutions to dampness and wall cracks are frequently offered. Most often, these steps are excessive and unnecessary. It is worth your time and money to pay an independent expert (a non-contractor) for an opinion before putting out thousands of dollars for work, which may very well need not be done.

INDOOR ALLERGEN: Dust Mites are parasites that live in your carpet, bedding, and furniture. They are tiny and cannot be seen with the naked eye. Their droppings are even smaller and float in the air. These droppings are the number one thing people with asthma and allergies react to indoors. What you need to know about dust mites is that they do not drink water, but instead absorb water out of the air. When the relative humidity is more than 50% dust mites thrive. When the relative humidity drops below 50% they dry up and die. They do however leave their larvae behind to hatch when the humidity level rises above 50%. Building scientists estimate that 50% of the air on the first floor of the house comes from the cellar of the house. Basements are typically moist and damp by their nature. The best way to combat dust mites is to dry up your basement and strive to maintain a relative humidity of below 50% throughout the entire house including the basement.

7. HOT AIR HEATING SYSTEM(S)

THE HEATING SYSTEMS WERE NOT OPERATIONAL AT THE TIME OF THE INSPECTION.

THE LEFT SIDE REAR HEATING SYSTEM HAS LONG OUTLIVED THE USEFUL SERVICE LIFE. REPLACEMENT IS STRONGLY RECOMMENDED. A LICENSED HEATING CONTRACTOR SHOULD BE CONSULTED FOR FURTHER EVALUATION PRIOR TO COMMITMENT.

THERE WAS NO PHYSICAL ACCESS TO THE LEFT SIDE FORWARD FURNACE. UNSEEN CONDITIONS MAY EXIST.

Styles & Materials

TYPE OF SYSTEM:
FORCED HOT AIR

UNIT SERVES:
FIRST FLOOR
SECOND FLOOR
THIRD FLOOR

TYPE OF FUEL:
GAS

THERMOSTAT TYPE:
MANUAL

HEATING SYSTEM MANUFACTURER:
YORK

APPROXIMATE AGE OF SYSTEM(S):
15 YEARS
27 YEARS
UNKNOWN

FILTER TYPE:
DISPOSABLE

BLOWER FAN:
DIRECT DRIVE

DUCTWORK:
SHEET METAL

FLUE PIPE MATERIAL:

GALVINIZED

A-TYPE

		S	S/E	M	P	CN	U	I/N
7.0	SERVICE SWITCH	•						
7.1	VISIBLE HEAT EXCHANGER						•	
7.2	GAS SUPPLY PIPE	•						
7.3	GAS CONTROL VALVE							•
7.4	BURNER(S)							•
7.5	FIREBOX / COMBUSTION CHAMBER / REFRACTORY	•						
7.6	FLUE PIPE CONNECTOR				•	•		
7.7	POWER VENT	•						
7.8	COMBUSTION AIR	•						
7.9	BLOWER / FAN MOTOR				•			
7.10	AIR FILTER(S)				•			
7.11	EXPOSED DUCT WORK			•				
		S	S/E	M	P	CN	U	I/N

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, U= Unknown, I/N= Inoperative/Not Operated

Comments:

7.1 VISIBLE HEAT EXCHANGER : Evaluation of the heat exchanger would require the dismantling of the furnace which is beyond the scope of inspection. A licensed HVAC contractor should be consulted for further evaluation.

7.4 BURNER: Gas burners should be inspected and serviced annually. A combustion analysis should be performed to ensure proper operation. Improperly adjusted or dirty burners can produce elevated and dangerous levels of carbon monoxide.

The burners were not operated.

7.9 BLOWER / FAN MOTOR: The blower motor compartment is filthy and needs to be cleaned.

7.10 AIR FILTER: The left forward furnace is missing an air filter.

7.11 (1) **EXPOSED DUCT WORK:** The ducts are not properly insulated. The bubble wrap should be removed and replaced with proper duct insulation.

7.11 (Picture 1)

7.11 (2) Dust build up was observed in registers and ducting throughout the living areas. Ducts should be professionally cleaned as dust build up can pose certain health hazards.

7.11 (3) **RE-INSPECTION 09-06-16** : Ductwork installation is sloppy and less than professional. Ducts are not properly sized, supported or sealed. This will allow for air leakage and can affect heating of the units. Repairs are needed.

7.11 (Picture 2)

7.11 (Picture 3)

CLOCK OR SETBACK THERMOSTATS have the potential of paying for themselves in just a few months. If your home is not equipped with one, ask your heating contractor about the many models available.

HUMIDIFIERS can be troublesome accessories on furnaces. It is difficult to determine if they are working properly. They require regular care, cleaning and annual servicing to assure proper operation, especially if the water source for the home is from a private, municipal or community well. Manuals and operating instructions should be obtained from the seller. The use of furnace-mounted humidifiers is not recommended; a malfunctioning humidifier can rust out a furnace rather quickly, and can also have serious health impacts. Reservoir-type humidifiers have been criticized by health experts because of the risk of bacteria and mold growth. The flow through type humidifiers are less likely to develop bacteria, although there is that possibility. Improperly adjusted humidifiers can allow for excessive moisture to be introduce into the living areas and can contribute to condensation and potential mold issues. Humidifier settings need to be adjusted depending on outside air temperature to perform correctly .

FORCED AIR SYSTEMS should have filters changed every 30 to 60 days during the heating and cooling seasons. This is especially true if you have central air conditioning. A dirty air filter can dramatically reduce the efficiency of the system and lead to premature failure of your compressor.

8. PLUMBING SYSTEM

Styles & Materials

WATER SOURCE:
PUBLIC/MUNICIPAL

MAIN WATER SHUT OFF LOCATION:
UNKNOWN

TYPE OF WATER MAIN:
UNKNOWN

WATER SUPPLY PIPES:
COPPER PIPE

WASTE DISPOSAL SYSTEM:
PUBLIC/MUNICIPAL

WASTE AND VENT PIPES:
CAST IRON
COPPER
PLASTIC (PVC)

		S	S/E	M	P	CN	U	I/N
8.0	VISIBLE SUPPLY PLUMBING			•				
8.1	VISIBLE WASTE AND VENT PIPES				•	•		
8.2	WATER PRESSURE			•				
8.3	CROSS-CONNECTION	•						
		S	S/E	M	P	CN	U	I/N

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, U= Unknown, I/N= Inoperative/Not Operated

Comments:

8.0 (1) **VISIBLE SUPPLY PIPES** : Corroded valves need to be replaced. Much of the supply plumbing installation appears non-professional.

8.0 (Picture 1)

8.0 (Picture 2)

8.0 (Picture 3)

8.0 (2) **RE-INSPECTION 09-06-16** : The main water line in from the street is iron. Iron water lines have a tendency to rust internally, reducing water pressure and restricting water volume. Replacement should be expected. Replacement of the water line to the street is typically at the expense of the home owner. The local water department should be consulted.

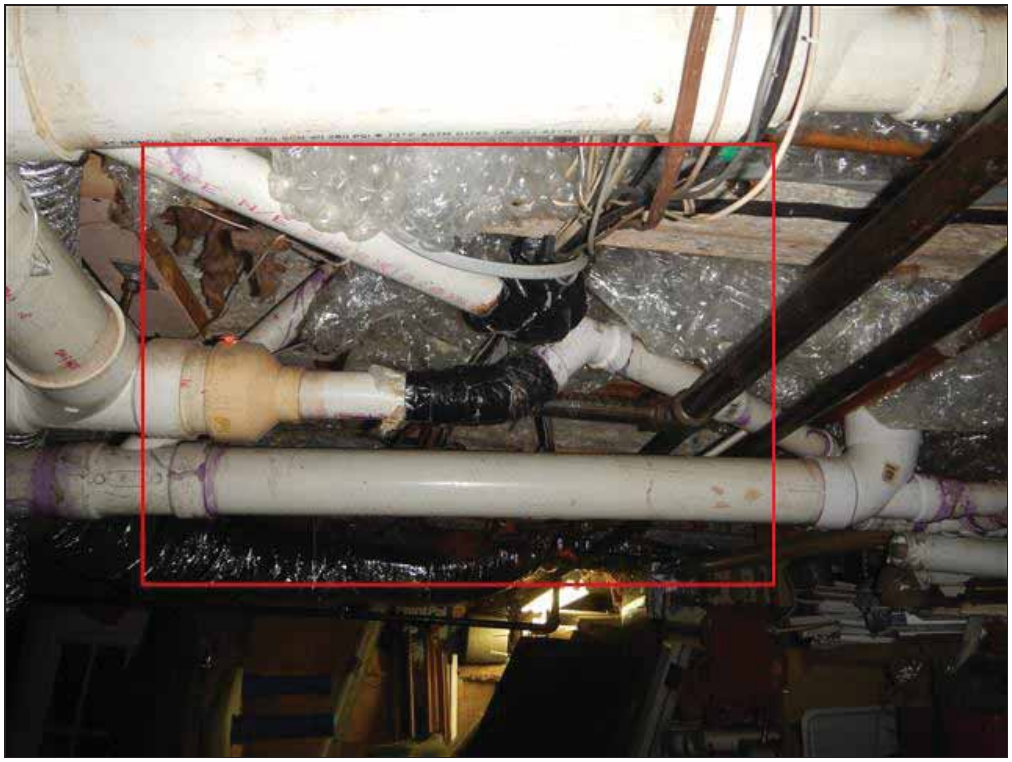
8.0 (Picture 4)

8.0 (3) **RE-INSPECTION 09-06-16** : The galvanized pipe fitting after the water meter is corroded, is leaking and needs to be replaced.

8.0 (Picture 5)

8.1 VISIBLE WASTE AND VENT PIPES : Visible waste plumbing throughout the house is non professional and is improperly configured, is not properly trapped or vented. Several sections of waste pipes in the basement are actively leaking and have been covered in tape. This can pose certain health hazards. Complete re-plumbing of all waste piping is needed.

A licensed plumber should be consulted for further evaluation and extensive replacement.



8.1 (Picture 1)

8.1 (Picture 2)

8.1 (Picture 3)

8.1 (Picture 4)

8.1 (Picture 5)

8.2 WATER PRESSURE : The main trunk line is only half inch which may limit volume and pressure while multiple faucets are open.

CROSS-CONNECTION is a plumbing term used to identify locations in which the potable water supply could become contaminated by wastewater, even if the potable lines would have to suck up the contaminated water. The most common example is a hose attached to a laundry sink spout and lying in a basin of dirty water. A negative pressure on the water system, as might be caused by a fire department pumper, could suck up the dirty water and contaminate the drinking water. Water supply to hydronic heating systems can also pose a cross connection if water supply is shut off at the main or if pressure is loss. Today, Hydronic heating systems are required to have a back flow preventer as water in these systems could also contaminate potable water. Although cross-connections are not allowed on new plumbing, they are still found in older homes. Cross-connection codes in older homes are enforced differently from one municipality to the next; most require correction only when remodeling/replacement is done.

WATER HAMMER is a phenomenon you may notice when you run your washing machine or dishwasher. If you hear the pipes bang, you have water hammer. Air chambers can be added to the pipes in the basement. There are several types available, including mechanical shock absorber that can be put on the water heater. Talk to a plumbing store, or call your plumber. Besides being annoying, water hammer can actually cause failures and leaks. It should be corrected.

9. WATER HEATER(S)

Styles & Materials

MANUFACTURER:
GENERAL ELECTRIC(Rheem)
RHEEM

APPROXIMATE AGE OF UNIT:
1 Year
7 Years

FUEL TYPE:
GAS

CAPACITY OF TANK:
40 GALLONS
X2

FLUE PIPE MATERIAL:
GALVINIZED
A-TYPE

		S	S/E	M	P	CN	U	I/N
9.0	COLD WATER SHUTOFF	•						
9.1	PLUMBING CONNECTIONS				•			
9.2	VACUUM RELIEF VALVE			•				
9.3	TEMPERATURE / PRESSURE RELIEF VALVE	•						
9.4	GAS SUPPLY PIPING AND VALVE			•		•		
9.5	GAS CONTROL VALVE / BURNER	•						
9.6	FLUE PIPE CONNECTOR				•			
9.7	EXTERIOR CASING	•						
9.8	OTHER OBSERVATIONS			•				
		S	S/E	M	P	CN	U	I/N

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Comments:

9.1 PLUMBING CONNECTIONS : Iron pipe fittings were used on the cold and hot water inlets. This could indicate an unprofessional installation.

A licensed plumber should be consulted for further evaluation.

9.1 (Picture 1)

9.2 VACUUM RELIEF VALVE : The vacuum relief valve is corroded and needs to be replaced.

9.4 GAS SUPPLY PIPING AND VALVE : The gas piping to the water heater appears unprofessional. The flexible gas pipe connection should be evaluated by a licensed plumber.

9.4 (Picture 1)

9.6 (1) **FLUE PIPE CONNECTOR** :A dead bird was noted in the flue passage of the left front chimney. This poses an obstruction. Immediate correction is needed.

9.6 (Picture 1)

9.6 (2) The flue pipes are not secured at each section and are improperly pitched. Current standards require no less than three screws per section to prevent accidental dislodgement. Immediate correction is needed.

9.6 (Picture 2)

9.6 (Picture 3)

9.6 (Picture 4)

9.8 OTHER OBSERVATIONS : The GE water heater is nearing the end of the useful service life. Replacement should be expected in the near future.

WATER HEATERS have a life expectancy of five to ten years. Water heaters fail without warning and it is difficult to estimate remaining life. Therefore, do not store personal property near an older water heater. It is also a good idea to inform adults in the family of the location of the shut-off valves and gas/electric shut-off. Tanks should be flushed monthly and anodes cleaned or replaced annually to extend tank life and efficiency. (In some tanks anodes are not serviceable). Hot water temperature can vary greatly depending on a number of different factors. Hot water temperature should always be checked before showing or bathing. This is especially important if you have young children. Hot water temperature should be set no greater than 125 degrees. Temperature limiting devices(mixing valve) are available which can help prevent scalding hot water at the faucets. Read the owners manual and familiarize yourself with the operating controls and suggested manufacturers maintenance for your water heater. A periodic inspection of the water heater is recommended. If anything looks suspicious such a corrosion or leakage at fittings you should contact a qualified plumber for repairs or replacement. Gas or oil fire water heaters will produce carbon monoxide. The venting system of the water heater and gas burner(s) should be inspected at least once a year. A damaged, corroded, disconnected or clogged vent can result in spillage of dangerous flue gases which contain carbon monoxide. Never store gasoline or other flammable material next to or near the water heater due the risk for fire or explosion.

10(A) . ELECTRICAL PANEL UNIT #1

THERE WAS NO PHYSICAL ACCESS TO THE CELLAR ELECTRICAL PANELS. UNSEEN CONDITIONS MAY EXIST. A LICENSED ELECTRICIAN SHOULD BE CONSULTED FOR FURTHER EVALUATION.

Styles & Materials

MAIN BOX LOCATION:
HALLWAY OF THE UNIT

MAIN SERVICE WIRE:
ALUMINUM CABLES

SYSTEM RATED AT:
100 AMPS / 220 VOLTS

MAIN OVERLOAD PROTECTION:
BREAKER

ELECTRIC PANEL MANUFACTURER:
GENERAL ELECTRIC

BOX RATED:
200-AMPS

BRANCH PROTECTION:
BREAKERS

 # OF BRANCH CIRCUTS AT THE MAIN PANEL:
22

BRANCH WIRING:
COPPER

TYPE OF BRANCH WIRING:
NON-METALLIC CABLE

CIRCUIT LABELING:
SOME(few)
ACCURACY OF LABELING UNKNOWN

SYSTEM GROUNDED AT:
ELECTRIC COMPANY
UNKNOWN

		S	S/E	M	P	CN	U	I/N
10.0.A	SERVICE CABLE AT MAIN BOX		•					
10.1.A	GROUNDING					•	•	
10.2.A	BUSHINGS / KNOCK-OUTS / TWIST-OUTS				•			
10.3.A	CIRCUIT BREAKERS				•	•		
10.4.A	OTHER VISIBLE WIRING				•	•		
		S	S/E	M	P	CN	U	I/N

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, U= Unknown, I/N= Inoperative/Not Operated

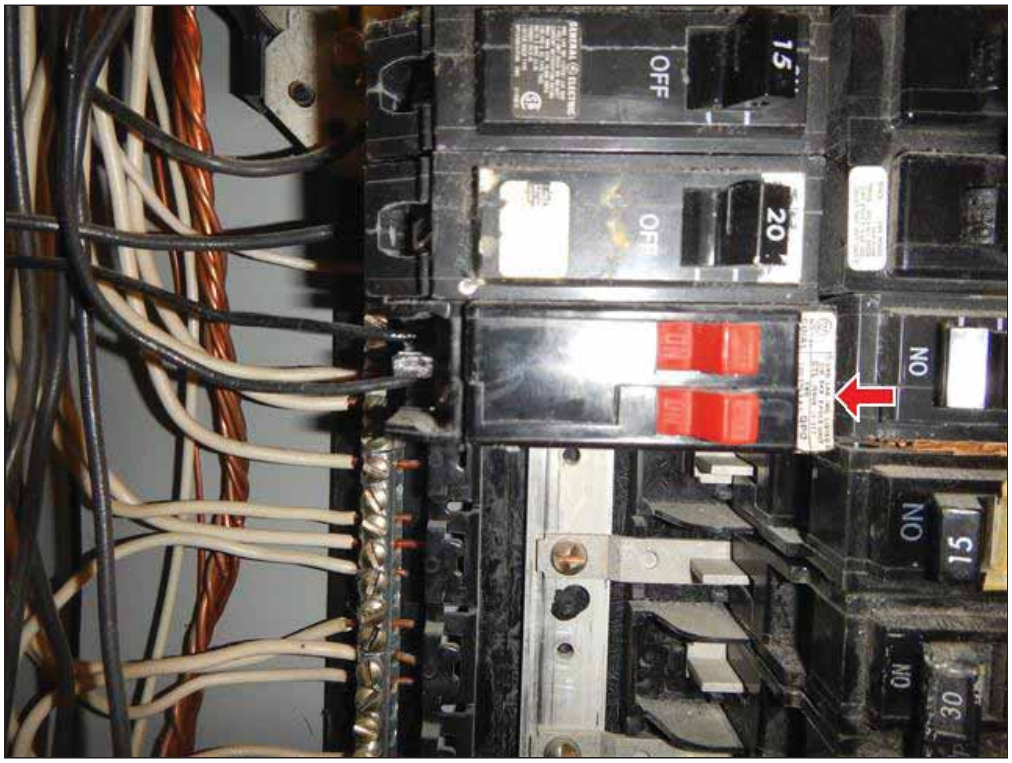
Comments:

10.1.A GROUNDING : The main earth and plumbing ground were not readily accessible or visible. A licensed electrician should be consulted to verify proper grounding of the electrical system.

10.2.A BUSHINGS/KNOCKOUT PLUGS : There is a missing knock out from the top of the main panel. It needs to be pugged.

10.2.A (Picture 1)

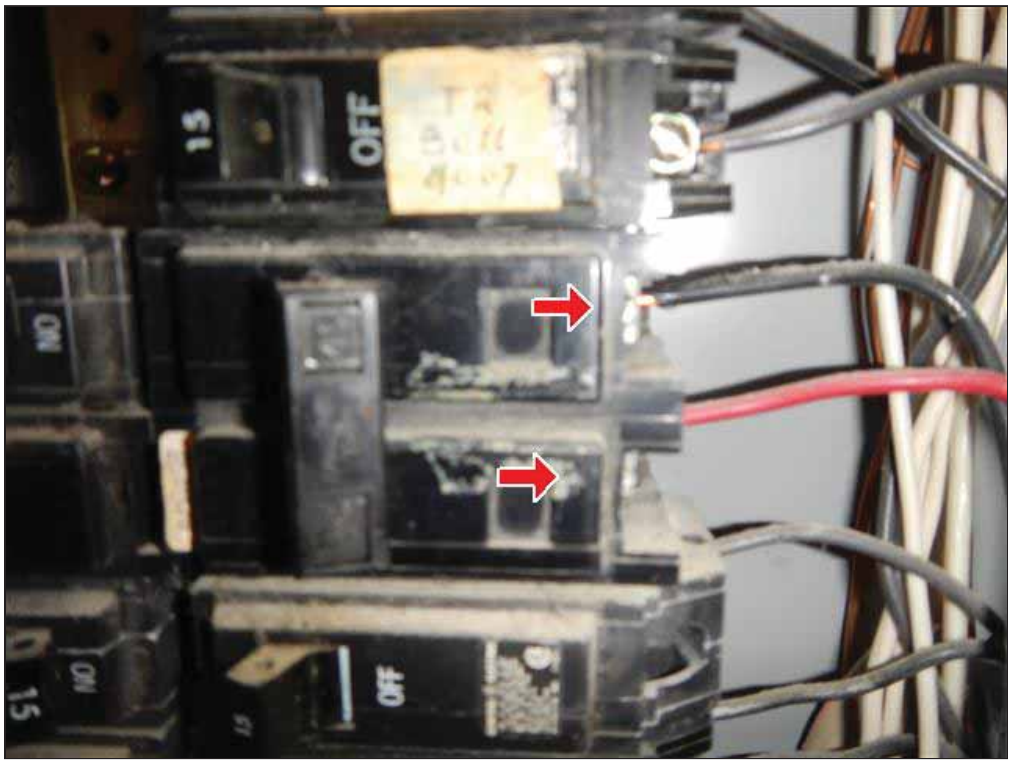
10.3.A (1) **CIRCUIT BREAKERS** : This cabinet does not list duplex style circuit breakers as compatible. These breakers are typically field altered to be installed. This can void manufacturer's warranty and work the panel beyond the designed capacity. Correction is recommended.



10.3.A (Picture 1)

10.3.A (2) At least Two circuit breakers in the main panel are of a different manufacturer and are not listed for use in this cabinet according to the manufacturer's label. Replacement with approved breaker(s) is needed as this can pose a safety issue. This also voids manufacturer's warranty and could result in property damage or injury.

10.3.A (3) One 40 Amp circuit breaker and two 20 Amp breakers in the main panel are over fused. Wires connected to the breaker can overheat if the circuit is overloaded before the breaker will disconnect power. This is a potential fire hazard and needs immediate correction. A licensed electrician should be consulted for further evaluation and needed repairs.



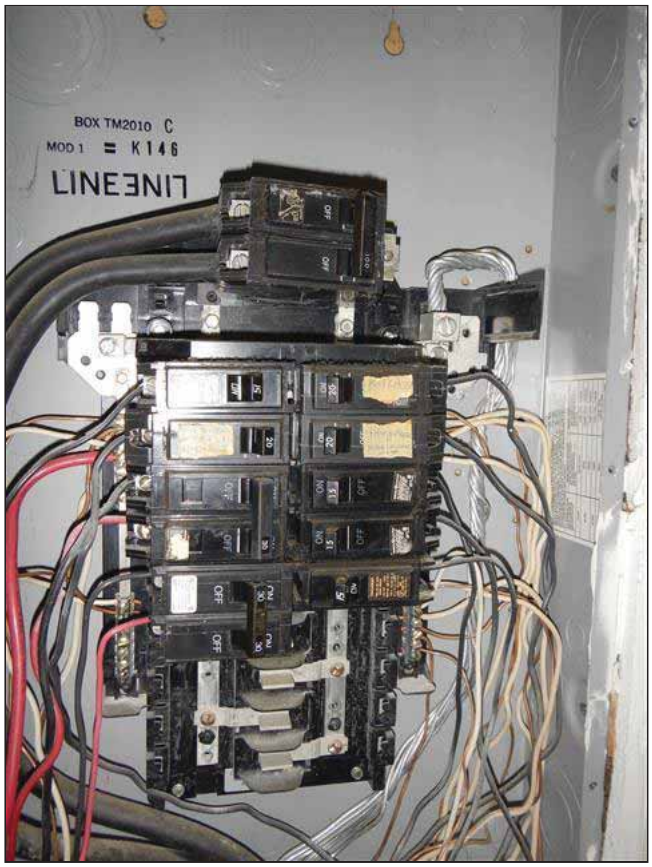
10.3.A (Picture 2)

10.4.A (1) **OTHER VISIBLE WIRING** : Open junction boxes were noted. Exposed wires are live and pose a significant risk for shock, electrocution and personal injury. Immediate correction is needed. Properly installed cover plates are needed.

10.4.A (2) Workmanship in the panel and throughout the house is sloppy and appears non professional. Wire terminations in the panel are not properly capped. Evaluation of conditions within the panel was somewhat limited as a result.

10.4.A (Picture 1)

10(B) . ELECTRICAL PANEL UNIT #2



Styles & Materials

MAIN BOX LOCATION:
KITCHEN OF THE UNIT

MAIN SERVICE WIRE:
ALUMINUM CABLES

SYSTEM RATED AT:
100 AMPS / 220 VOLTS

MAIN OVERLOAD PROTECTION:
BREAKER
(AL RATED)

ELECTRIC PANEL MANUFACTURER:
GENERAL ELECTRIC

BOX RATED:
100-AMPS

BRANCH PROTECTION:
BREAKERS

 # OF BRANCH CIRCUTS AT THE MAIN PANEL:
9

BRANCH WIRING:
COPPER

TYPE OF BRANCH WIRING:
NON-METALLIC CABLE

CIRCUIT LABELING:
SOME(few)
ACCURACY OF LABELING UNKNOWN

SYSTEM GROUNDED AT:
ELECTRIC COMPANY
UNKNOWN

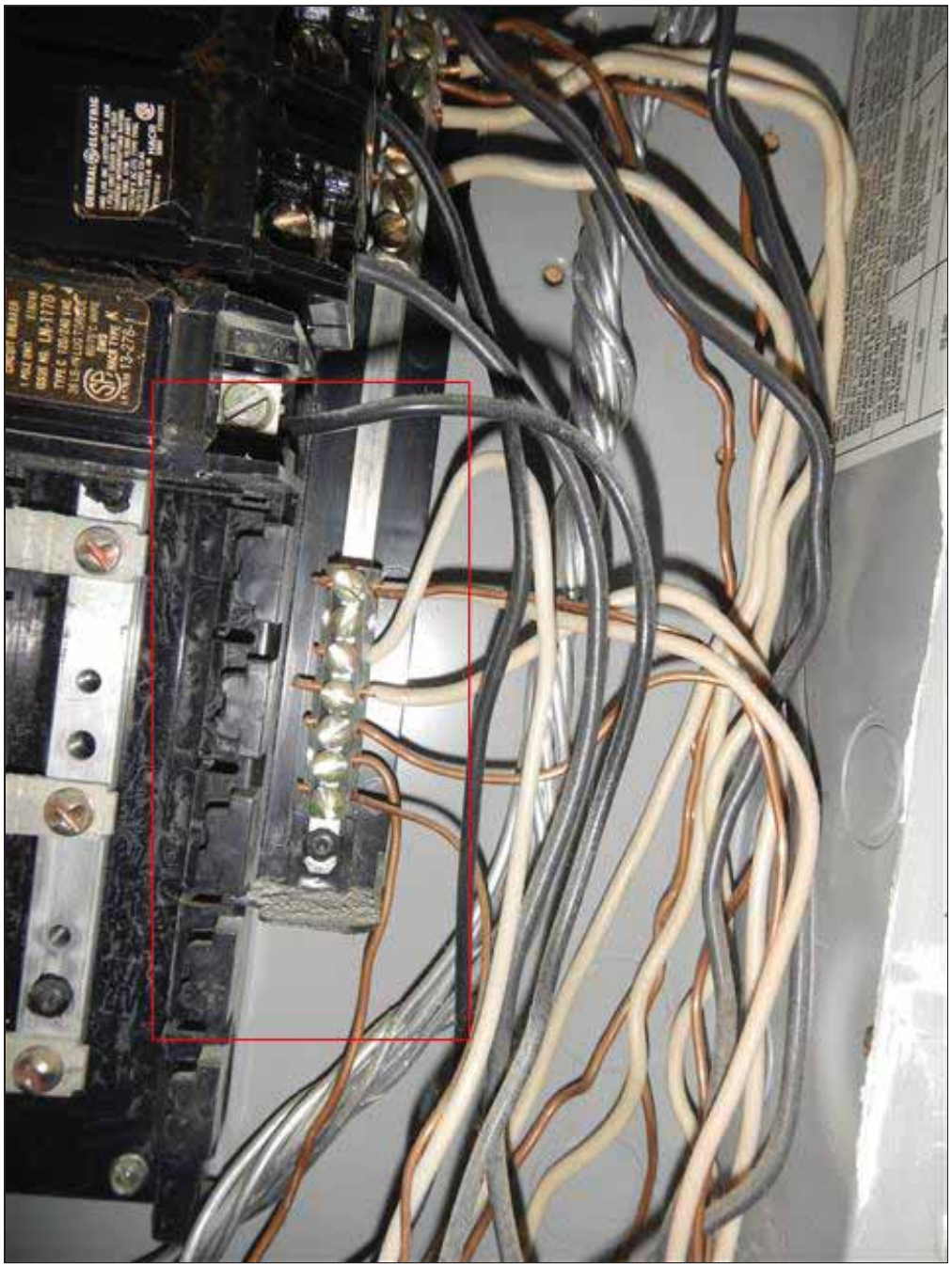
		S	S/E	M	P	CN	U	I/N
10.0.B	SERVICE CABLE AT MAIN BOX		•					
10.1.B	GROUNDING				•	•		
10.2.B	CIRCUIT BREAKERS				•			
		S	S/E	M	P	CN	U	I/N

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, U= Unknown, I/N= Inoperative/Not Operated

Comments:

10.0.B SERVICE CABLE AT MAIN BOX : The main service cable is aluminum and needs to be coated with an anti-oxidant compound at terminals to ensure a good bond.

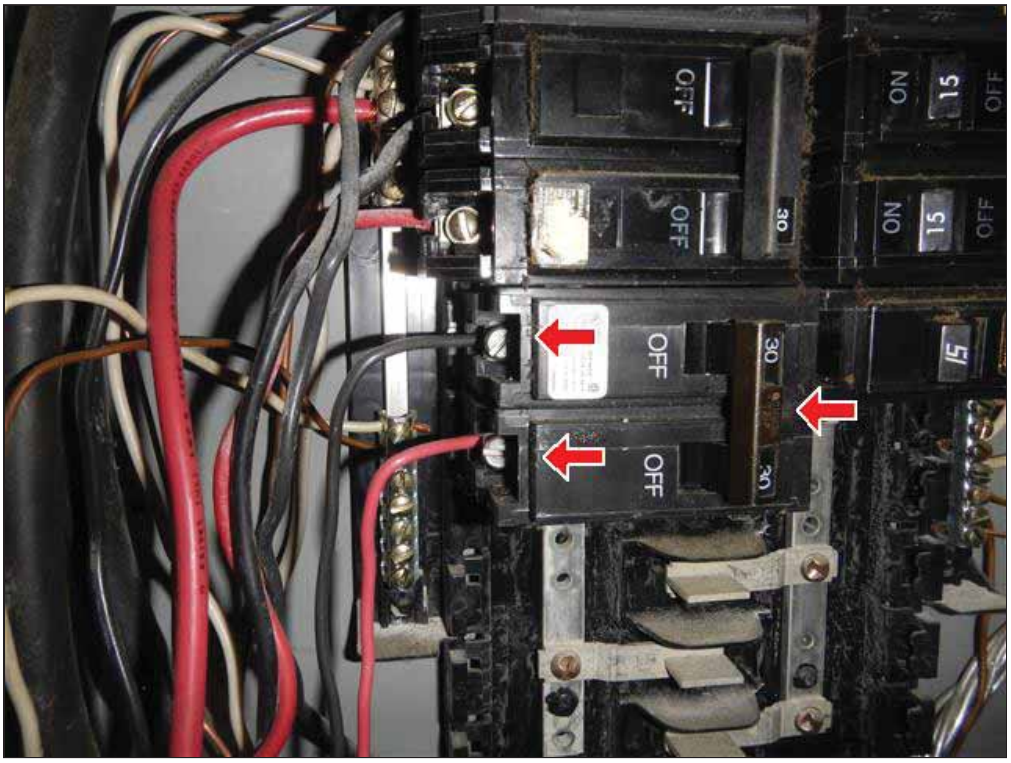
10.1.B GROUNDING : Grounds and neutrals need to be isolated as is required. This is a potential hazard and needs immediate correction. A licensed electrician should be consulted.



10.1.B (Picture 1)

10.2.B (1) **CIRCUIT BREAKERS** : One 30 Amp circuit breaker in the main panel is over fused. Wires connected to the breaker can overheat if the circuit is overloaded before the breaker will disconnect power. This is a potential fire

hazard and needs immediate correction. A licensed electrician should be consulted for further evaluation and needed repairs.



10.2.B (Picture 1)

10.2.B (2) There is a wire nut where two different sized wires are joined. It is unclear what circuit this services. Further investigation is needed as hazards may exist. wire nut

10.2.B (Picture 2)

10.2.B (3) Several circuit breakers in the main panel are of a different manufacturer and are not listed for use in this cabinet according to the manufacturer's label. Replacement with approved breaker(s) is needed as this can pose a safety issue. This also voids manufacturer's warranty and could result in property damage or injury.

10(C) . ELECTRICAL PANEL UNIT #3

The cover of the panel is obstructed by a finished wall and is not safely or readily accessible without doing damage. Unseen conditions may exist.

Styles & Materials

MAIN BOX LOCATION:
KITCHEN OF THE UNIT

MAIN SERVICE WIRE:
UNKNOWN

SYSTEM RATED AT:
100 AMPS / 220 VOLTS

MAIN OVERLOAD PROTECTION:
BREAKER

ELECTRIC PANEL MANUFACTURER:
SIEMENS

BOX RATED:
100-AMPS

BRANCH PROTECTION:
BREAKERS

BRANCH WIRING:
UNKNOWN

CIRCUIT LABELING:
MOST

SYSTEM GROUNDED AT:
ELECTRIC COMPANY
UNKNOWN

		S	S/E	M	P	CN	U	I/N
10.0.C	SERVICE CABLE AT MAIN BOX						•	
10.1.C	GROUNDING						•	
10.2.C	BUSHINGS / KNOCK-OUTS / TWIST-OUTS	•						
10.3.C	CIRCUIT BREAKERS					•	•	
		S	S/E	M	P	CN	U	I/N

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, U= Unknown, I/N= Inoperative/Not Operated

Comments:

10.3.C (1) **CIRCUIT BREAKERS** : Several circuit breakers in the main panel are of a different manufacturer and are not listed for use in this cabinet according to the manufacturer's label. Replacement with approved breaker(s) is needed as this can pose a safety issue. This also voids manufacturer's warranty and could result in property damage or injury.

10.3.C (2) The panel cover was not removed. Unseen conditions may exist.

11. LAUNDRY

Washer hoses should be checked periodically for signs of failure. A ruptured washer hose can cause significant damage. Washer faucets should be turned off after each use. Automatic washer valves are now available and can be easily retrofitted on to most existing washer faucets. Drain pans installed under washers can also save a lot of aggravation if the washer leaks.

Dryer vents should be cleaned at least once a year. Metal ducting should be used on all dryer vents. Lint build up in a dryer vent can dramatically reduce efficiency and is a potential fire hazard.

		S	S/E	M	P	CN	U	I/N
11.0	110 VOLT OUTLET						•	
11.1	DRYER HOOKUP ELECTRIC/220						•	
11.2	DRYER VENT				•	•		
11.3	WASHER HOT / COLD FAUCETS			•				
11.4	WASHER DRAIN AND TRAP				•			
		S	S/E	M	P	CN	U	I/N

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, U= Unknown, I/N= Inoperative/Not Operated

Comments:

11.0 110 VOLT OUTLET : The outlets were inaccessible.

11.1 DRYER OUTLET : The dryer outlet was not visible.

11.2 (1) **DRYER VENT** : The dryer vent needs to be cleaned semi-annually. Lint laden dryer vents are a leading cause of residential fires.

Vent tubing is disconnected and has contributed to moisture related issues in the bathroom. Immediate correction is needed.

11.2 (Picture 1)

11.2 (2) The dryers in the cellar are venting into the cellar. Moisture can promote mold issues if not addressed.

11.2 (Picture 2)

11.3 WASHER HOT/COLD FAUCETS : The installation of a Watts Intelliflow Safety Valve is recommended to protect the washing machine hookup against failure. For more information, they can be found at the following link. http://www.watts.com/pro/divisions/watersafety_flowcontrol/learnabout/learnabout_intelliflow.asp

Rubber hoses should be updated with braided stainless steel hoses approved by the manufacture of the appliance.

11.4 WASHER DRAIN AND TRAP : The washer drains in the cellar are not properly configured, trapped and may be prone to siphoning and clogging problems as a result. Correction is needed. A licensed plumber should be consulted for needed repairs.

11.4 (Picture 1)

11.4 (Picture 2)

11.4 (Picture 3)

12. HALLWAYS AND ENTRIES

Styles & Materials

WALLS AND CEILINGS:
DRYWALL
SUSPENDED CEILINGS
HOMOSOTE

FLOORS:
CARPET
HARDWOOD
TILE

DOORS:
WOOD
COMPOSITION

TYPE OF HEAT SORCE:
REGISTERS FROM FORCED WARM AIR

		S	S/E	M	P	CN	U	I/N
12.0	WALLS AND CEILINGS				•			
12.1	FLOORS				•			
12.2	DOORS AND WINDOWS	•						
12.3	ELECTRICAL SWITCHES			•				
12.4	ELECTRICAL OUTLETS AND FIXTURES	•						
12.5	HEAT SOURCE		•					
12.6	STAIRWAYS AND RAILINGS				•			
12.7	PRESENCE OF SMOKE AND CO1 DETECTORS				•	•		
12.8	WATER SIGNS				•			
12.9	CLOSET			•				
		S	S/E	M	P	CN	U	I/N

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, U= Unknown, I/N= Inoperative/Not Operated

Comments:

12.0 (1) **WALLS AND CEILINGS** :Walls need cosmetic restoration.

The ceiling in the rear stairway is water damaged. Repair is needed.

12.0 (Picture 1)

12.0 (Picture 2)

12.0 (Picture 3)

12.0 (2) The ceiling in the rear entry shows signs of water penetration.

12.0 (Picture 4)

12.1 (1) **FLOORS** : Hardwood floors need to be sanded and refinished. Flooring in the second floor hallway is damaged. It may need replacement.

12.1 (Picture 1)

12.1 (2) The floor shows signs of settlement throughout the building.

12.3 ELECTRICAL SWITCHES :There was no visible response from several switches.

12.5 HEAT SOURCE PRESENT : Several diffusers are missing grills.

12.6 (1) **STAIRWAYS** : The second floor stairway is steep and has narrow treads. The risk for personal injury exists. The carpet is damaged.

The railing on the main staircase is too low to meet current standards.

12.6 (Picture 1)

12.6 (Picture 2)

12.6 (2) The 3rd floor stairway needs hand and guard rails for safety.

12.6 (Picture 3)

12.7 The house appears to lack properly installed smoke and carbon monoxide detectors. Immediate correction is needed.

12.7 (Picture 1)

12.8 WATER SIGNS : Water stains appear to be a result of the bathroom above.

12.9 CLOSET : Storage limited access into many of the closet spaces. Unseen conditions may exist.

13(A) . KITCHEN UNIT # 1

The kitchen needs complete renovation. The appliances were not functional. Cluttered conditions limited access.

		S	S/E	M	P	CN	U	I/N
13.0.A	WALLS AND CEILING				•	•		
13.1.A	FLOOR		•					
13.2.A	DOORS AND WINDOWS	•						
13.3.A	ELECTRICAL SWITCHES	•						
13.4.A	ELECTRICAL OUTLETS				•			
13.5.A	ELECTRICAL FIXTURES AND EXPOSED WIRING	•						
13.6.A	HEAT SOURCE PRESENT							•
13.7.A	CABINETS AND COUNTERTOPS				•	•		
13.8.A	SINK BASIN	•						
13.9.A	EXPOSED SUPPLY PIPING	•						
13.10.A	EXPOSED WASTE PIPING				•	•		
13.11.A	WATER SIGNS				•			
13.12.A	INSTALLED APPLIANCES							•
		S	S/E	M	P	CN	U	I/N

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, U= Unknown, I/N= Inoperative/Not Operated

Comments:

13.0.A WALLS AND CEILINGS : The ceiling shows signs of past water damage.

13.0.A (Picture 1)

13.1.A FLOOR : The floor shows signs of settlement.

13.4.A ELECTRICAL OUTLETS : All counter outlets should be GFCI protected.

Outlets are limited and need updating to safely meet modern needs.

13.6.A HEAT SOURCE PRESENT : There is no visible heat source.

13.7.A CABINETS AND COUNTERTOPS : The sink cabinet base is water damaged. The cabinets and counter tops need replacement.

13.10.A EXPOSED WASTE PIPING : The sink is not properly plumbed. It is currently leaking.

A licensed plumber should be consulted for needed repairs.

13.10.A (Picture 1)

13.10.A (Picture 2)

13.11.A WATER SIGNS : Water stains appear to be a result of roof leaks.

13(B) . KITCHEN UNIT # 2

The kitchen needs complete renovation.

		S	S/E	M	P	CN	U	I/N
13.0.B	WALLS AND CEILING			•				
13.1.B	FLOOR			•	•			
13.2.B	DOORS AND WINDOWS			•				
13.3.B	ELECTRICAL SWITCHES	•						
13.4.B	ELECTRICAL OUTLETS				•			
13.5.B	ELECTRICAL FIXTURES AND EXPOSED WIRING	•						
13.6.B	HEAT SOURCE PRESENT	•						
13.7.B	CABINETS AND COUNTERTOPS				•			
13.8.B	SINK BASIN	•						
13.9.B	HOT AND COLD WATER FAUCETS			•				
13.10.B	EXPOSED SUPPLY PIPING	•						
13.11.B	EXPOSED WASTE PIPING	•						
13.12.B	INSTALLED APPLIANCES							•
13.13.B	OTHER OBSERVATIONS				•	•		
		S	S/E	M	P	CN	U	I/N

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, U= Unknown, I/N= Inoperative/Not Operated

Comments:

13.0.B WALLS AND CEILINGS : Walls and ceilings need cosmetic restoration.

13.1.B FLOOR : The floor shows signs of settlement.

Hardwood floors need to be sanded and refinished.

13.2.B DOORS AND WINDOWS : The kitchen windows were difficult to operate

13.4.B ELECTRICAL OUTLETS : Outlets are limited and need updating to safely meet modern needs.

13.7.B CABINETS AND COUNTERTOPS : Cabinets and counter tops are worn. Replacement is needed.

13.9.B HOT AND COLD WATER FAUCETS : The faucet is loose and needs to be secured.

13.12.B INSTALLED APPLIANCES : Appliances are tenant owned and were not operated.

13.13.B There is an overwhelming pet odor noted in the second floor unit.

13(C) . KITCHEN UNIT #3

		S	S/E	M	P	CN	U	I/N
13.0.C	WALLS AND CEILING			•				
13.1.C	FLOOR	•						
13.2.C	DOORS AND WINDOWS	•						
13.3.C	ELECTRICAL SWITCHES	•						
13.4.C	ELECTRICAL OUTLETS	•						
13.5.C	ELECTRICAL FIXTURES AND EXPOSED WIRING	•						
13.6.C	HEAT SOURCE PRESENT	•						
13.7.C	CABINETS AND COUNTERTOPS	•						
13.8.C	SINK BASIN	•						
13.9.C	HOT AND COLD WATER FAUCETS	•						
13.10.C	HAND SPRAYER/THIRD FAUCET	•						
13.11.C	EXPOSED SUPPLY PIPING	•						
13.12.C	EXPOSED WASTE PIPING				•	•		
13.13.C	STOVE HOOK UP GAS/ELECTRIC		•					
13.14.C	WATER SIGNS				•			
13.15.C	INSTALLED APPLIANCES		•					
		S	S/E	M	P	CN	U	I/N

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, U= Unknown, I/N= Inoperative/Not Operated

Comments:

13.0.C WALLS AND CEILINGS : Walls and ceilings need general cosmetic care.

The ceiling shows signs of past water damage.

13.0.C (Picture 1)

13.0.C (Picture 2)

13.12.C EXPOSED WASTE PIPING :
The drain is an S trap which are no longer permitted as they are not vented and prone to siphoning.

13.12.C (Picture 1)

13.13.C STOVE HOOK UP GAS/ELECTRIC : The stove needs an anti tip bracket as is required. This can pose a safety hazard and needs immediate attention.

13.14.C WATER SIGNS : Water stains appear to be a result of ice damming on roof above.

13.15.C INSTALLED APPLIANCES : Appliances are checked as a courtesy without consideration.

14(A) . 1st UNIT COMMON AREAS

		S	S/E	M	P	CN	U	I/N
14.0.A	WALLS AND CEILING				•	•		
14.1.A	FLOOR		•					
14.2.A	ELECTRICAL SWITCHES	•						
14.3.A	OUTLETS AND FIXTURES	•						
14.4.A	DOORS AND WINDOWS	•						
14.5.A	HEAT SOURCE PRESENT	•						
14.6.A	FIREPLACE (WOOD BURNING)						•	
14.7.A	WATER SIGNS				•			
		S	S/E	M	P	CN	U	I/N

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, U= Unknown, I/N= Inoperative/Not Operated

Comments:

14.0.A Walls and ceilings need general cosmetic care. The ceiling shows evidence of past water damage.

14.0.A (Picture 1)

14.0.A (Picture 2)

14.0.A (Picture 3)

14.0.A (Picture 4)

14.1.A Wood flooring needs to be sanded and refinished.

14.6.A The damper was obstructed and was not visible.

14.6.A (Picture 1)

14.7.A Water stains appear to be a result of the bathroom above.

14(B) . 2nd UNIT COMMON AREAS

		S	S/E	M	P	CN	U	I/N
14.0.B	WALLS AND CEILING		•					
14.1.B	FLOOR	•						
14.2.B	ELECTRICAL SWITCHES	•						
14.3.B	OUTLETS AND FIXTURES	•						
14.4.B	DOORS AND WINDOWS	•						
14.5.B	HEAT SOURCE PRESENT	•						
14.6.B	WATER SIGNS	•						
		S	S/E	M	P	CN	U	I/N

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, U= Unknown, I/N= Inoperative/Not Operated

Comments:

14.0.B Walls and ceilings need general cosmetic care.

14(C) . 3rd UNIT COMMON AREAS

		S	S/E	M	P	CN	U	I/N
14.0.C	WALLS AND CEILING		•					
14.1.C	FLOOR			•				
14.2.C	ELECTRICAL SWITCHES	•						
14.3.C	OUTLETS AND FIXTURES	•						
14.4.C	DOORS AND WINDOWS	•						
14.5.C	HEAT SOURCE PRESENT			•				
14.6.C	WATER SIGNS	•						
		S	S/E	M	P	CN	U	I/N

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, U= Unknown, I/N= Inoperative/Not Operated

Comments:

14.0.C Walls and ceilings need general cosmetic care.

14.1.C The floor shows signs of settlement.

14.5.C There was an electric space heater in this room. This may indicate that the central heating system may not provide enough heat. The tenant should be questioned.

15(A) . BEDROOM UNIT #1

		S	S/E	M	P	CN	U	I/N
15.0.A	WALLS AND CEILING				•			
15.1.A	FLOOR			•				
15.2.A	DOORS AND WINDOWS	•						
15.3.A	SWITCHES	•						
15.4.A	OUTLET(S) AND FIXTURES		•					
15.5.A	CLOSET	•						
15.6.A	HEAT SOURCE PRESENT	•						
15.7.A	WATER SIGNS				•			
		S	S/E	M	P	CN	U	I/N

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, U= Unknown, I/N= Inoperative/Not Operated

Comments:

15.0.A The ceiling shows evidence of water damage. Water damage was also noted below the window.

15.0.A (Picture 1)

15.0.A (Picture 2)

15.0.A (Picture 3)

15.0.A (Picture 4)

15.1.A The floor displays unusual signs of settlement This appears to be a result of structural issues.

15.7.A Water stains appear a result of past roof leaks and ice damming on roof above.

15(B) . BEDROOM UNIT #2

The bedrooms were completely cluttered which prevented access to0 much of the rooms. Unseen conditions may exist. Further investigation prior to commitment is recommended after the rooms are cleaned out.

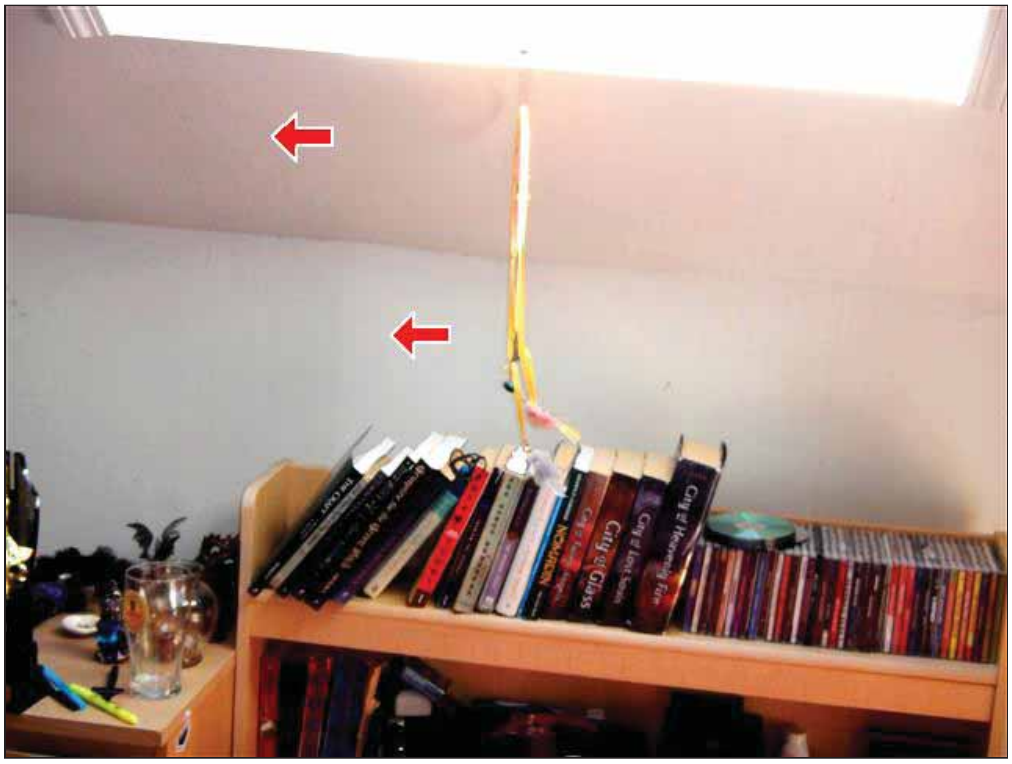
		S	S/E	M	P	CN	U	I/N
15.0.B	WALLS AND CEILING				•			
15.1.B	FLOOR		•					
15.2.B	DOORS AND WINDOWS	•						
15.3.B	SWITCHES	•						
15.4.B	OUTLET(S) AND FIXTURES		•					
15.5.B	CLOSET	•						
15.6.B	HEAT SOURCE PRESENT		•					
15.7.B	WATER SIGNS				•			
		S	S/E	M	P	CN	U	I/N

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, U= Unknown, I/N= Inoperative/Not Operated

Comments:

15.0.B Walls and ceilings need general cosmetic care.

The ceiling shows evidence of past water damage below the skylight.



15.0.B (Picture 1)

15.7.B Water stains appear to be a result of leaking around the skylight.

15(C) . BEDROOM UNIT #3

		S	S/E	M	P	CN	U	I/N
15.0.C	WALLS AND CEILING				•	•		
15.1.C	FLOOR			•				
15.2.C	DOORS AND WINDOWS	•						
15.3.C	SWITCHES	•						
15.4.C	OUTLET(S) AND FIXTURES	•						
15.5.C	CLOSET	•						
15.6.C	HEAT SOURCE PRESENT	•						
15.7.C	WATER SIGNS				•	•		
		S	S/E	M	P	CN	U	I/N

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, U= Unknown, I/N= Inoperative/Not Operated

Comments:

15.0.C The ceiling shows evidence of water damage. Mold was visible in the ceiling. This can pose certain health hazards. Immediate correction is needed.

15.0.C (Picture 1)

15.1.C The floor shows signs of settlement and slopes to the center of the house.

15.7.C Water stains appear to be a result of roof leaks.

16(A) . BATHROOMS UNIT #1

THE BATHROOMS NEED COMPLETE RENOVATION AND WERE NOT OPERATIONAL AT THE TIME OF THE INSPECTION. MANY OF THE FIXTURES WERE NOT OPERATED.

Styles & Materials

WALLS AND CEILINGS:
DRYWALL
TILE

FLOORS:
TILE

SINK(s):
PLASTIC

TUB:
FIBERGLASS UNIT (1 piece)
FIBERGLASS (WHIRLPOOL STYLE)

TUB WALLCOVERING:
TILE

SHOWER STALL:
TILE

		S	S/E	M	P	CN	U	I/N
16.0.A	WALLS AND CEILING				•			
16.1.A	FLOOR	•						
16.2.A	DOORS AND WINDOWS	•						
16.3.A	OUTLET(S) AND FIXTURES	•						
16.4.A	SWITCHES	•						
16.5.A	EXHAUST FAN					•	•	
16.6.A	SINK BASE AND CABINETRY				•			
16.7.A	SINK FAUCET(S)							•
16.8.A	SINK DRAIN STOPPER							•
16.9.A	SINK BASIN	•						
16.10.A	EXPOSED SUPPLY PLUMBING AND STOPS	•						
16.11.A	SINK WASTE PLUMBING				•	•		
16.12.A	TOILET BOWL SECURE/OPERATIONAL		•					
16.13.A	HEAT SOURCE PRESENT	•						
16.14.A	WATER SIGNS				•			
16.15.A	TUB							•
16.16.A	TUB FAUCET(S) & SHOWER HEAD							•
16.17.A	TUB DRAINS							•
16.18.A	TUB WALL COVERINGS	•						
		S	S/E	M	P	CN	U	I/N

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, U= Unknown, I/N= Inoperative/Not Operated

Comments:

16.0.A WALLS AND CEILINGS : The ceiling is water damaged in all of the bathrooms. Clutters conditions limited access to these bathrooms.

16.0.A (Picture 1)

16.0.A (Picture 2)

16.5.A EXHAUST FAN : It is unclear where the exhaust fans vents to. Further investigation is needed.

16.6.A SINK BASE AND CABINETRY : The sink base is water damaged and needs to be replaced.

16.8.A SINK DRAIN STOPPER : The drain stopper is not connected to the plunger.

16.11.A SINK WASTE PLUMBING : A licensed plumber should be consulted for replacement. Leaks were discovered in the left rear bathroom.

16.11.A (Picture 1)

16.12.A TOILET SECURE / OPERATIONAL : The toilet in the right rear bathroom is inoperative.

16.14.A WATER SIGNS : Water stains appear to be a result of past roof leaks and the bathroom above.

16.15.A TUB : The tub is not functional.

CAULKING around tubs, showers and valves or a control is critical. To caulk the tub, first remove the old material, then clean the adjoining surfaces thoroughly. Fill the tub with water so the tub is at its lowest possible level. Apply the caulk and work it well into the joints. Let stand overnight and drain the tub in the morning. When the tub is free of the weight of the water, it will raise slightly and will tend to close unfilled voids in the caulk.

EXHAUST FANS are an important way to control excessive moisture levels in the house. Excessive moisture from showering can contribute to mold issues. Fans should be run while showering and for at least 15 to 20 minutes after. Properly installed fans will vent directly outside, never into attics or unfinished areas. Timer switches or humidistatic switches are available for installation which will ensure fans are run for proper venting of excess moisture. Ducting should be as short as possible and properly sealed at connections. Damaged ducting should be repaired or replaced promptly.

16(B) . BATHROOM UNIT #2

THE BATHROOM NEEDS COMPLETE RENOVATION.

Styles & Materials

WALLS AND CEILINGS:
DRYWALL

FLOORS:
TILE

SINK(s):
PORCELAIN

TUB:
PORCELAIN GLAZED / CAST IRON

TUB WALLCOVERING:
TILE

		S	S/E	M	P	CN	U	I/N
16.0.B	WALLS AND CEILING				•	•		
16.1.B	FLOOR	•						
16.2.B	DOORS AND WINDOWS	•						
16.3.B	OUTLET(S) AND FIXTURES						•	
16.4.B	SWITCHES				•			
16.5.B	EXHAUST FAN				•	•		
16.6.B	SINK BASE AND CABINETRY				•			
16.7.B	SINK FAUCET(S)		•	•				
16.8.B	SINK DRAIN STOPPER		•					
16.9.B	SINK BASIN		•					
16.10.B	EXPOSED SUPPLY PLUMBING AND STOPS		•					
16.11.B	SINK WASTE PLUMBING				•			
16.12.B	TOILET BOWL SECURE/OPERATIONAL	•						
16.13.B	HEAT SOURCE PRESENT	•						
16.14.B	WATER SIGNS				•	•		
16.15.B	HOT WATER: SUPPLY	•						
16.16.B	TUB	•						
16.17.B	TUB FAUCET(S) & SHOWER HEAD				•			
16.18.B	TUB DRAIN STOPPER							•
16.19.B	TUB DRAINS	•						
16.20.B	TUB WALL COVERINGS	•						
16.21.B	WATER PRESSURE AND FUNCTIONAL FLOW				•			
		S	S/E	M	P	CN	U	I/N

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, U= Unknown, I/N= Inoperative/Not Operated

Comments:

16.0.B WALLS AND CEILINGS : Mold growth was noted on the ceiling of the bathroom. This can pose certain health hazards.

16.0.B (Picture 1)

16.0.B (Picture 2)

16.3.B OUTLET(S) AND FIXTURES : There no visible or accessible outlet.

16.4.B SWITCHES : The switch is within arms reach of the tub. This can pose a hazard. They need to be relocated.

16.4.B (Picture 1)

16.5.B EXHAUST FAN : It is unclear where the exhaust fan vents to. Further investigation is needed.

The exhaust fan is not working.

16.6.B SINK BASE AND CABINETRY :The sink base is water damaged and needs to be replaced.

16.7.B SINK FAUCET(S) : The right side sink was covered in storage. The faucet was not operated as a result.

16.11.B SINK WASTE PLUMBING : Waste piping is not well configured and may be prone to clogging problems.

A licensed plumber should be consulted for further evaluation and needed repairs.

16.14.B WATER SIGNS : Water stains appear to be a result of the bathroom above. Microbial growth appears to be a result of improper dryer venting.

16.17.B TUB FAUCET(S) & SHOWER HEAD : Tub faucet is leaking and need to be rebuilt.

16.18.B TUB DRAIN STOPPER : The drain stopper is not in place.

16.21.B WATER PRESSURE AND FUNCTIONAL FLOW : Water pressure drops off at shower while multiple faucets are open. A licensed plumber should be consulted for evaluation.

CAULKING around tubs, showers and valves or a control is critical. To caulk the tub, first remove the old material, then clean the adjoining surfaces thoroughly. Fill the tub with water so the tub is at its lowest possible level. Apply the caulk and work it well into the joints. Let stand overnight and drain the tub in the morning. When the tub is free of the weight of the water, it will raise slightly and will tend to close unfilled voids in the caulk.

EXHAUST FANS are an important way to control excessive moisture levels in the house. Excessive moisture from showering can contribute to mold issues. Fans should be run while showering and for at least 15 to 20 minutes after. Properly installed fans will vent directly outside, never into attics or unfinished areas. Timer switches or humidistatic switches are available for installation which will ensure fans are run for proper venting of excess moisture. Ducting should be as short as possible and properly sealed at connections. Damaged ducting should be repaired or replaced promptly.

16(C) . BATHROOM UNIT #3

THE BATHROOM NEEDS COMPLETE RENOVATION.

Styles & Materials

WALLS AND CEILINGS:
DRYWALL
TILE

FLOORS:
TILE

SINK(s):
PLASTIC

SHOWER STALL:
TILE

		S	S/E	M	P	CN	U	I/N
16.0.C	WALLS AND CEILING			•				
16.1.C	FLOOR				•			
16.2.C	DOORS AND WINDOWS	•						
16.3.C	OUTLET(S) AND FIXTURES				•	•		
16.4.C	SWITCHES	•						
16.5.C	EXHAUST FAN						•	
16.6.C	SINK BASE AND CABINETRY	•						
16.7.C	SINK FAUCET(S)	•						
16.8.C	SINK DRAIN STOPPER							•
16.9.C	SINK BASIN	•						
16.10.C	EXPOSED SUPPLY PLUMBING AND STOPS	•						
16.11.C	SINK WASTE PLUMBING				•			
16.12.C	TOILET BOWL SECURE/OPERATIONAL	•						
16.13.C	HEAT SOURCE PRESENT	•						
16.14.C	WATER SIGNS	•						
16.15.C	SHOWER STALL FAUCET(S) & HEAD(S)	•						
16.16.C	SHOWER STALL BASIN & DRAIN	•						
16.17.C	SHOWER STALL WALL COVERING	•						
16.18.C	SHOWER DOOR	•						
		S	S/E	M	P	CN	U	I/N

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, U= Unknown, I/N= Inoperative/Not Operated

Comments:

16.0.C WALLS AND CEILINGS : The ceiling is water damaged. Further investigation as to the cause is needed.

16.0.C (Picture 1)

16.0.C (Picture 2)

16.0.C (Picture 3)

16.1.C FLOOR : Floor tiles have lost their bond, are loose and lifting and need repair. This is typically a result of improper installation. Repair will most likely require replacement of the floor. A licensed contractor should be consulted.

16.1.C (Picture 1)

16.3.C OUTLET(S) AND FIXTURES : The GFCI outlet is defective and will not protect against shock or electrocution as designed. Immediate replacement is needed. A licensed electrician should be consulted for correction.

16.5.C EXHAUST FAN : It is unclear where the exhaust fan vents to. Further investigation is needed.

16.8.C SINK DRAIN STOPPER : The drain stopper is not connected to the plunger.

16.11.C SINK WASTE PLUMBING :
Waste piping is not well configured and may be prone to clogging problems.

16.11.C (Picture 1)

SHOWER STALL floors with ceramic tile also have a pan underneath the cement. The tile and cement are not intended to be watertight, so this pan also drains into the drain pipe. Because the pan is not visible, you won't know you have a leak until it shows up in the room underneath.

17. ATTIC / INSULATION / VENTILATION

Styles & Materials

ACCESS BY:
NONE

ATTIC INSULATION:
UNKNOWN

"R" VALUE:
NOT ACCESSIBLE

ATTIC / ROOF FRAMING:
WOOD FRAMED

TYPE OF SHEATHING:
UNKNOWN / NOT VISIBLE

		S	S/E	M	P	CN	I/N	U
17.0	ACCESS				•			
17.1	FRAMING							•
17.2	SHEATHING							•
17.3	WATER / MOISTURE SIGNS							•
17.4	INSULATION							•
17.5	VENTILATION							•
17.6	EXPOSED WIRING							•
17.7	PLUMBING VENT PIPES							•
17.8	CHIMNEYS AND FLUES							•
17.9	EXTERIOR WALL INSULATION							•
		S	S/E	M	P	CN	I/N	U

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, I/N= Inoperative or Not Completed, U= Unknown

Comments:

17.0 ACCESS : There are no accessible attic spaces for inspection as the 2nd and third floors are completely finished and are used as living areas. Conditions within are unknown.

17.9 EXTERIOR WALL INSULATION : The was no visible evidence of exterior wall insulation.

INSULATION in the attic floor is one of the most cost-effective measures you can take. Modern construction will have insulation values of R 30 to R 40 in attic floors. Older homes with attic floors can have insulation blown in without tearing up the floor. Have your local utility do an energy survey before deciding on any conservation project.

VENTILATION in attics is often overlooked or ignored entirely. With a properly insulated attic, you cannot have too much ventilation. Under venting can contribute to condensation and rotted roof sheathing, ice dams and excessive heat build-up in summer. Venting is measured in "FREE AREA,i.e. effective area, making allowance for louvers, grilles and screens. Vents you purchase should identify free area. Most mushroom roof vents and the common 8" x 12" soffit vents have approximately 1/3 square feet of FREE AREA. The FHA minimum venting is a total of one square foot of free area per 300 square feet of attic space; other sources recommend up to six times as much. With ridge or roof vents combined with soffit vents, it is ideal to have the area equally divided between the upper vents and the soffit vents. Baffles should be used between the roof rafters over the top of the outside walls to keep the insulation from closing off the air passageway between the soffit and the attic. They can be purchased at lumberyards or building supply houses, or you can make your own out of corrugated cardboard. Install two per soffit vent. Gable vents are not considered to be as effective as the combination of roof and soffit vents, but are adequate in many situations. If your roof/soffit configuration does not allow for use of typical vents, Air Vent, Inc. will provide information on special applications. Call 1-800-AIR VENT. www.airvent.com

INVOICE

Inspected By: Scott Molander MA lic#79

Inspection Date: 8/25/2016
Report ID: AUG16_236 Auburn

Customer Info:	Inspection Property:
CAN-DO Inc 1075 Washington Street Newton MA 02463 **Customer's Real Estate Professional:**	236 Auburn Street Newton, MA 02466

Inspection Fee:

Service	Price	Amount	Sub-Total
Three Family : 3,000 - 3,500 Sq Ft	850.00	1	850.00
150 + Years Old	150.00	1	150.00

Total Price $1000.00

Payment Status: Awaiting Payment
Payment Method: Invoice Sent
Note:

Paul Cornell and Associates

PO Box 205
Tewksbury, MA 01876
1-800-640-4669

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments

QUESTIONS FOR THE SELLER

Mass Standards of Practice

MASSSAVE

Paul Cornell and Associates

Scott Molander MA lic#79
PO Box 205
Tewksbury, MA 01876
1-800-640-4669