

Paul Cornell and Associates



**Inspection Report
prepared for:**

**Josephine McNeil
Can-Do**

**Property Address:
10 Cambria Road
Newton MA**



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Table of Contents

<u>Cover Page.....</u>	<u>1</u>
<u>Table of Contents.....</u>	<u>3</u>
<u>Intro Page</u>	<u>4</u>
<u>1 ROOF.....</u>	<u>5</u>
<u>2 CHIMNEY(S).....</u>	<u>8</u>
<u>3 EXTERIOR WALLS</u>	<u>10</u>
<u>4 GROUNDS AND PROPERTY DRAINAGE</u>	<u>14</u>
<u>5 DOORS & WINDOWS</u>	<u>22</u>
<u>6 BASEMENT / CELLAR</u>	<u>24</u>
<u>7 HYDRONIC HEATING SYSTEMS.....</u>	<u>30</u>
<u>8 PLUMBING SYSTEM</u>	<u>32</u>
<u>9 WATER HEATER</u>	<u>36</u>
<u>10 ELECTRICAL SERVICE PANEL(S)</u>	<u>38</u>
<u>11 LAUNDRY.....</u>	<u>40</u>
<u>12 KITCHEN / UNIT 1.....</u>	<u>41</u>
<u>13 LIVING AREA / UNIT 1</u>	<u>42</u>
<u>14 BATHROOM / UNIT 1.....</u>	<u>43</u>
<u>15 HALLWAYS AND ENTRIES</u>	<u>45</u>
<u>16 KITCHEN / UNIT 2.....</u>	<u>46</u>
<u>17 LIVING AREA / UNIT #2.....</u>	<u>47</u>
<u>18 BATHROOM / UNIT #2.....</u>	<u>48</u>
<u>19 ATTIC / INSULATION / VENTILATION</u>	<u>50</u>
<u>Invoice.....</u>	<u>51</u>
<u>Attachments</u>	<u>52</u>
<u>Back Page.....</u>	<u>53</u>

Date: 8/6/2015	Time: 01:00 PM	Report ID:
Property: 10 Cambria Road Newton MA	Customer: Josephine McNeil Can-Do	Real Estate Professional:

Homes more than 5 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current building standards. While this inspection makes every effort to point out safety issues, it does not inspect for code compliance. It is common that homes of any age will have had repairs performed and some repairs may not be in a workman like manner. Some areas of repair may appear substandard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements 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 boring insects. 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. Always consider hiring the appropriate expert for any repairs or further inspection.

Inspector(s) Present:
Paul Cornell & Bill Cornell

Present At Inspection:
Client

Age Of Structure:
Built In 1930

Radon Test:
No

Water Test:
No

Weather:
Clear Sky

Temperature:
75-80 Degrees

Precipitation in last 3 days:
Yes

Soil Conditions:
NORMAL

Stories:
2

Type of Construction:
Wood Framed

Style:
Two Family

On Site Start Time:
12:00 PM

On Site Stop Time:
2:30 PM

1. ROOF

Styles & Materials

VIEWED ROOF COVERING FROM: FROM GROUND
FROM GROUND WITH BINOCULARS

ROOF PITCH: MEDIUM / STEEP

EXPOSED ROOF COVERING: 3-TAB ASPHALT COMPOSITION

ROOF STYLE/STYLES: HIP

VENTILATION SYSTEM: NO VISIBLE ROOF VENTILATION AS VIEWED FROM THE EXTERIOR

FLASHING MATERIAL(S): ALUMINUM
LEAD
RUBBER

EXPOSED ROOF: 1ST LAYER

SKY LIGHT(S): NONE

APPROXIMATE AGE: 17-18 YEARS

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

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

S S/E M P CN U I/N

Comments:

1.0 The roof surfaces could not be safely climbed due to the steep pitch. Unseen conditions may exist.

1.1 (1) Tree limbs that hang over the house should be cut back as they can damage the roof cover and allow squirrels easy access.



1.1 Item 1(Picture)

1.1 (2) The roof cover is nearing the end of its useful service life and will soon need to be replaced.



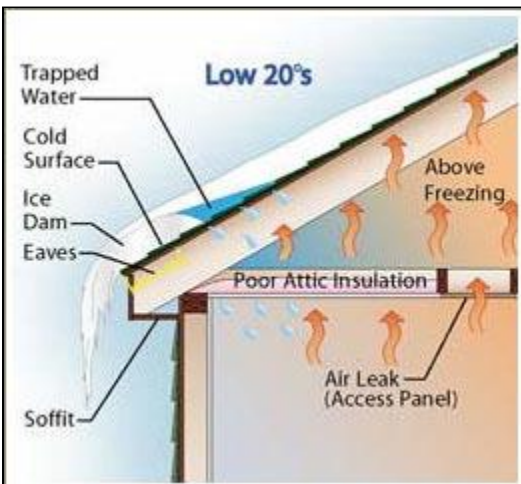
1.1 Item 2(Picture)

1.2 Tar laden chimney flashings should be replaced.

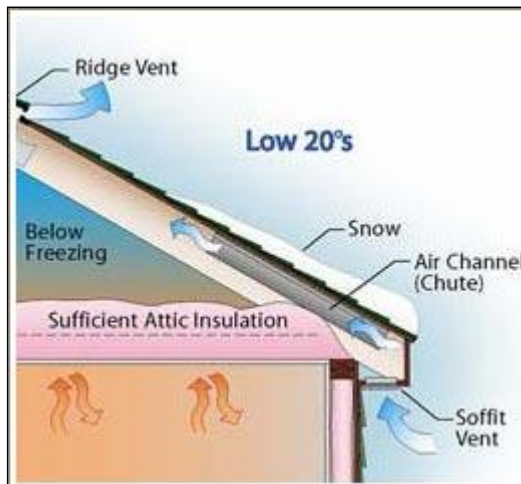


1.2 Item 1(Picture)

1.5 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. See attic section of report for recommended improvements.



1.5 Item 1(Picture)



1.5 Item 2(Picture)

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 roof 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. CHIMNEY(S)



Styles & Materials

CHIMNEY EXTERIOR:

BRICK

FLUE LINING:

UNKNOWN

CHIMNEY TOP:

BRICK
CAST CEMENT

INSPECTED FROM:

GROUND WITH BINOCULARS

TOTAL NUMBER OF FLUES:

2

NUMBER OF CHIMNEY STRUCTURES:

1

		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				•			

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S S/E M P CN U I/N

Comments:

2.0 Chimney sidewalls should be cleaned, pointed as needed and coated with a water repellent to resist water related damages.



2.0 Item 1(Picture)

2.1 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.

2.2 The chimney top is cracked and needs repair.



2.2 Item 1(Picture)

2.3 The installation of a rain cap/animal screen that encompasses the entire top of the chimney is recommended.

CHIMNEYS

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 re-sealing and should be inspected every year or two. Chimneys constructed of masonry should be coated with water repellent to prevent deterioration.

3. EXTERIOR WALLS

Styles & Materials

SIDING:

VINYL

SHEATHING:

PLANK/BOARD

TRIM / FASCIAS AND SOFFITS:

METAL
VINYL/PLASTIC
WOOD

SOLID MASONRY:

CONCRETE
FOUNDATION

ELECTRICAL ENTRANCE:

OVERHEAD

ELECTRIC ENTRANCE TYPE:

VINYL SHEATHED CABLE

ELECTRICAL ENTRANCE LOCATION:

LEFT FRONT

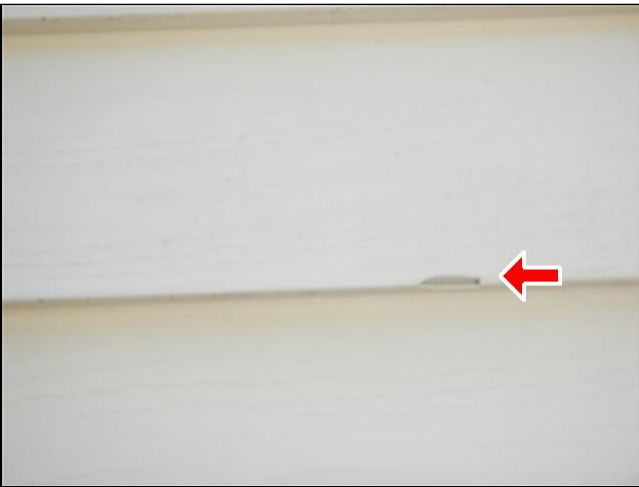
		S	S/E	M	P	CN	U	I/N
3.0	SIDING & TRIM				•			
3.1	SHEATHING						•	
3.2	SOLID MASONRY	•						
3.3	FLASHINGS						•	
3.4	CAULKING			•				
3.5	CELLAR WINDOWS			•				
3.6	SERVICE DROP AND ELECTRIC ENTRY CABLES (OVERHEAD)	•						
3.7	OUTSIDE ELECTRICAL OUTLETS/FIXTURES	•						
3.8	EXTERIOR FAUCET(S)			•				
3.9	OTHER OBSERVATIONS				•			

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Comments:

3.0 (1) Damaged siding panels need to be replaced as they are less than water tight.



3.0 Item 1(Picture)

3.0 Item 2(Picture)

3.0 (2) Much of the metal trim and siding is poorly installed and is less than water tight. A qualified siding contractor should be consulted.



3.0 Item 3(Picture)

3.0 Item 4(Picture)



3.0 Item 5(Picture)

3.0 Item 6(Picture)

3.0 (3) All of the wood trim needs to be re-painted.

3.4 All through wall siding penetrations need to be well caulked to resist water penetration and wild life entry.



3.4 Item 1(Picture)



3.4 Item 2(Picture)

3.5 (1) Cellar windows are in direct ground contact which is conducive to decay and wood destroying insect problems. Correction is needed.



3.5 Item 1(Picture)



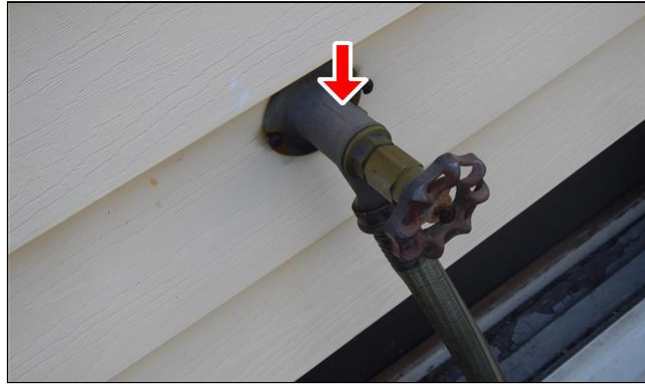
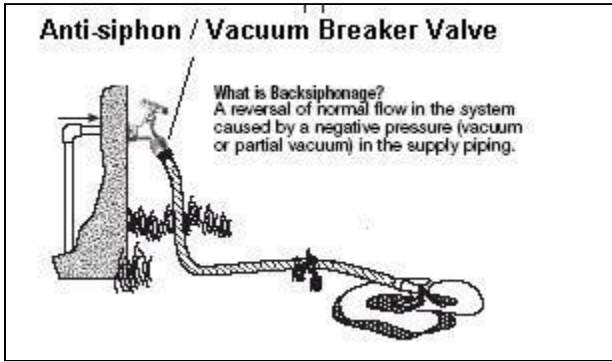
3.5 Item 2(Picture)

3.5 (2) Damaged cellar window units should be replaced as needed.



3.5 Item 3(Picture)

3.8 All exterior sill cocks should be updated with modern frost free anti siphon units to prevent freeze up and potential contamination of the potable water supply system.



3.8 Item 1(Picture)

3.8 Item 2(Picture)

3.9 The rear entry structure needs to be re-supported. A qualified contractor should be consulted for estimates.



3.9 Item 1(Picture)

3.9 Item 2(Picture)

CAULKING: Window frames, door frames, hose faucets and any other penetrations of the exterior walls should be caulked for maximum energy efficiency, and to resist water penetration and related damages.

4. GROUNDS AND PROPERTY DRAINAGE

Styles & Materials

GUTTERS:

ALUMINUM

DOWNSPOUTS:

ALUMINUM

EXTENSIONS:

ALUMINUM

WALKS:

CONCRETE

STAIRS AND LANDINGS:

CONCRETE
WOOD

RAILINGS:

METAL
WOOD

DECKS:

N/A

PATIO:

N/A

DRIVEWAY:

ASPHALT

RETAINING WALLS:

STONE

PORCH(S):

WOOD FRAMED

		S	S/E	M	P	CN	U	I/N
4.0	GUTTERS / ROOF DRAINS / SCUPPERS			•				
4.1	DOWNSPOUTS	•						
4.2	EXTENSIONS			•				
4.3	FOUNDATION GRADING			•				
4.4	PROPERTY DRAINAGE						•	
4.5	WALKS	•						
4.6	STAIRS AND LANDINGS				•			
4.7	RAILINGS				•			
4.8	PORCHES				•			
4.9	DRIVEWAY	•						
4.10	RETAINING WALLS				•			
4.11	OTHER OBSERVATIONS					•	•	

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S S/E M P CN U I/N

Comments:

4.0 The rear gutter is damaged. Replacement is needed.



4.0 Item 1(Picture)

4.2 Downspouts that discharge against the foundation can contribute to cellar water issues. Extensions of at least 3-5 feet in length should be added at all points of downspout discharge.



4.2 Item 1(Picture)

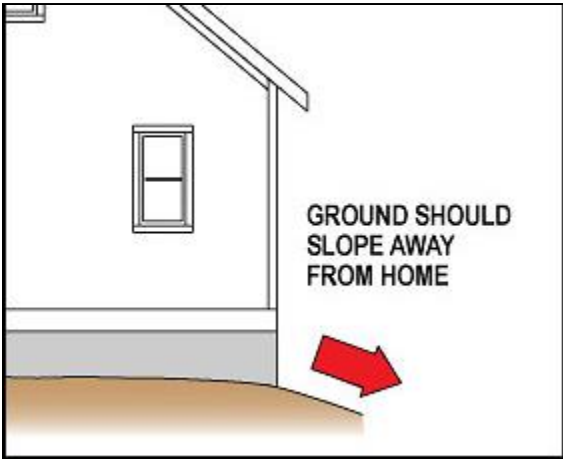
4.3 Negative grading that directs water to the foundation will contribute to basement water issues. For proper drainage, it is recommended that the grade slope away from the foundation a minimum of 1" per foot for 5 feet wherever possible. Periodically, fill will be needed to maintain this grade. If available, clay should be used. Foundation grading should be kept free of wood mulch as it is conducive to wood destroying insect problems such as termites.



4.3 Item 1(Picture)



4.3 Item 2(Picture)



4.3 Item 3(Picture)

4.6 (1) Most exterior stairs have inconsistent rise. Some have sloping tread surfaces.



4.6 Item 1(Picture)



4.6 Item 2(Picture)

4.6 (2) Much of the lattice and support system of the right side forward entry landing has been heavily damaged by termites. **Any excessive rise, inconsistency, poor workmanship, poor maintenance or deterioration in a stair system poses hazards and risks of personal injury. Immediate correction is recommended.**



4.6 Item 3(Picture)



4.6 Item 4(Picture)



4.6 Item 5(Picture)



4.6 Item 6(Picture)



4.6 Item 7(Picture)

4.7 Stairway guard rails have excessive openings and should be rebuilt to current safety standards.



4.7 Item 1(Picture)



4.7 Item 2(Picture)

4.8 (1) There is no physical access under the front porch deck. Condition of framing, supports and quality of workmanship is unknown. Lattice work in ground contact is conducive to decay and wood boring insects. Correction is needed.



4.8 Item 1(Picture)



4.8 Item 2(Picture)

4.8 (2) Decaying decking poses a hazard and should be replaced now.



4.8 Item 3(Picture)



4.8 Item 4(Picture)



4.8 Item 5(Picture)

4.8 (3) The support post at the right front corner of the porch is no longer plumb and appears to be rotted where it penetrates the ground. Replacement is needed.



4.8 Item 6(Picture)

4.8 (4) The front porch deck is under framed and should have intermediate support added.



4.8 Item 7(Picture)



4.8 Item 8(Picture)

4.10 The front retaining wall needs to be rebuilt.



4.10 Item 1(Picture)

4.11 Patched drill holes were noted at along the exterior of the house . This would indicate a termite treatment has been performed. The owner should be questioned as to any history of damage and if there is a current service contract. Documentation of treatment should be obtained.



4.11 Item 1(Picture)



4.11 Item 2(Picture)

GUTTERS AND DOWNSPOUTS are an extremely important element in basement dampness control. Keep gutters clean and downspout extensions in place (3 to 5 feet or more). 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.

5. DOORS & WINDOWS

THE OWNER SHOULD BE CONSULTED AS TO WHO INSTALLED THE REPLACEMENT WINDOWS, WHO MANUFACTURED THE WINDOWS , WHEN WERE THEY REPLACED AND ARE THERE ANY APPLICABLE WARRANTIES PERTAINING TO THE WINDOWS.

Styles & Materials

EXTERIOR DOORS:

WOOD
METAL

WINDOWS TYPE:

DOUBLE HUNG

WINDOW MATERIALS:

VINYL

WINDOW GLAZING:

MULTIPLE

WINDOWS FITTED WITH:

PLASTIC AND METAL SCREENS

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

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S S/E M P CN U I/N

Comments:

5.0 The basement door should be replaced with an insulated door for security and greater energy efficiency.



5.0 Item 1(Picture)

5.1 Wooden window sills need to be re-painted.



5.1 Item 1(Picture)

6. BASEMENT / CELLAR

Styles & Materials

FOUNDATION WALLS:

POURED CONCRETE

FLOOR:

CONCRETE

BEAMS:

WOOD TIMBERS

BEAM SUPPORTS:

CONCRETE FILLED STEEL COLUMNS

JOISTS:

WOOD

SILLS:

WOOD

SUBFLOOR:

BOARD

VISIBLE INSULATION:

NONE

MISCELLANEOUS:

MOSTLY FINISHED CELLAR

		S	S/E	M	P	CN	U	I/N
6.0	ACCESS				•			
6.1	FOUNDATION WALLS / SOLID MASONRY		•					
6.2	FLOOR			•		•	•	
6.3	FINISHED WALLS AND CEILINGS			•				
6.4	OUTLETS AND FIXTURES			•				
6.5	CHIMNEY BASE						•	
6.6	JOISTS / SILLS / SUB-FLOOR				•			
6.7	BEAMS / GIRDERS		•					
6.8	PIERS / COLUMNS / BEARING WALL(S)		•					
6.9	BRIDGING / BLOCKING		•					
6.10	DRYNESS / WATER SIGNS				•			
6.11	PRESCENCE OF SUMP PUMP(S)		•					
6.12	PRESCENCE OF A DEHUMIDIFIER		•					
6.13	VENTILATION OF SPACES	•						
6.14	INSULATION / FIRE STOPPING			•				
6.15	BASEMENT / CELLAR STAIRS				•			
6.16	OTHER OBSERVATIONS				•			

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Comments:

6.0 Structural members and mechanical systems are not readily accessible or visible where covered by finished surfaces. Condition of covered structural members is unknown. Storage also limited access. Unseen conditions may exist.



6.0 Item 1(Picture)



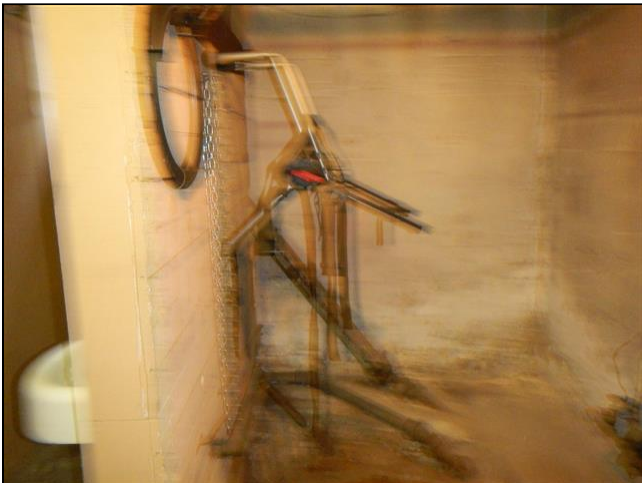
6.0 Item 2(Picture)



6.0 Item 3(Picture)



6.0 Item 4(Picture)



6.0 Item 5(Picture)

6.2 Vinyl floor tiles may contain asbestos. Further evaluation by an expert in this field is recommended.



6.2 Item 1(Picture)

6.3 Walls and ceilings need general cosmetic care. Some of the ceilings are water damaged.



6.3 Item 1(Picture)

6.4 Outlets should be updated with GFCI's.

6.5 The chimney has no clean out door. One one should be installed.



6.5 Item 1(Picture)

6.6 Approximately half of the right side sill has been significantly damaged by termites and need to be replaced. A qualified contractor should be consulted.



6.6 Item 1(Picture)



6.6 Item 2(Picture)

6.10 No basement is impervious to water entry. Under certain conditions seepage or flooding may occur. The owner needs to be consulted as to any history of past water entry. The basement shows evidence of historic and ongoing water issues. A basement water control specialist should be consulted, prior to commitment.



6.10 Item 1(Picture)



6.10 Item 2(Picture)

6.11 There was no visible sump pump present at the time of inspection

6.12 The use of a dehumidifier is strongly recommended during the warmer months to control moisture.

6.14 Balloon framing should be fire stopped as needed.



6.14 Item 1(Picture)

6.15 The cellar steps have inconsistent rise. This poses a trip hazard and should be corrected. The risk of personal injury exists.



6.15 Item 1(Picture)

6.16 (1) Several of the partition walls have been damaged by termites. Repairs are needed.



6.16 Item 1(Picture)



6.16 Item 2(Picture)

6.16 (2) Termite shelter tubes were also noted on foundation walls.



6.16 Item 3(Picture)

6.16 (3) There appears to be a mold like substance on finished walls at many points throughout the cellar. Further evaluation by an expert in this field is recommended.



6.16 Item 4(Picture)



6.16 Item 5(Picture)

BASEMENTS /CELLARS, 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.

7. HYDRONIC HEATING SYSTEMS

Steam heating systems require a working knowledge by the home owner. The low water cut off should be flushed off at least once a week during the heating season. Sludge can build up in the low water cut off and prevent it from working as designed. The water level must be maintained.

The sight glass should be between 2/3 to 3/4 full. Boilers and their components should be serviced annually. A service contract should be obtained as any mechanical can fail at anytime without notice.



Styles & Materials

UNIT SERVES: WHOLE HOUSE	THERMOSTAT TYPE: MANUAL	HEATING SYSTEM MANUFACTURER: BURNHAM
APPROXIMATE AGE OF SYSTEMS: 7 YEARS	RATED INPUT CAPACITY: 140000 BTU / HR	TYPE OF FUEL: GAS
SYSTEM TYPE: STEAM	TYPE OF BOILER: CAST IRON	TYPE OF PIPING AND FITTINGS: COPPER
# OF HEATING ZONES: 1	FLUE PIPE MATERIAL: GALVANIZED	UNITS LOCATED: IN THE CELLAR

		S	S/E	M	P	CN	U	I/N
7.0	SERVICE SWITCH	•						
7.1	BACK FLOW PREVENTER	•						
7.2	PRESSURE REGULATOR	•						
7.3	EXPANSION TANK	•						
7.4	PRESSURE RELIEF VALVE	•						

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S S/E M P CN U I/N

		S	S/E	M	P	CN	U	I/N
7.5	EXPOSED PIPES / VALVES AND FITTINGS	•						
7.6	CIRCULATOR(S)	•						
7.7	BURNER(S)	•						
7.8	FLUE PIPE CONNECTOR	•						
7.9	GAS SUPPLY PIPING	•						
7.10	HEAT EXCHANGER	•						
7.11	COMBUSTION AIR SOURCE	•						
7.12	EXPOSED WIRING AND CONTROLS	•						

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Comments:

GAS BURNERS must be serviced annually by a professional to perform properly and at peak efficiency. Most experts agree you will pay for the service cost in fuel saved by having a properly tuned burner.

CAST IRON BOILERS have a typical design life between 25-30 years. Older heating systems, although still working may not be serviceable and be obsolete. Newer systems are more energy efficient and the operation costs can be more desirable.

8. PLUMBING SYSTEM



Styles & Materials

WATER SOURCE:

PUBLIC/MUNICIPAL

MAIN WATER SHUT OFF LOCATION:

FRONT OF CELLAR

TYPE OF WATER MAIN:

GALVANIZED

WATER SUPPLY PIPES:

COPPER PIPE

COPPER TUBING

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	CROSS-CONNECTION	•						
8.3	WATER PRESSURE	•						

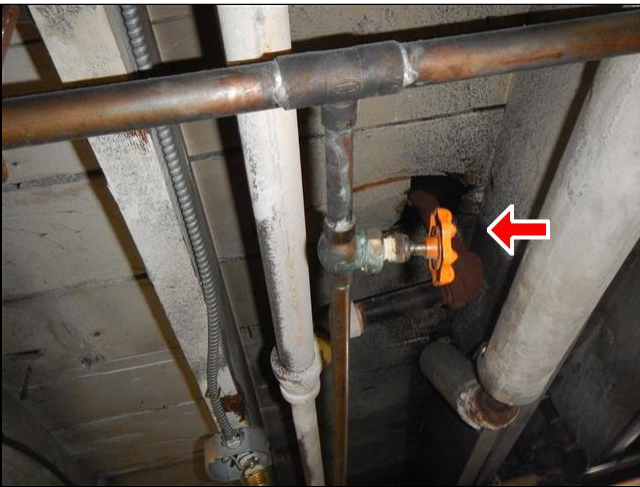
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S S/E M P CN U I/N

Comments:

8.0 (1) Copper tubing should be supported with proper hangers. Copper or plastic is recommended as steel will and has caused galvanic action to occur.

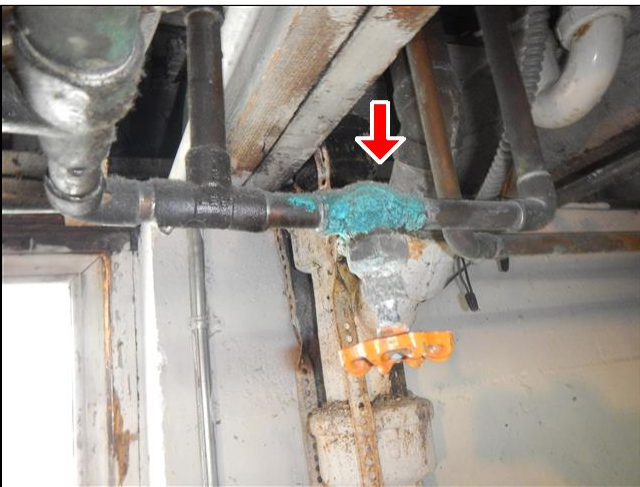
8.0 (2) Corroded shut off valves should be replaced.



8.0 Item 1(Picture)

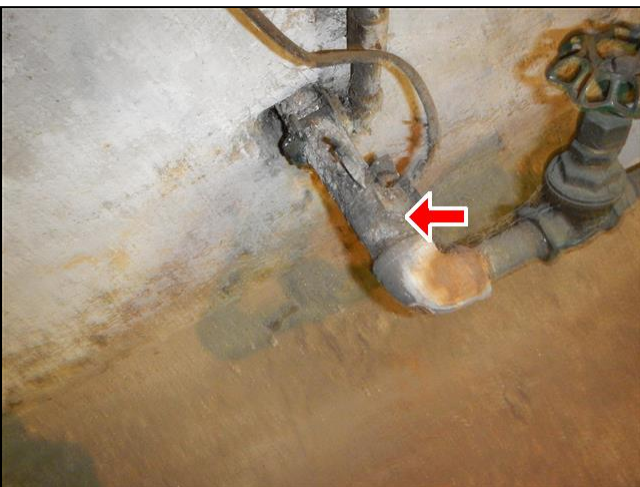


8.0 Item 2(Picture)



8.0 Item 3(Picture)

8.0 (3) The main water line in from the street is iron. This type of pipe tends to corrode and fail internally. Failure typically occurs with out warning. The water main appears to be leaking and may need to be replaced. A plumber should be consulted now.



8.0 Item 4(Picture)



8.0 Item 5(Picture)

8.0 (4) Some original supply plumbing is still in service. Although still functional it, may become problematic. The need for repairs and updating should be expected.



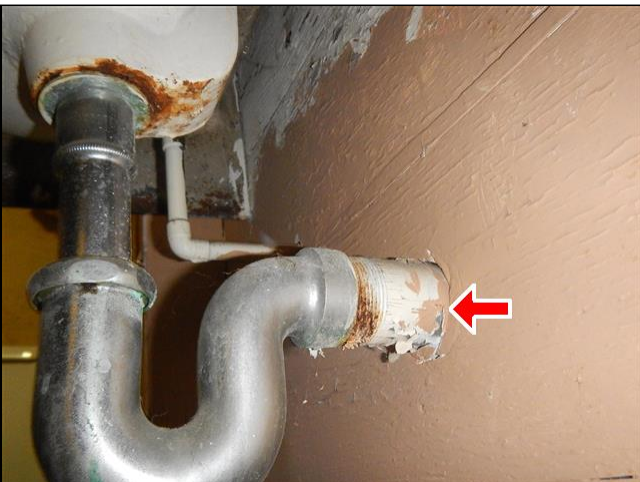
8.0 Item 6(Picture)

8.1 (1) Pipes below the floor should be scoped. The open sewer pipe at the front of the cellar needs to be capped.



8.1 Item 1(Picture)

8.1 (2) Some of the older waste plumbing is corroded, fatigued and shows signs of leakage. Replacement of affected pipes is needed.



8.1 Item 2(Picture)



8.1 Item 3(Picture)

9. WATER HEATER



Styles & Materials

MANUFACTURER:

AMERICAN

APPROXIMATE AGE OF UNIT:

7 YEARS

FUEL TYPE:

GAS

CAPACITY OF TANK:

50 GALLONS

FLUE PIPE MATERIAL:

GALVANIZED

		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	COMBUSTION AIR SOURCE	•						
9.8	EXTERIOR CASING	•						
9.9	HOT WATER: SUPPLY	•						

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S S/E M P CN U I/N

Comments:

WATER HEATERS have an average life expectancy of seven to ten years. Water heaters fail without warning and it is difficult to estimate remaining life. Therefore, don't store personal property near an older water heater. Catch basins can also be installed below the units. It is also a good idea to inform adults in the family of the location of the shut-off valves for the gas/electric. Tanks should be flushed bi-monthly and anodes should be changed every four years (depending on water quality) to extend tank life and efficiency. (Some tank anodes are not serviceable).

10. ELECTRICAL SERVICE PANEL(S)

THE INSIDE OF THE ELECTRICAL CABINETS COULD NOT BE INSPECTED AS THE COVERS ARE ENCASED IN FINISHED SURFACES. CONDITIONS WITHIN ARE UNKNOWN. THIS PRACTICE IS NOT PERMITTED IMMEDIATE CORRECTION IS NEEDED.



Styles & Materials

MAIN SERVICE WIRE:

ALUMINUM CABLES

ELECTRIC PANEL MANUFACTURER:

MURRAY

BOX RATED:

100-AMPS

MAIN OVERLOAD PROTECTION:

BREAKER

BRANCH WIRING:

UNKNOWN

TYPE OF BRANCH WIRING:

NON-METALLIC CABLE
ARMORED CABLE
CONDUIT

BRANCH PROTECTION:

BREAKERS

CIRCUIT LABELING:

PARTIALLY / ACCURACY OF LABELING IS UNKNOWN

SYSTEM GROUNDED AT:

ELECTRIC COMPANY

SYSTEM RATED AT:

100 AMPS / 220 VOLTS

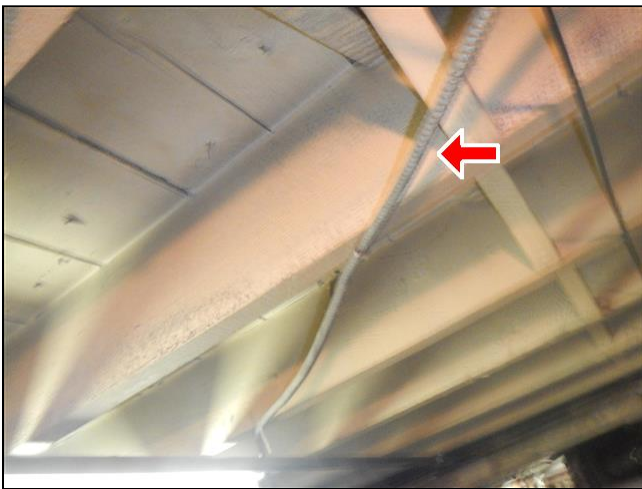
		S	S/E	M	P	CN	U	I/N
10.0	SERVICE CABLE AT MAIN BOX						•	
10.1	GROUNDING						•	
10.2	BUSHINGS / KNOCK-OUTS / TWIST-OUTS						•	
10.3	CIRCUIT BREAKERS						•	
10.4	OTHER VISIBLE WIRING					•		

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S S/E M P CN U I/N

Comments:

10.4 (1) Antiquated BX wiring should be evaluated by a qualified electrician. Clothesline wiring needs to be placed on running boards.



10.4 Item 1(Picture)

10.4 (2) Open junction boxes must be covered.



10.4 Item 2(Picture)

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 semi-annually. 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.

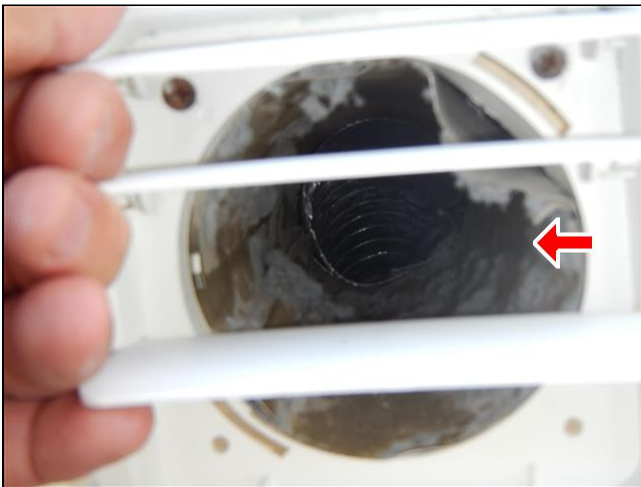
		S	S/E	M	P	CN	U	I/N
11.0	110 VOLT OUTLET	•						
11.1	DRYER HOOKUP ELECTRIC/220	•						
11.2	DRYER VENT			•				
11.3	WASHER HOT / COLD FAUCETS	•						
11.4	WASHER DRAIN AND TRAP	•						
11.5	CELLAR TOILET SECURE/OPERATIONAL	•						

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S S/E M P CN U I/N

Comments:

11.2 The dryer vents need to be cleaned. The dryer vent needs to be cleaned semi-annually. Lint laden dryer vents are a leading cause of residential fires.



11.2 Item 1(Picture)

12. KITCHEN / UNIT 1

		S	S/E	M	P	CN	U	I/N
12.0	WALLS AND CEILING		•					
12.1	FLOOR	•						
12.2	DOORS AND WINDOWS	•						
12.3	ELECTRICAL OUTLETS			•				
12.4	ELECTRICAL SWITCHES	•						
12.5	ELECTRICAL FIXTURES AND EXPOSED WIRING	•						
12.6	HEAT SOURCE PRESENT	•						
12.7	CABINETS AND COUNTERTOPS				•			
12.8	SINK BASIN	•						
12.9	HOT AND COLD WATER FAUCETS	•						
12.10	EXPOSED SUPPLY PIPING	•						
12.11	EXPOSED WASTE PIPING	•						
12.12	STOVE HOOK UP GAS/ELECTRIC				•			
12.13	WATER SIGNS	•						
12.14	INSTALLED APPLIANCES			•				

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S S/E M P CN U I/N

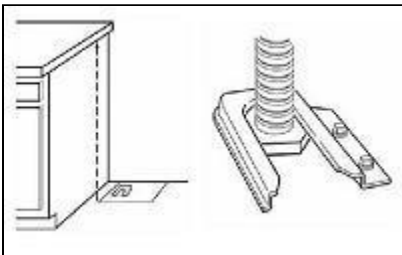
Comments:

12.0 The walls and ceiling need general cosmetic care.

12.3 The rear wall outlet is wired backwards. Correction is needed.

12.7 Upper wall cabinets were attached with what appear to be drywall screws which have little shear value. Proper anchors are needed as drywall screws will fail.

12.12 The stove lacks its required anti tip device. This poses a safety hazard. Immediate correction is needed.



12.12 Item 1(Picture)

12.14 Appliances are checked as a courtesy without consideration. All responded normally at this time. They should be re-inspected at your walk through prior to closing. The dishwasher needs to be secured to the counter.

13. LIVING AREA / UNIT 1

		S	S/E	M	P	CN	U	I/N
13.0	WALLS AND CEILING			•				
13.1	FLOOR			•				
13.2	ELECTRICAL SWITCHES	•						
13.3	OUTLETS AND FIXTURES	•						
13.4	DOORS AND WINDOWS			•				
13.5	HEAT SOURCE PRESENT	•						
13.6	WATER SIGNS	•						

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S S/E M P CN U I/N

Comments:

13.0 (1) The walls and ceiling need general cosmetic care.

13.0 (2) Dining room ceiling plaster is pulling away from lathe and needs repair. A new ceiling should be installed.

13.1 Wood flooring needs to be refinished .

13.4 A couple of these doors need to be adjusted to close properly.

14. BATHROOM / UNIT 1

Styles & Materials

WALLS AND CEILINGS:

DRYWALL
TILE

FLOORS:

TILE

SINK(s):

PLASTIC

TUB:

CAST IRON

TUB WALLCOVERING:

TILE

		S	S/E	M	P	CN	U	I/N
14.0	WALLS AND CEILING	•						
14.1	FLOOR	•						
14.2	DOORS AND WINDOWS	•						
14.3	OUTLET(S) AND FIXTURES	•						
14.4	SWITCHES	•						
14.5	EXHAUST FAN	•						
14.6	SINK BASE AND CABINETRY	•						
14.7	SINK FAUCET(S)	•						
14.8	SINK DRAIN STOPPER	•						
14.9	SINK BASIN	•						
14.10	EXPOSED SUPPLY PLUMBING AND STOPS	•						
14.11	SINK WASTE PLUMBING	•						
14.12	TOILET BOWL AND TANK	•						
14.13	TOILET SECURE/OPERATIONAL	•						
14.14	HEAT SOURCE PRESENT	•						
14.15	WATER SIGNS	•						
14.16	TUB	•						
14.17	TUB FAUCET(S) & SHOWER HEAD	•						
14.18	TUB DRAIN STOPPER	•						
14.19	TUB DRAINS	•						
14.20	CAULKING	•						
14.21	TUB WALL COVERINGS	•						
14.22	WATER PRESSURE AND FUNCTIONAL FLOW	•						

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S S/E M P CN U I/N

Comments:

15. HALLWAYS AND ENTRIES

Styles & Materials

WALLS AND CEILINGS:

DRYWALL AND PLASTER

FLOORS:

TILE
VINYL
WOOD

DOORS:

WOOD
HOLLOW CORE LUAN

TYPE OF HEAT SOURCE:

STEAM RADIATORS

TYPE OF COOLING SOURCE:

NONE

		S	S/E	M	P	CN	U	I/N
15.0	WALLS AND CEILINGS		•					
15.1	FLOORS			•		•	•	
15.2	DOORS AND WINDOWS	•						
15.3	ELECTRICAL SWITCHES	•						
15.4	ELECTRICAL OUTLETS AND FIXTURES			•		•		
15.5	HEAT SOURCE PRESENT	•						
15.6	STAIRWAYS AND RAILINGS				•	•		
15.7	WATER SIGNS	•						
15.8	PRESENCE OF SMOKE AND CO1 DETECTORS		•					

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S S/E M P CN U I/N

Comments:

15.0 The walls and ceiling need general cosmetic care.

15.1 Vinyl flooring may contain asbestos. An expert in this field needs to be consulted for further evaluation.

15.4 The rear stairwell lacks proper lighting.

15.6 The head room in the forward stairwell is not adequate at well below 6 feet.

15.8 Smoke and carbon monoxide detectors will be inspected by the local fire department prior to closing.

BLEMISHES IN WALLS AND CEILINGS are to be expected. Nail pops in drywall, plaster ceiling cracks, cracks above doorways and windows are nearly inevitable and are seldom a cause for alarm. Some will reappear after being patched. Always attempt to clean **wood floors** before making the decision to refinish. Often, the poor finish is just years of built-up dirt and wax. If you decide on refinishing, consider having it done by a professional.

16. KITCHEN / UNIT 2

		S	S/E	M	P	CN	U	I/N
16.0	WALLS AND CEILING		•					
16.1	FLOOR	•						
16.2	DOORS AND WINDOWS	•						
16.3	ELECTRICAL OUTLETS	•						
16.4	ELECTRICAL SWITCHES	•						
16.5	ELECTRICAL FIXTURES AND EXPOSED WIRING	•						
16.6	HEAT SOURCE PRESENT	•						
16.7	COOLING SOURCE PRESENT	•						
16.8	CABINETS AND COUNTERTOPS	•						
16.9	SINK BASIN	•						
16.10	HOT AND COLD WATER FAUCETS	•						
16.11	EXPOSED SUPPLY PIPING	•						
16.12	EXPOSED WASTE PIPING			•				
16.13	STOVE HOOK UP GAS/ELECTRIC				•			
16.14	WATER SIGNS	•						
16.15	INSTALLED APPLIANCES		•					

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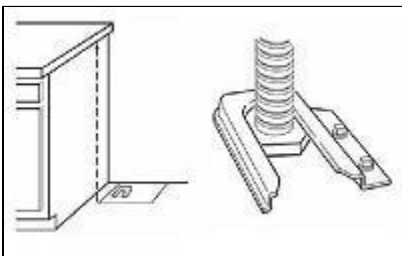
S S/E M P CN U I/N

Comments:

16.0 The walls and ceiling need general cosmetic care.

16.12 Waste plumbing is poorly assembled and may prove to be problematic.

16.13 The stove lacks its required anti tip device. This poses a safety hazard. Immediate correction is needed.



16.13 Item 1(Picture)

16.15 Appliances are checked as a courtesy without consideration.

17. LIVING AREA / UNIT #2

		S	S/E	M	P	CN	U	I/N
17.0	WALLS AND CEILING		•					
17.1	FLOOR		•					
17.2	ELECTRICAL SWITCHES	•						
17.3	OUTLETS AND FIXTURES			•				
17.4	DOORS AND WINDOWS	•						
17.5	HEAT SOURCE PRESENT	•						
17.6	WATER SIGNS	•						

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S S/E M P CN U I/N

Comments:

17.0 The walls and ceiling need general cosmetic care.

17.3 Loose outlets need to be secured. The right wall outlet in the rear bedroom is wired backwards. Correction is needed.

18. BATHROOM / UNIT #2

Styles & Materials

WALLS AND CEILINGS:

DRYWALL AND PLASTER
TILE

FLOORS:

TILE

SINK(s):

PLASTIC

TUB:

CAST IRON

TUB WALLCOVERING:

TILE

		S	S/E	M	P	CN	U	I/N
18.0	WALLS AND CEILING		•					
18.1	FLOOR			•				
18.2	DOORS AND WINDOWS	•						
18.3	OUTLET(S) AND FIXTURES	•						
18.4	SWITCHES	•						
18.5	EXHAUST FAN	•						
18.6	SINK BASE AND CABINTRY	•						
18.7	SINK FAUCET(S)	•						
18.8	SINK DRAIN STOPPER	•						
18.9	SINK BASIN	•						
18.10	EXPOSED SUPPLY PLUMBING AND STOPS	•						
18.11	SINK WASTE PLUMBING	•						
18.12	TOILET BOWL AND TANK	•						
18.13	TOILET SECURE/OPERATIONAL	•						
18.14	HEAT SOURCE PRESENT	•						
18.15	WATER SIGNS	•						
18.16	TUB	•						
18.17	TUB FAUCET(S) & SHOWER HEAD				•	•		
18.18	TUB DRAIN STOPPER	•						
18.19	TUB DRAINS	•						
18.20	CAULKING	•						
18.21	TUB WALL COVERINGS			•		•		
18.22	WATER PRESSURE AND FUNCTIONAL FLOW	•						

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S S/E M P CN U I/N

Comments:

18.0 The walls and ceiling need general cosmetic care.

18.1 Systematic cracking of floor tiles indicates improper sub floor installation.

18.17 Tub faucets should be updated with an anti scald valve. valves are currently upside down and operate backwards. Correction is needed.

18.21 Tiles around the perimeter of the tub are loose and need repair. This will entail removal of tiles which may expose underlying damage to walls behind. Further evaluation is recommended.

19. ATTIC / INSULATION / VENTILATION

Styles & Materials

ACCESS BY:
HATCH/SCUTTLE HOLE

INSPECTED FROM:
ACCESSIBLE ATTIC AREAS

TYPE OF SHEATHING:
PLANK / BOARD

ATTIC INSULATION:
FIBERGLASS ROLL/BATTS

APPROXIMATE "R" VALUE:
BELOW R-19

ATTIC ROOF FRAMING:
WOOD FRAMED

		S	S/E	M	P	CN	U	I/N
19.0	ACCESS				•			
19.1	FRAMING		•					
19.2	SHEATHING		•					
19.3	INSULATION			•				
19.4	VENTILATION			•				
19.5	EXPOSED WIRING	•						
19.6	PLUMBING VENT PIPES	•						
19.7	EXTERIOR WALL INSULATION						•	
19.8	WATER SIGNS			•				

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S S/E M P CN U I/N

Comments:

19.0 The attic inspection was limited due to depth of insulation, obstructions/storage and lack of adequate lighting. Unseen conditions may exist.

19.3 The attic should be better insulated for energy efficiency. It is recommended that you add additional insulation to bring "R" value to 30.

19.4 Proper ventilation of the roof system greatly depends on the final layout and type of insulation to be used. Insulation and ventilation specialists should be consulted.

For information on Icynene foam insulation, visit the web sites below. Using Icynene will eliminate the need for attic ventilation completely.

<http://www.icynene.com/> -- / NATIONAL

<http://www.marchandmartin.com/> -- / LOCAL LICENSED DEALER

19.8 Water stains on sheathing at various points throughout the attic indicate past roof leaks. All was dry at this time.



INVOICE

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Inspected By: Paul Cornell

Inspection Date: 8/6/2015
Report ID:

Customer Info:	Inspection Property:
Josephine McNeil Can-Do	10 Cambria Road Newton MA
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 0 - 2,000	750.00	1	750.00
			Tax \$0.00
			Total Price \$750.00

Payment Method:
Payment Status:
Note: THANK YOU



Paul Cornell and Associates

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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.

[266 CMR Standards of Practice and Definitions](#)

[REQUIRED HANDOUT PURSUANT TO 266 CMR 6.08](#)

[Questions to ask of the seller](#)



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