Inspection Report

Prepared For:
CAN-DO Inc.
Josephine McNeil

Property Address:
11-13 Cambria St
Newton, MA

Paul Cornell and Associates

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P.O. Box 205
Tewksbury , MA 01876
1-800-640-4669

HomeGauge

Date: 9/30/2005	**Time:** 2:00 PM	**Report ID:** 11-13 Cambria St Newton , Ma
Property: 11-13 Cambria St Newton, MA	Customer: CAN-DO Inc. Josephine McNeil	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 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. 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 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 eating 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. Always consider hiring the appropriate expert for any repairs or further inspection.

Present At Inspection:
Client & Owner

Style:
Two Family

Age Of Home:
80 Years

Type Of Construction:
Wood Framed : 2" x 4"

Stories:
2

Weather:
Clear Skies

Temperature:
60-65 Degrees

Rain in last 3 days:
Yes

Radon Test:
No

ROOF

Styles & Materials

VIEWED ROOF COVERING FROM:
ON ROOF
ON LADDER
FROM EAVES

EXPOSED ROOF COVERING:
3-TAB
ASPHALT/ FIBERGLASS SHINGLES

EXPOSED ROOF:
1ST LAYER

ROOF STYLE/STYLES:
GABLE
HIP

ROOF PITCH:
MEDIUM
STEEP

FLASHING MATERIAL/S:
ALUMINUM
LEAD
PLASTIC

VENTILATION SYSTEM:
SOFFIT VENTS
RIDGE VENTS

APPROXIMATE AGE:
7-8 YEARS

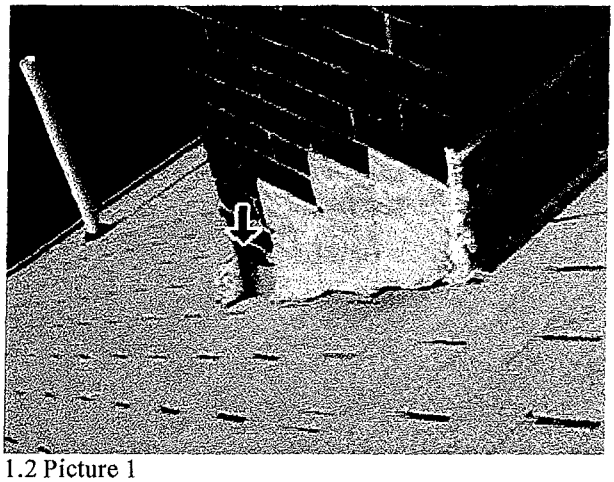
		S	S/E	M	P	CN	U	I/N
1.0	ACCESS	X						
1.1	EXPOSED ROOF COVERING		X					
1.2	FLASHINGS				X			
1.3	PLUMBING VENT(S)		X					
1.4	VISIBLE ROOF STRUCTURE			X		X		
1.5	VENTILATION		X					
		S	S/E	M	P	CN	U	I/N

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

Comments:

1.1 Visible roof covering appears in generally good condition, at this time.

1.2 A piece of missing flashing on the front left corner of the chimney needs replacing as this will allow for water penetration problems. A flashing saddle should be created to more effectively direct water around the chimney. This should be addressed apon rebuilding of the chimney.



1.2 Picture 1

1.3 The PVC plumbing vent is over exposed, which could lead to failure due to hore frost. The vent should be exposed no more than 24". Correction is recommended. A licensed plumber should be consulted.

1.3 Picture 1

1.4 The main roof structure has noticeable deflection sagging. This may indicate inadequate or sub-standard framing. Further investigation is needed.

1.5 It is unclear if soffit venting is functional. Perforated metal soffit coverage has been installed.

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

CHIMNEYS

Styles & Materials

CHIMNEY EXTERIOR:	FLUE LINING:	NUMBER OF FLUES:
BRICK	TILE	2
CHIMNEY TOP:	INSPECTED FROM:	
BRICK	ROOF SURFACE	

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

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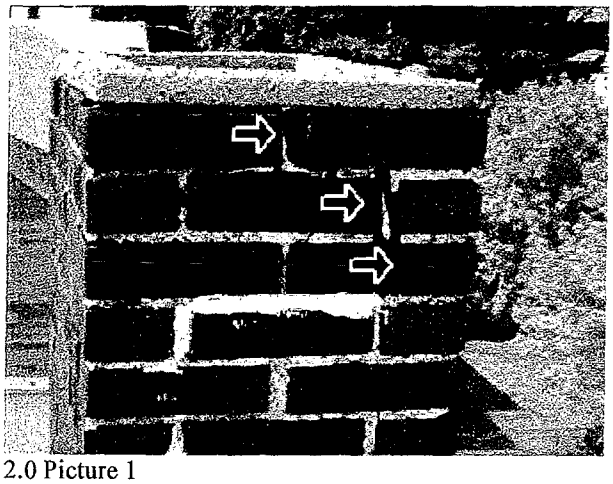
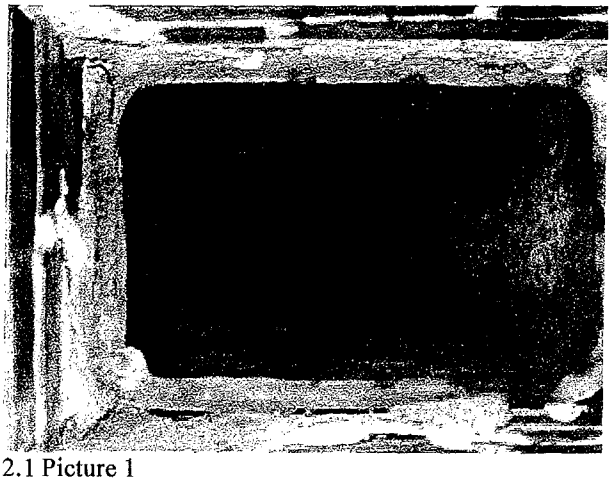
Comments:

2.0 Sidewalls have deteriorated mortar joints , loose bricks and needs rebuilding from at least the roof line up. A qualified mason should be consulted for further evaluation.



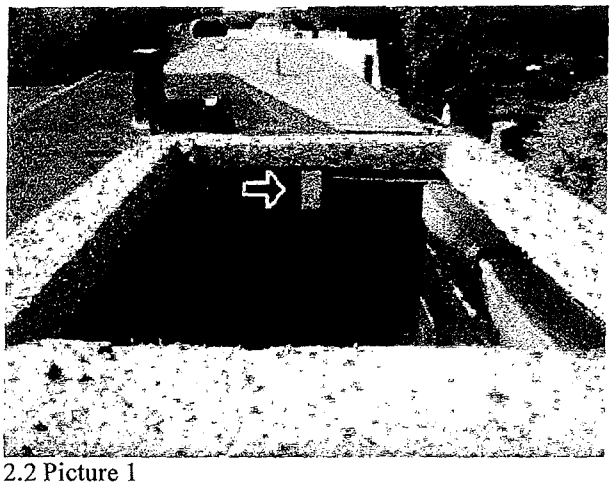
2.0 Picture 1

2.1 The right flue lining is spalling , flaking and needs relining to allow for safe operation of the heating system. A certified chimney sweep should be consulted for further evaluation, prior to commitment.



2.1 Picture 1

2.2 The chimney top has deteriorated mortar joints and needs rebuilding.



2.2 Picture 1

2.3 The installation of a rain cap/animal screen is recommended.

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

EXTERIOR WALLS

Styles & Materials

SIDING:
VINYL

SHEATHING:
PLANK/BOARD

TRIM:
WOOD
METAL
VINYL/PLASTIC

FASCIAS AND SOFFITS):
METAL
VINYL/PLASTIC

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		X					
3.1	SHEATHING						X	
3.2	TRIM	X						
3.3	FASCIAS AND SOFFITS	X						
3.4	SOLID MASONRY		X					
3.5	FLASHINGS	X						
3.6	CAULKING		X					
3.7	BASEMENT WINDOWS	X						
3.8	SERVICE DROP AND ELECTRIC ENTRY CABLES (OVERHEAD)			X				
3.9	OUTSIDE ELECTRICAL OUTLETS/FIXTURES			X				
3.10	OTHER OBSERVATIONS			X		X		
		S	S/E	M	P	CN	U	I/N

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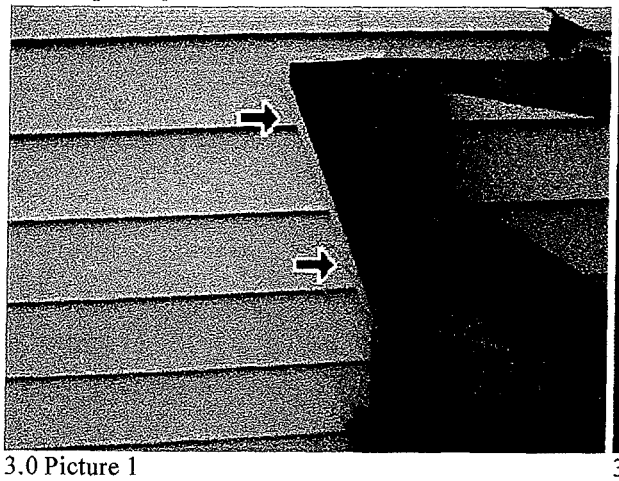
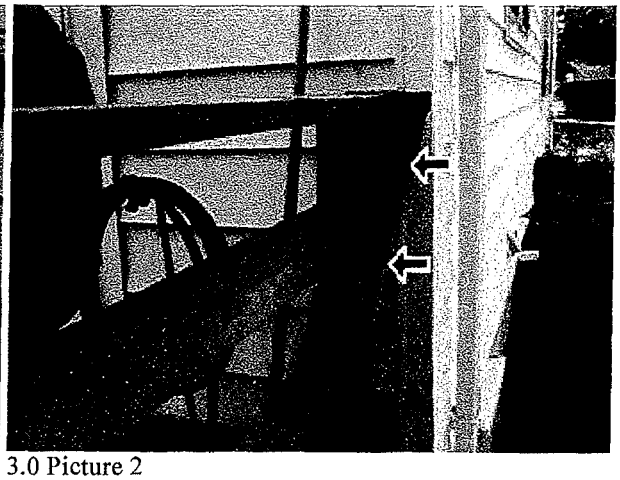
Comments:

3.0 Vinyl siding shows expected signs of fading is chalky and needs cleaning. Missing siding of the rear wall by deck railings needs replacing.

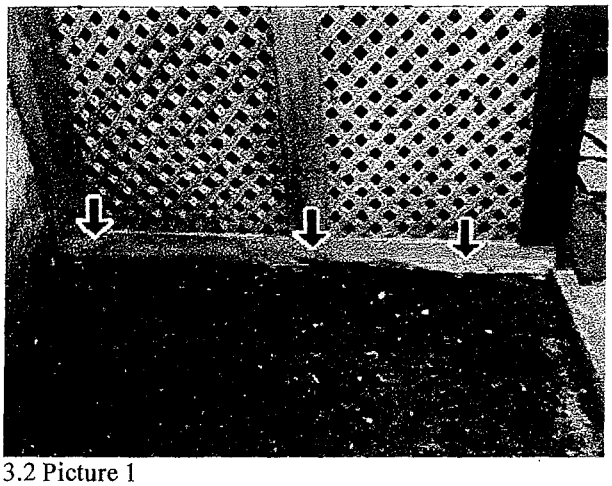


3.0 Picture 1



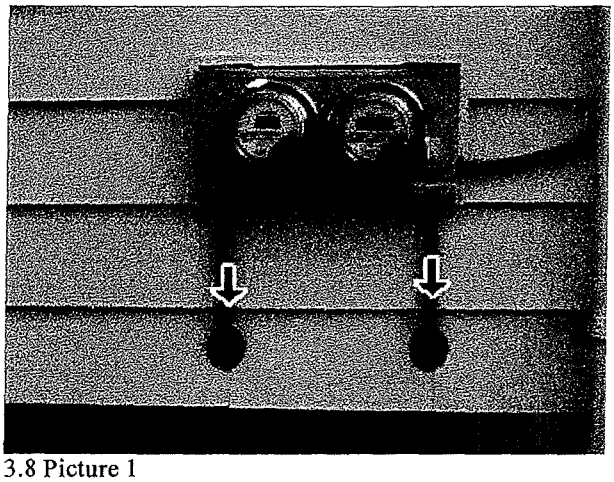
3.0 Picture 2

3.2 Lattice trim of the rear porch is decaying where in ground contact. Replacement with pressure treated lumber is needed.



3.2 Picture 1

3.4 The rear foundation wall under the rear deck is spalling and needs to be cleaned and pargetted.
3.6 Door and window openings must be well caulked to help resist water penetration and related problems.
3.8 The entry cables need to be resealed into siding, to resist water penetration.



3.8 Picture 1

3.9 Exterior outlets should be updated with GFCI protection for safety.
3.10 The right upper side wall is noticeably of of plumb and bows outward. This is below the sagging of the roof structure. Further evaluation by a structural engineer is recommended. ✓

3.10 Picture 1

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.

FLASHINGS: Decks, stairs and landings placed directly against the wooden structure of the house can cause water to become trapped. Water trapped in areas like this can lead to wood decay and infestation of wood-boring insects. Installation of metal flashing at these points can prevent potentially expensive repair and extermination bills. In areas in which flashing cannot be applied, a quality caulk should be applied and maintained.

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

GROUNDS AND PROPERTY DRAINAGE

GUTTERS AND DOWNSPOUTS are an extremely important element in basement dampness control. 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.

Styles & Materials

GUTTERS: ALUMINUM	DOWNSPOUTS: ALUMINUM	EXTENSIONS: ALUMINUM PLASTIC
WALKS: BRICK	STEPS AND STOOPS: CONCRETE WOOD	RAILINGS: WOOD METAL
DECKS: WOOD	DRIVEWAYS: ASPHALT	PORCH: WOOD FRAMED

		S	S/E	M	P	CN	U	I/N
4.0	GUTTERS	X						
4.1	DOWNSPOUTS	X						
4.2	EXTENSIONS		X					
4.3	FOUNDATION GRADING		X					
4.4	PROPERTY DRAINAGE	X						
4.5	WALKS			X				
4.6	STEPS AND STOOPS			X				
4.7	RAILINGS			X				
4.8	DECKS			X				
4.9	PORCHES			X				
4.10	DRIVEWAYS	X						
		S	S/E	M	P	CN	U	I/N

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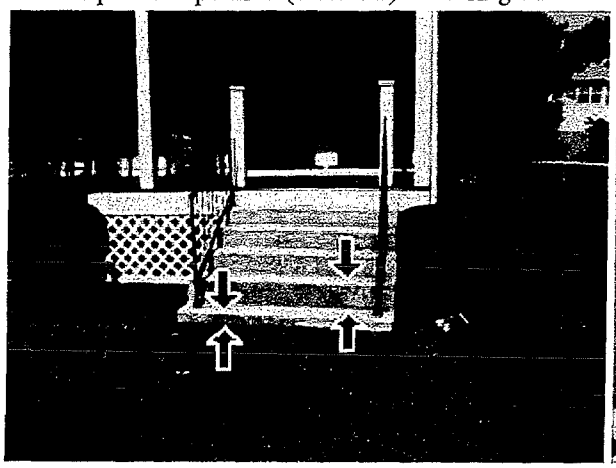
Comments:

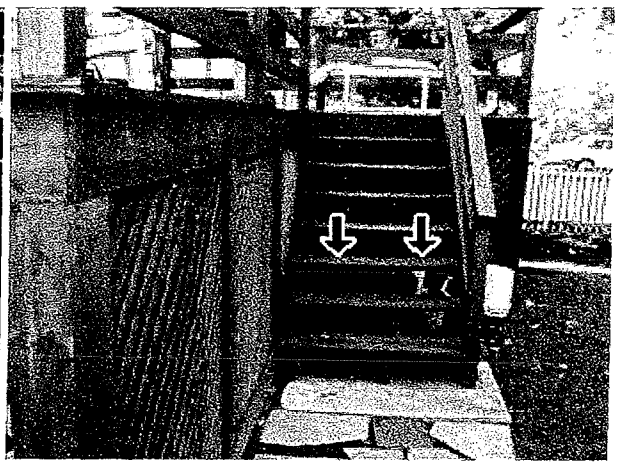
4.2 Extensions are needed at all points of surface discharge to direct water away from the foundation.

4.3 For proper drainage, recommend sloping grading away from the foundation a minimum of 1" per foot for 5 feet wherever possible.

4.5 The front brick walk has settled and should be relayed level. The rear stone walk needs regrouting. Uneven settlement of walks poses tripping hazards. Walks should be relayed level as the risk for personal injury exists.

4.6 Front steps have inconsistent rise(Picture 1) . This poses a trip hazard and should be corrected. Open risers on deck steps can also pose a trip hazard(Picture 2). Covering with trim is recommended.

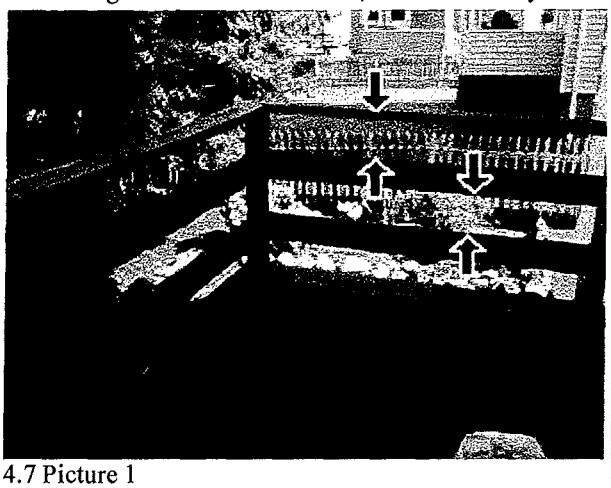


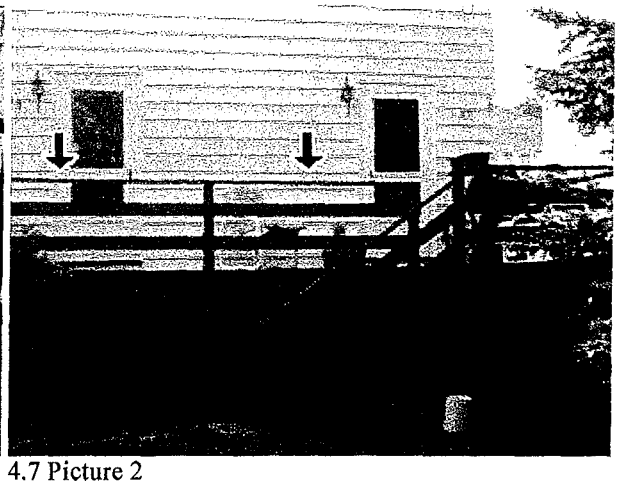


4.6 Picture 1

4.6 Picture 2

4.7 Railings on the rear deck have excessive openings. Horizontal railings create a climbing hazard for small children. Rebuilding with vertical balusters,to current safety standards, is recommended.

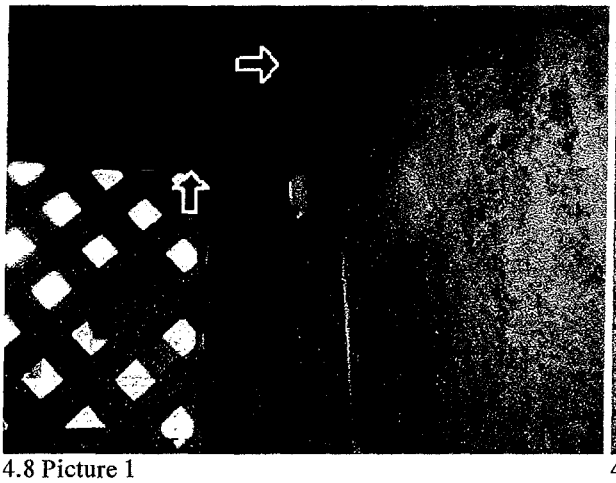


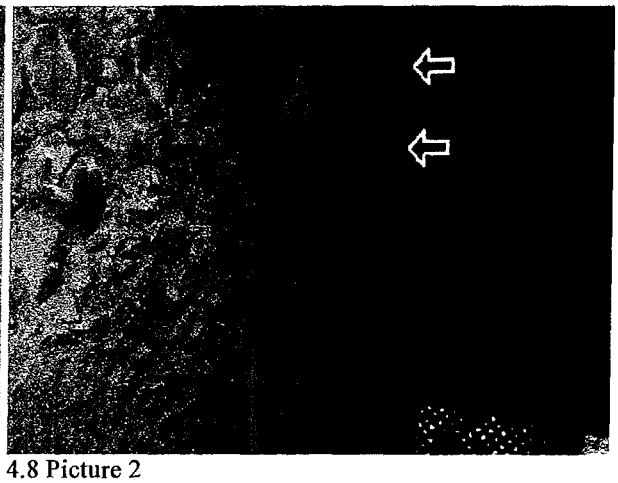


4.7 Picture 1

4.7 Picture 2

4.8 The inside ledger of the rear deck needs additional lag bolting into the house to resist pulling away. Joists run parallel to the house which is not the best method of construction as it is difficult to create a positive connection between the deck and the house. Outside headers are not well connected to the house and should be carried by footed posts. A licensed contractor should be consulted for needed repairs.

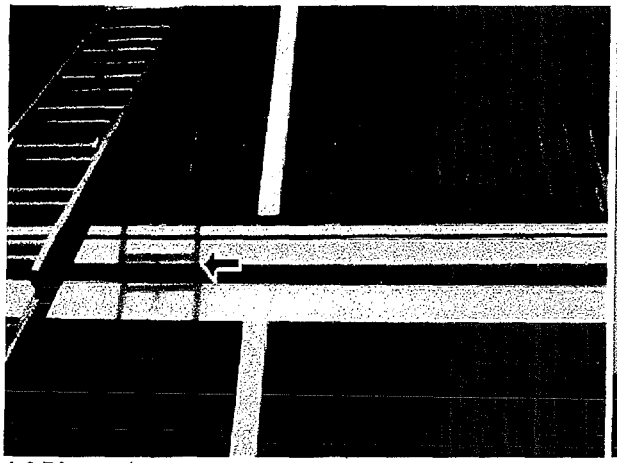


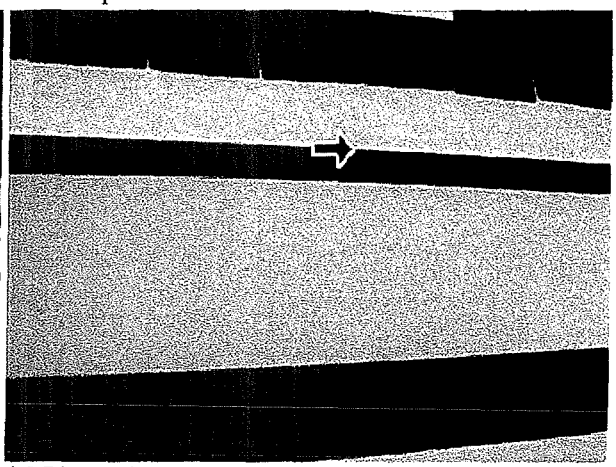


4.8 Picture 1

4.8 Picture 2

4.9 Decking of the front porch at the top of the steps is lifted, poses a trip hazard and needs repair. Deflection at this point appears to be a result of lumber shrinkage as the porch has been more recently rebuilt. Water was found dripping from the outside of the 2nd floor porch deck, just to the left of the front steps. Further investigation is needed as water penetration in this area can contribute to decay issues. Trim below the 2nd floor porch deck should be removed to allow for evaluation.





4.9 Picture 1

4.9 Picture 2

CONCRETE DRIVES AND WALKS frequently settle and crack. Front and rear steps to the house are often poured over backfill, which is not as compacted as undisturbed soil, and the steps may sink relative to the rest of the walk. Most of this activity takes place early in the life of the house, although it can continue at a slow pace for many years. Frequently, mud-jacking is a low-cost alternative to replacement.

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

RETAINING WALLS are often an integral part of property landscaping intended to maintain a specific grade elevation. Proper drainage behind walls is critical in relieving hydrostatic pressure. The lack of drainage, as is often the case, can lead to serious damage or complete failure of retaining walls. Walls constructed of masonry (concrete, block, stone, etc.) are typically more durable and longer lasting than those constructed of wood. The average life of a wood wall (even pressure treated) is often not greater than 10 years.

DOORS & WINDOWS

Styles & Materials

EXTERIOR DOORS:
WOOD

WINDOWS TYPE:
DOUBLE HUNG

WINDOW MATERIALS:
WOOD
VINYL

WINDOW GLAZING:
SINGLE
MULTIPLE

WINDOWS FITTED WITH:
COMBINATION STORMS/SCREENS OF ALUMINUM
PLASTIC AND METAL SCREENS

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

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Comments:

5.0 The basement door is decaying and needs replacing.

5.1 Original double hung windows need reglazing and painting. Windows of this age tend to be worn , loose fitting and drafty. Replacement with modern insulated windows should be considered.

BASEMENT/LOWER LEVEL

Styles & Materials

WALLS:
POURED CONCRETE

FLOOR:
CONCRETE

BEAMS:
WOOD TIMBERS

BEAM SUPPORTS:
CONCRETE FILLED STEEL COLUMNS

MISCELLANEOUS:
CELLAR

		S	S/E	M	P	CN	U	I/N
6.0	ACCESS			X				
6.1	WALLS		X					
6.2	FLOOR	X						
6.3	CHIMNEY BASE	X						
6.4	JOISTS/SILLS			X				
6.5	BEAMS	X						
6.6	PIERS/COLUMNS	X						
6.7	BRIDGING	X						
6.8	DRYNESS		X					
6.9	VENTILATION OF SPACES	X						
6.10	INSULATION	X						
6.11	BULKHEAD			X				
		S	S/E	M	P	CN	U	I/N

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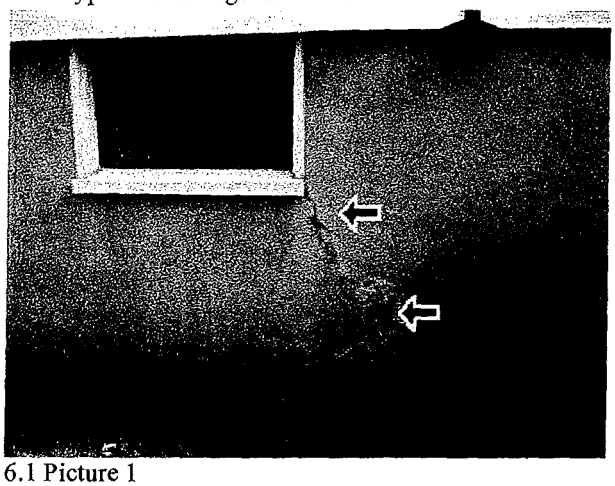
Comments:

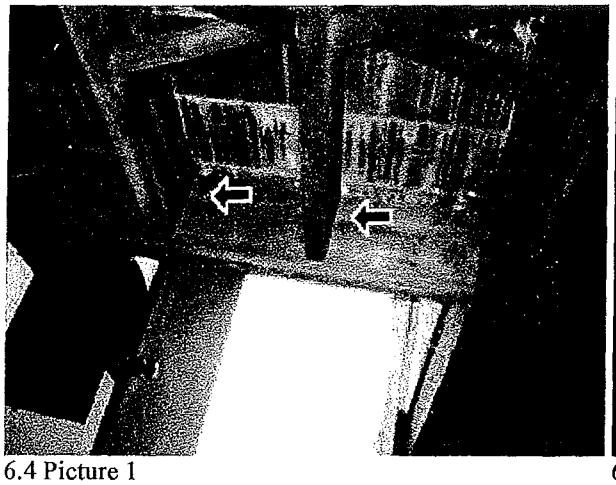
6.0 Storage greatly limited access at the time of the inspection.

6.1 Foundation walls need to be cleaned of loose and spalling material, pargetted and sealed as needed. Foundation walls show typical shrinkage cracks as viewed from the exterior.

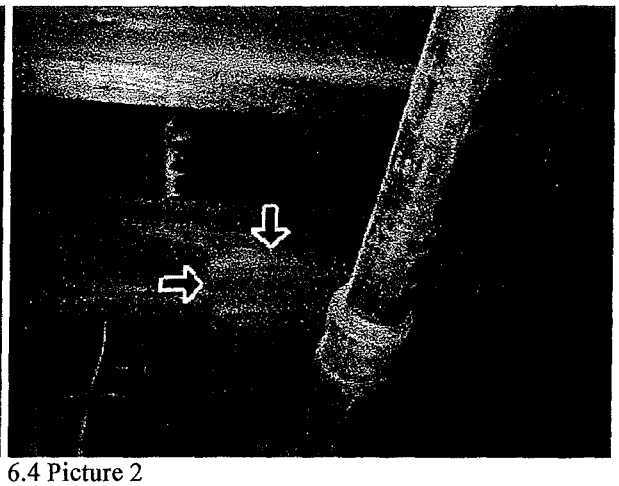


6.1 Picture 1

6.4 Joist ends at bulkhead and chimney framing headers should be carried by hangers to resist nail bend or separation. A cracked joist at the left side center needs to be sistered.



6.4 Picture 1



6.4 Picture 2

6.8 The basement shows evidence of past water entry. Water stains were visible on walls. Water entry does not appear recent or ongoing at this time. The owner should be questioned as to any history of past problems.
6.11 Bulkhead steps wave worn treads and need rebuilding with railings for safety.

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.

HEATING SYSTEM # 11

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 system. Sludge can build up in the 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. Boilers and their components require annual servicing. A service contract should be obtained as any mechanical can fail at anytime without notice.

Styles & Materials

SYSTEM TYPE: STEAM	HEATING PLANT MANUFACTURER: HYDRO THERM	APPROXIMATE AGE OF SYSTEM: 14 YEARS
TYPE OF FUEL: GAS	RATED INPUT CAPACITY: 11000 BTU / HR	PIPING: STEEL
THERMOSTAT TYPE: MANUAL		

		S	S/E	M	P	CN	U	I/N
7.0.A	SERVICE SWITCH	X						
7.1.A	BACK FLOW PREVENTER			X				
7.2.A	EXPOSED PIPES / VALVES AND FITTINGS			X		X		
7.3.A	BURNER(S)	X						
7.4.A	FLUE PIPE			X				
7.5.A	GAS SUPPLY PIPING	X						
7.6.A	TEMP/PRESSURE RELIEF VALVE	X						
7.7.A	FIREBOX/REFRACTORY	X						
7.8.A	HEAT EXCHANGER TEST RESULTS	X						
7.9.A	LOW WATER CUT OFF		X					
		S	S/E	M	P	CN	U	I/N

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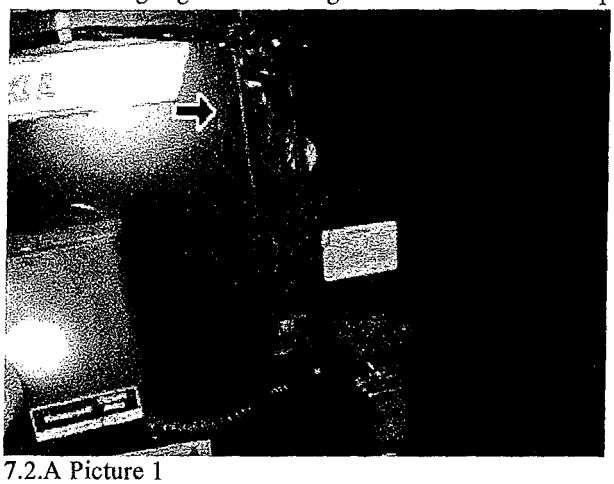
Comments:

7.1.A Water supply to the boiler needs a back flow preventer.

7.2.A The sight glass is leaking and needs immediate repair.



7.2.A Picture 1

7.4.A The automatic damper should be removed, as these can fail without notice and allow for flue gas spillage. The manufacturer recommends an annual inspection.

7.9.A The low water cut off responded normally at this time when flushed.

OIL BURNERS should be serviced by a professional each year. 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 designed service life of between 25 - 30 years. Older heating systems although still working may not be serviceable and obsolete. Newer systems are more energy efficient and the operation savings can be desirable.

STEEL BOILERS are not typically as durable as cast iron and have a designed service life around 20 years. Water quality can pay a major factor in the

longevity of steel boilers as hard water is corrosive to the internal components of the boiler. Unseen leaks can develop within the internal galleries. Special attention should be paid to mounting gaskets of tankless water heaters as these areas are often prone to leakage and corrosion problems. These areas should be inspected annually during regular servicing of the boiler. Leaks at this point can result in irreversible damage to the boiler if not addressed in a timely fashion.

CIRCULATOR PUMPS are mechanical devices and can fail without notice. Older style circulator pumps require periodic oiling of bearing assembly. Two to three tomes a year is recommended. 30 weight motor oil should be used. Armatures on these style pumps also need annual oiling. 1 to 2 drops is recommended and should be performed during annual servicing of the boiler. Modern cartridge style circulator pumps are water lubricated and require no maintenance.

ZONE VALVES are low voltage solenoids which open and close allowing water to flow through heating pipes when the thermostat is calling for heat. Zones valves are mechanical devices which can fail without notice. Typically valves fail in a closed position and will not allow a particular portion of the house to heat. Most have a manual override which can bypass the thermostat allowing that portion of the house to continue to heat through the other zones. Some may fail in an an open position and will allow a section of the house to over heat.

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.

HEATING SYSTEM # 13

Styles & Materials

SYSTEM TYPE:
STEAM

HEATING PLANT MANUFACTURER:
HYDRO THERM

APPROXIMATE AGE OF SYSTEM:
14 YEARS

TYPE OF FUEL:
GAS

RATED INPUT CAPACITY:
11000 BTU / HR

PIPING:
STEEL

THERMOSTAT TYPE:
MANUAL

		S	S/E	M	P	CN	U	I/N
7.0.B	SERVICE SWITCH	X						
7.1.B	BACK FLOW PREVENTER			X				
7.2.B	EXPOSED PIPES / VALVES AND FITTINGS	X						
7.3.B	BURNER(S)	X						
7.4.B	FLUE PIPE			X				
7.5.B	GAS SUPPLY PIPING	X						
7.6.B	TEMP/PRESSURE RELIEF VALVE	X						
7.7.B	FIREBOX/REFRACTORY	X						
7.8.B	HEAT EXCHANGER TEST RESULTS	X						
7.9.B	LOW WATER CUT OFF		X					
		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.B Water supply to the boiler needs a back flow preventer.

7.4.B The thermally actuated automatic damper should be removed, as these can fail without notice and allow for flue gas spillage. The manufacturer recommends an annual inspection.

7.9.B The low water cut off responded normally at this time when flushed.

OIL BURNERS should be serviced by a professional each year. 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 designed service life of between 25 - 30 years. Older heating systems although still working may not be serviceable and obsolete. Newer systems are more energy efficient and the operation savings can be desirable.

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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.

PLUMBING SYSTEM

Styles & Materials

WATER SOURCE:
PUBLIC/MUNICIPAL

WATER SUPPLY PIPES:
TYPE"L" COPPER TUBING

SHUTTOFF LOCATION:
FRONT OF THE CELLAR

WASTE DISPOSAL SYSTEM:
PUBLIC/MUNICIPAL

TYPE OF WATER MAIN:
STEEL

WASTE AND VENT PIPES:
COPPER
GALVANIZED
PLASTIC
CAST IRON

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

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Comments:

8.0 Accessible cold water supply pipes throughout the cellar should be insulated to help control condensation. Hot water piping should be insulated for energy efficiency. The main water line in from the street is steel which tend to rust internally restricting volume and pressure. Replacement is typically the responsibility of the home owner. The local water department should be consulted.

8.1 There is a fair amount of older waste plumbing still in service, although still serviceable it may become problematic. Repairs and updating should be expected. Galvanized steel waste piping will be problematic with clogging and should be replaced with PVC. The main soil pipe under the cellar floor appears to be original. The owner should be questioned as to any history of clogging issues.

8.3 Exterior faucets should be equipped with anti siphon devices to prevent potential cross connections Water supply to the heating system needs a back flow preventer, as this poses a cross connection.

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 system 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.

WATER HEATER # 11

Styles & Materials

MANUFACTURER:
STATE

APPROXIMATE AGE OF UNIT:
2 Years

FUEL TYPE:
GAS

CAPACITY OF TANK:
40 GALLONS

		S	S/E	M	P	CN	U	I/N
9.0.A	COLD WATER SHUTOFF	X						
9.1.A	GAS SUPPLY PIPING AND VALVE	X						
9.2.A	GAS CONTROL VALVE/BURNER	X						
9.3.A	FLUE PIPE CONNECTOR	X						
9.4.A	EXTERIOR CASING	X						
9.5.A	TEMP/PRESSURE RELIEF VALVE	X						
9.6.A	OTHER		X					
		S	S/E	M	P	CN	U	I/N

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Comments:

9.6.A All appears normal at this time.

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, don't 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 yearly to extend tank life and efficiency. (Some tanks anodes are not serviceable).

WATER HEATER # 13

Styles & Materials

MANUFACTURER:
STATE

APPROXIMATE AGE OF UNIT:
2 Years

FUEL TYPE:
GAS

CAPACITY OF TANK:
40 GALLONS

		S	S/E	M	P	CN	U	I/N
9.0.B	COLD WATER SHUTOFF	X						
9.1.B	GAS SUPPLY PIPING AND VALVE	X						
9.2.B	GAS CONTROL VALVE/BURNER	X						
9.3.B	FLUE PIPE CONNECTOR	X						
9.4.B	EXTERIOR CASING	X						
9.5.B	TEMP/PRESSURE RELIEF VALVE	X						
9.6.B	OTHER		X					
		S	S/E	M	P	CN	U	I/N

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Comments:

9.6.B All appears normal at this time.

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, don't 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 yearly to extend tank life and efficiency. (Some tanks anodes are not serviceable).

ELECTRICAL PANEL # 11

The electrical system should be updated as needed to safely accommodate modern needs. Branch wiring in an older home can often not handle the power needs of modern appliances .Outlets in living areas are limited which will promote extension cord usage. Ungrounded style outlets should be replaced, as needed. Wet area outlets,such as in bathrooms, kitchens and exterior outlets should be replaced with GFCI outlets, as needed.

Styles & Materials

MAIN BOX LOCATION: LEFT FRONT OF THE CELLAR	MAIN SERVICE WIRE: ALUMINUM CABLES	SYTEM RATED AT: 60 AMPS / 220 VOLTS
MAIN OVERLOAD PROTECTION: BREAKER (AL RATED)	ELECTRIC PANEL MANUFACTURER: SQUARE D	BOX RATED: 100-AMPS
BRANCH PROTECTION: BREAKERS	# OF BRANCH CIRCUTS AT THE MAIN PANEL: 8	BRANCH WIRING: COPPER TIN COATED COPPER
TYPE OF BRANCH WIRING: NON-METALLIC CABLE ARMORED CABLE	CIRCUIT LABELING: MOST ACCURACY OF LABELING UNKNOWN	SYSTEM GROUNDED AT: WATER PIPES ELECTRIC COMPANY

		S	S/E	M	P	CN	U	I/N
10.0.A	SERVICE CABLE AT MAIN BOX			X				
10.1.A	GROUNDING			X				
10.2.A	BUSHINGS/KNOCKOUT PLUGS	X						
10.3.A	CIRCUIT BREAKERS		X					
10.4.A	OTHER VISIBLE WIRING			X				
		S	S/E	M	P	CN	U	I/N

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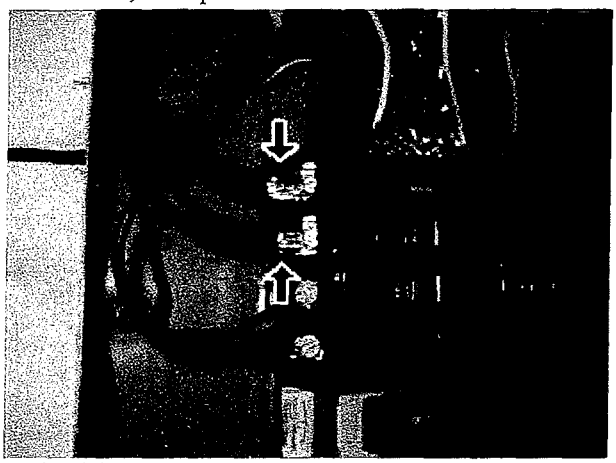
Comments:

10.0.A The main service cable is too large for terminals on the main breaker. Strands of the cable have been cut to allow the wire to fit. This could allow for a poor bond and overheating. The main service cable is not coated with anti oxen compound at terminals, as required. A licensed electrician should be consulted.

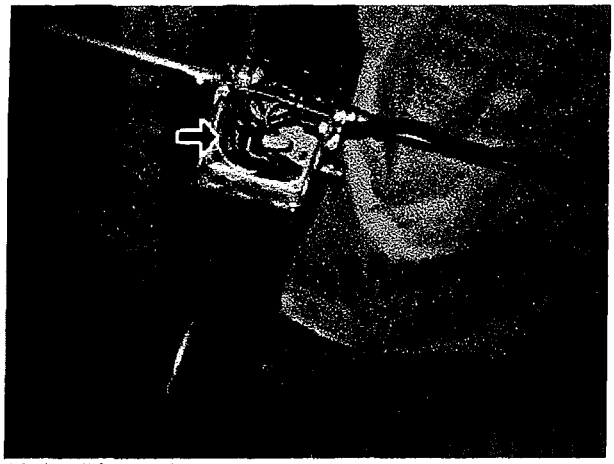


10.0.A Picture 1

10.1.A There is no bonding around the water meter. Correction is recommended to conform to current standards.

10.3.A All circuits appear to be properly protected at this time. The panel is rated for 20 breakers, it has 9.

10.4.A Loose wiring throughout the cellar needs proper securing. Open junction boxes need covers. Clothesline wiring throughout the basement needs to be placed on running boards or needs rerouting so as to be protected by framing.



10.4.A Picture 1

FUSES AND CIRCUIT BREAKERS are safety devices to prevent overloading of wires. Oversized fuses and breakers should be corrected. Overloaded wires are a fire hazard.Most blown fuses or tripped breakers occur from countertop appliances in the kitchen and window air conditioners in bedrooms. It is not practical to determine the layout of circuits during a home inspection. Your living habits will determine if you have a problem. if a problem arises, see if there is another plug on a different circuit that can be used. If not, you may want to have an electrician add a new circuit. Problems of this type do not necessarily mean you need to change your old fuse box. It simply means you don't have enough electricity where you want it, not that your service is inadequate.

NOTE: Aluminum wire on 220-volt circuits is not considered a hazard and is commonly used. It should be multiple-strand cable and coated with an anti-oxin at lug connections

GFCIis short for Ground Fault Circuit Interrupter. The outlets with "TEST" buttons you see in newer bathrooms, etc. are GFCI's. They make it nearly impossible to electrocute yourself. Retail cost is now below $ 10.00 each. These units will provide protection on any wiring type, even knob and tube wiring. GFCI protection is required by recent codes at exterior outlets, garages and all outlets within five feet of a sink. They must be tested periodically, as they can fail mechanically.

REVERSED POLARITY is often found on outlets replaced or installed by the homeowner. It is easily corrected by turning off the power, removing the outlet and swapping the two wires connected to it. Reversed polarity can negate safety features of some appliances and can damage certain solid state appliances such as PCs, TVs and VCRs.

ELECTRICAL PANEL # 13

Styles & Materials

MAIN BOX LOCATION: LEFT FRONT OF THE CELLAR	MAIN SERVICE WIRE: ALUMINUM CABLES	SYTEM RATED AT: 60 AMPS / 220 VOLTS
MAIN OVERLOAD PROTECTION: BREAKER (AL RATED)	ELECTRIC PANEL MANUFACTURER: SQUARE D	BOX RATED: 100-AMPS
BRANCH PROTECTION: BREAKERS CU/AL RATED	# OF BRANCH CIRCUITS AT THE MAIN PANEL: 9	BRANCH WIRING: COPPER TIN COATED COPPER
TYPE OF BRANCH WIRING: NON-METALLIC CABLE ARMORED CABLE	CIRCUIT LABELING: MOST ACCURACY OF LABELING UNKNOWN	SYSTEM GROUNDED AT: WATER PIPES ELECTRIC COMPANY

		S	S/E	M	P	CN	U	I/N
10.0.B	SERVICE CABLE AT MAIN BOX			X				
10.1.B	GROUNDING			X				
10.2.B	BUSHINGS/KNOCKOUT PLUGS	X						
10.3.B	CIRCUIT BREAKERS				X			
10.4.B	OTHER VISIBLE WIRING			X				
		S	S/E	M	P	CN	U	I/N

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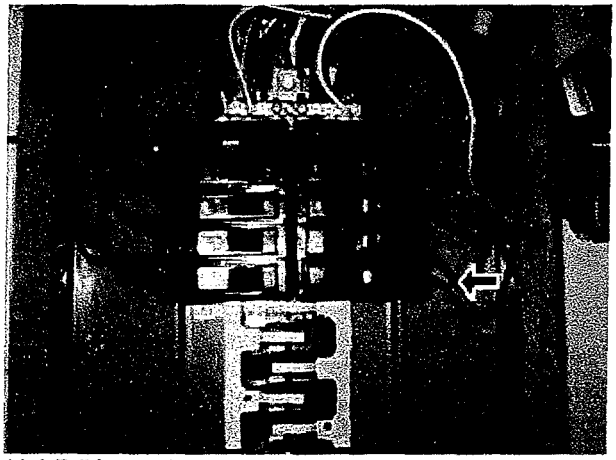
Comments:

10.0.B The main service cable is too large for terminals on the main breaker. Strands of the cable have been cut to allow the wire to fit. This could allow for a poor bond and overheating. The main service cable is not coated with anti oxen compound at terminals, as required. A licensed electrician should be consulted.

10.1.B There is no bonding around the water meter. Correction is recommended to conform to current standards.

10.3.B One 20 amp circuit breaker in main panel is over fused which is a fire hazard and needs immediate correction. A licensed electrician should be consulted for correction. The panel is rated for 20 breakers, it has 10.



10.3.B Picture 1

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NOTE: Aluminum wire on 220-volt circuits is not considered a hazard and is commonly used. It should be multiple-strand cable and coated with an anti-oxin at lug connections

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

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HALLWAYS AND ENTRIES

Styles & Materials

WALLS AND CEILINGS:
DRYWALL AND PLASTER
PLASTER AND LATHE
WOOD

FLOORS:
HARDWOOD
CARPET
TILE

DOORS:
WOOD

TYPE OF HEAT SORCE:
STEAM RADIATORS

		S	S/E	M	P	CN	U	I/N
12.0	WALLS AND CEILINGS			X		X		
12.1	FLOORS			X				
12.2	DOORS AND WINDOWS			X				
12.3	ELECTRICAL SWITCHES			X				
12.4	ELECTRICAL OUTLETS AND FIXTURES				X			
12.5	HEAT SOURCE PRESENT	X						
12.6	STAIRWAYS			X				
12.7	WATER SIGNS	X						
		S	S/E	M	P	CN	U	I/N

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Comments:

12.0 Walls and ceiling need general cosmetic care. The was noticeable separation between the front bedroom doorway and the wall at the top of the 2nd floor stairway. This appears to be in direct relation to sagging of the roof structure and outward movement of the upper sidewall. This should be further evaluated by a structural engineer.

12.1 Floors shows typical signs of settlement.

12.3 Several switches are worn and need replacing.

12.4 The light fixture in the cellar stairway of # 13 is not safely wired and needs correction. The exterior light by the front door of # 13 is not functional.

12.6 Cellar stairways have excessive rise, narrow treads and has no hand rail. Hand rails on the 2nd floor stairway need to terminate into walls for safety.

KITCHEN UNIT # 11

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

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Comments:

13.0.A Walls and ceiling need general cosmetic care. The ceiling needs crack repair.
13.1.A The floor shows typical signs of settlement.
13.2.A The dining room doorway is out of square due to settlement. Windows fit loosely.
13.4.A The outlet by the sink is wired reverse polarity and needs rewiring. Counter outlets by the sink should be protected by GFCI device. All other outlets are not grounded. A licensed electrician should be consulted for further evaluation.
13.5.A The pantry light has no globe.
13.7.A The countertop by the sink is damaged.
13.14.A An exhaust fan is needed.
13.16.A Stove control knobs are illegible.

KITCHEN UNIT # 13

		S	S/E	M	P	CN	U	I/N
13.0.B	WALLS AND CEILINGS		X					
13.1.B	FLOOR		X					
13.2.B	DOORS AND WINDOWS			X				
13.3.B	ELECTRICAL SWITCHES	X						
13.4.B	ELECTRICAL OUTLETS				X			
13.5.B	ELECTRICAL FIXTURES	X						
13.6.B	CABINETS AND COUNTERTOPS			X				
13.7.B	HOT AND COLD WATER FAUCETS			X				
13.8.B	HAND SPRAYER/THIRD FAUCET							X
13.9.B	SINK BASIN	X						
13.10.B	EXPOSED SUPPLY PIPING	X						
13.11.B	EXPOSED WASTE PIPING	X						
13.12.B	STOVE HOOK UP GAS/ELECTRIC			X				
13.13.B	EXHAUST FAN	X						
13.14.B	WATER SIGNS	X						

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Comments:

13.0.B Walls and ceiling need general cosmetic care.
13.1.B The floor shows typical signs of settlement.
13.2.B Windows fit loosely.
13.4.B Counter outlets by the sink should be protected by GFCI device. All counter outlets are not grounded. Outlets are limited and need updating to safely meet modern needs.
13.6.B Drawers have worn runners.
13.7.B The faucet needs a diverter valve.
13.8.B The sprayer is not working.
13.12.B The stove needs an anti tip bracket as is required. This can pose a safety hazard and needs immediate attention.

LIVING ROOM # 11

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

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Comments:

14.0.A Walls and ceiling need general cosmetic care.
14.1.A Carpeting is worn and stained.
14.2.A There was no visible response from the switch.
14.4.A Windows fit loosely.

DINING ROOM # 11

		S	S/E	M	P	CN	U	I/N
14.0.B	WALLS AND CEILINGS		X					
14.1.B	FLOOR		X					
14.2.B	ELECTRICAL SWITCHES	X						
14.3.B	OUTLETS AND FIXTURES			X				
14.4.B	DOORS AND WINDOWS			X				
14.5.B	HEAT SOURCE PRESENT	X						
14.6.B	BUILT IN CABINETS/BOOKCASES/SHELVING	X						
14.7.B	WATER SIGNS	X						
		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 ceiling need general cosmetic care.
14.1.B Carpeting is worn and stained. The floor shows typical signs of settlement.
14.3.B Outlets are limited. Extension cord wiring is a fire hazard and needs removing.
14.4.B Windows fit loosely. The lower forward sash has a broken pane.

LIVING ROOM # 13

		S	S/E	M	P	CN	U	I/N
14.0.C	WALLS AND CEILINGS			X				
14.1.C	FLOOR		X					
14.2.C	ELECTRICAL SWITCHES	X						
14.3.C	OUTLETS AND FIXTURES			X				
14.4.C	DOORS AND WINDOWS			X				
		S	S/E	M	P	CN	U	I/N

		S	S/E	M	P	CN	U	I/N
14.5.C	HEAT SOURCE PRESENT		X					
14.6.C	BUILT IN CABINETS/BOOKCASES/SHELVING	X						
14.7.C	WATER SIGNS		X					
		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 ceiling need general cosmetic care. The ceiling along the left outside wall shows evidence of past water damage.

14.1.C The floor shows typical signs of settlement.

14.3.C The right wall outlet is the ungrounded style. Replacing is recommended.

14.4.C Windows fit loosely. 2 ropes on the front windows are broken.

14.7.C Water stains appear a result of a leaking radiator above.

DINING ROOM # 13

		S	S/E	M	P	CN	U	I/N
14.0.D	WALLS AND CEILINGS		X					
14.1.D	FLOOR		X					
14.2.D	ELECTRICAL SWITCHES	X						
14.3.D	OUTLETS AND FIXTURES		X					
14.4.D	DOORS AND WINDOWS			X				
14.5.D	HEAT SOURCE PRESENT	X						
14.6.D	BUILT IN CABINETS/BOOKCASES/SHELVING	X						
14.7.D	GAS FIREPLACE						X	X
14.8.D	WATER SIGNS	X						
		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.D Walls and ceiling need general cosmetic care.

14.1.D The floor shows typical signs of settlement.

14.3.D The right wall outlet is the ungrounded style. Replacing is recommended.

14.4.D Windows fit loosely.

14.7.D The gas log is not currently operative. There is no readily accessible control valve. It is unclear how this appliance ties into the chimney and if it is safe for use. A certified chimney sweep should be consulted for further evaluation, prior to use.

FRONT BEDROOM # 13

		S	S/E	M	P	CN	U	I/N
15.0.A	WALLS AND CEILING			X				
15.1.A	FLOOR		X					
15.2.A	DOORS AND WINDOWS			X				
15.3.A	SWITCHES	X						
15.4.A	OUTLETS AND FIXTURES			X				
15.5.A	CLOSET	X						
15.6.A	HEAT SOURCE	X						
15.7.A	WATER SIGNS	X						
		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 Walls and ceiling need general cosmetic care as well as crack repair.
15.1.A The floor shows typical signs of settlement.
15.2.A Windows fit loosely. Ropes are worn, frayed and broken. Closet doors need floor guides.
15.4.A Accessible outlets are not grounded.

REAR BEDROOM #13

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

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 ceiling need general cosmetic care, as well as crack repair.
15.1.B The floor shows typical signs of settlement.
15.2.B Windows fit loosely. Closet doors need floor guides.
15.3.B The switch is not safely wired and needs correction.
15.4.B Outlets are not grounded. Further evaluation is needed.

REAR BEDROOM # 11

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

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 Walls and ceiling need general cosmetic care. The ceiling along the rear wall shows evidence of past water damage is sagging, cracked and needs repair. The front wall is cracking at he right inside corner which appears a result of outward movement of the outer wall.
15.1.C The floor shows typical signs of settlement.
15.2.C Windows fit loosely.
15.7.C Water stains appear a result of past roof leaks.

FRONT BEDROOM # 11

		S	S/E	M	P	CN	U	I/N
15.0.D	WALLS AND CEILING			X				
15.1.D	FLOOR		X					
15.2.D	DOORS AND WINDOWS			X				
15.3.D	SWITCHES	X						
15.4.D	OUTLETS AND FIXTURES			X				
15.5.D	CLOSET	X						
15.6.D	HEAT SOURCE	X						
15.7.D	WATER SIGNS	X						
		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.D Walls and ceiling need general cosmetic care as well as crack repair. Cracking of the front wall at the right inside corner appears a result of outward movement of the upper wall as noted on the exterior and in the front hallway.

15.1.D The floor shows typical signs of settlement.

15.2.D Windows fit loosely. The entry door is binding due to settlement and needs trimming to close.

15.4.D Accessible outlets are not grounded.

BATHROOM UNIT # 11

Styles & Materials

WALLS AND CEILINGS:
DRYWALL
PLASTER
TILE

FLOORS:
TILE

SINK(s):
PORCELAN

TUB:
CAST IRON

TUB WALLCOVERING:
Tile

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

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 ceiling need general cosmetic care.
16.1.A The floor shows typical signs of settlement.
16.3.A The outlet is not grounded. Updating with a GFCI device is recommended.
16.5.A An exhaust fan is recommended.
16.17.A The perimeter of the tub needs to be caulked.

BATHROOM UNIT # 13

Styles & Materials

WALLS AND CEILINGS:
DRYWALL
PLASTER
TILE

FLOORS:
TILE

SINK(s):
PORCELAN

TUB:
CAST IRON

TUB WALLCOVERING:
Tile

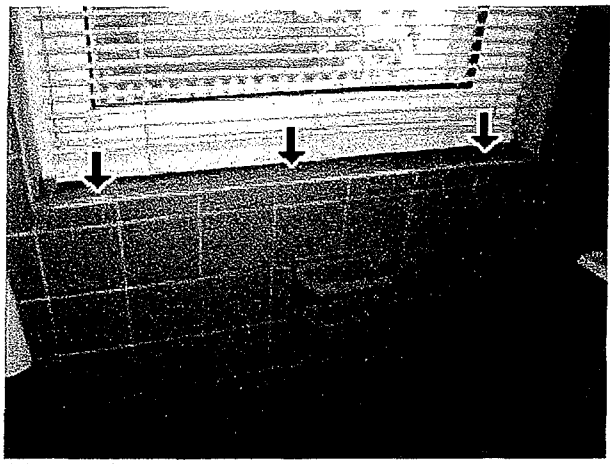
		S	S/E	M	P	CN	U	I/N
16.0.B	WALLS AND CEILINGS		X					
16.1.B	FLOOR				X			
16.2.B	DOORS AND WINDOWS			X				
16.3.B	OUTLET(s)& FIXTURES				X			
16.4.B	SWITCHES	X						
16.5.B	EXHAUST FAN			X				
16.6.B	SINK FAUCET(s) AND STOP VALVES	X						
16.7.B	SINK DRAIN STOPPER	X						
16.8.B	SINK BASIN	X						
16.9.B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

	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 ceiling need general cosmetic care.
16.1.B Floor tiles are loose and lifting. A new floor cover is needed.
16.2.B The entry door is binding on the floor due to settlement and needs trimming to close.
16.3.B The GFCI outlet is not grounded. Correction is needed.
16.5.B An exhaust fan is recommended.
16.16.B The perimeter of the tub needs to be caulked. Caulking is needed where the floor and tub meet.
16.17.B Tiles below the window opening are loose and need repair. A piece of solid material such as plastic or stone is recommended.



16.17.B Picture 1

CAULKINGaround 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.

CERAMIC TILE frequently has to be repaired/replaced because it is not properly maintained. It is important to keep the grout and caulk in good shape. Be sure to caulk around spouts, valves, faucets and other penetrations that could allow water to get behind the tile to the walls. Grout should also be sealed periodically. These products are available at most home centers.

ATTIC / INSULATION / VENTILATION

Styles & Materials

ACCESS BY:
DISAPPEARING/PULLDOWN STAIRWAY

ATTIC INSULATION:
CELLULOSE LOOSE FILL/BLOWN IN
ROCK WOOL LOOSE FILL/BLOWN IN

"R" VALUE:
R-30

ATTIC FRAMING:
WOOD FRAMED

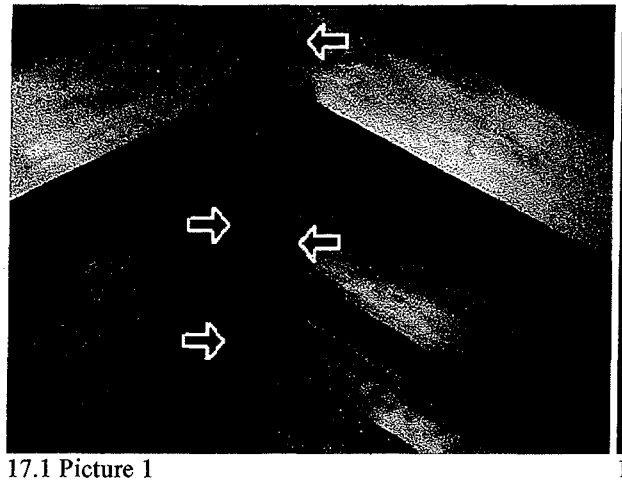
		S	S/E	M	P	CN	U	I/N
17.0	ACCESS			X				
17.1	FRAMING				X	X		
17.2	SHEATHING			X				
17.3	INSULATION	X						
17.4	VENTILATION			X				
17.5	EXPOSED WIRING	X						
17.6	PLUMBING VENT PIPES	X						
17.7	CHIMNEYS AND FLUES	X						
17.8	EXTERIOR WALL INSULATION						X	
		S	S/E	M	P	CN	U	I/N

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

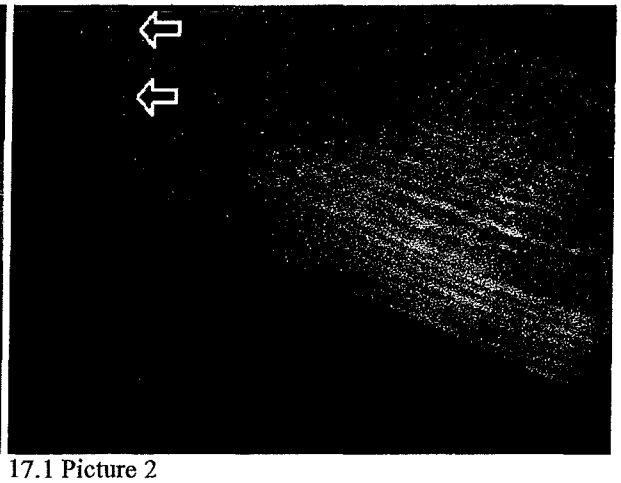
Comments:

17.0 Attic inspection was limited due to depth of insulation and limited flooring.

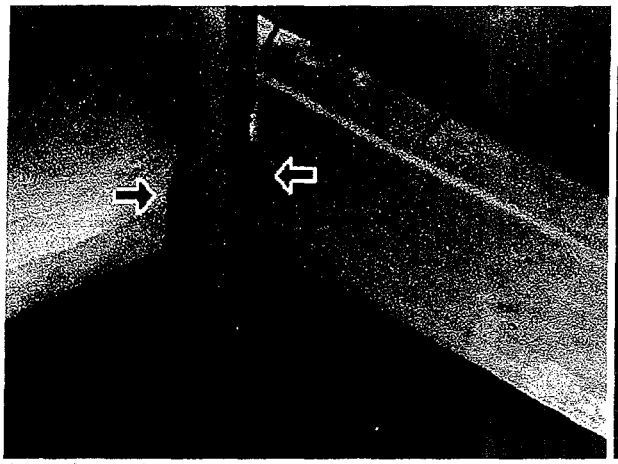
17.1 The roof structure has no collar ties, which can allow rafters to sag or crack. Rafters are pulling away from the ridge. Ceiling joists are not tied to rafter ends. The roof appears to be pushing upper walls outward. Insulation along the right side and left side of the attic should be removed to allow for further investigation. A licensed contractor should be consulted for evaluation.

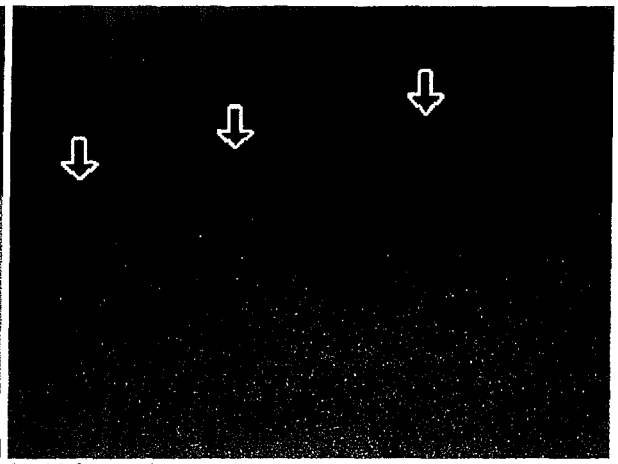


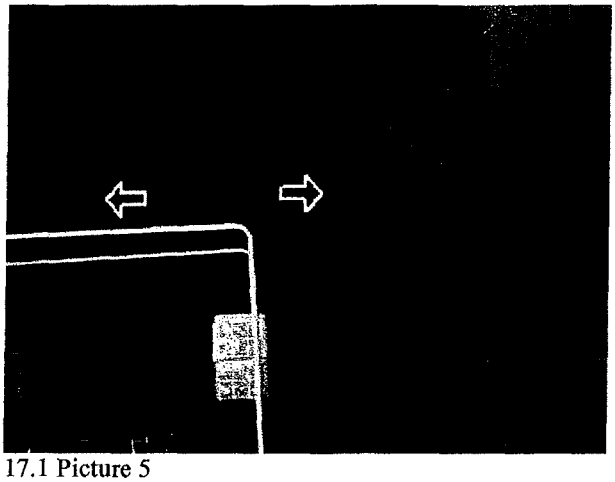
17.1 Picture 1



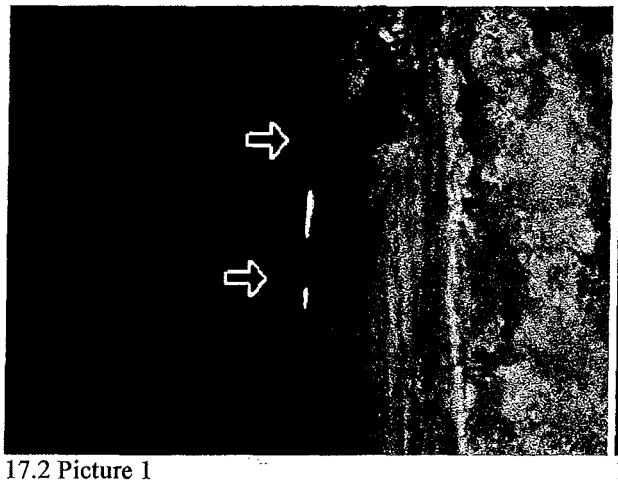
17.1 Picture 2

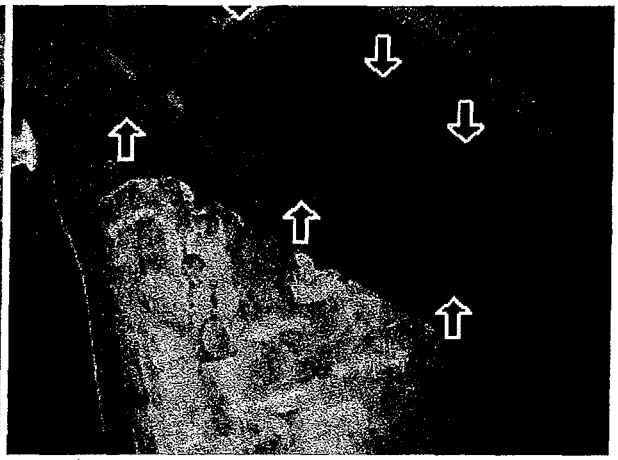

17.1 Picture 3


17.1 Picture 4


17.1 Picture 5

17.2 There is evidence of moisture staining on the roof sheathing and framing at chimney. Daylight was visible around the chimney as flashing on the exterior is missing. Stains were dry tested. This may change when raining or snow is present. Monitoring is recommended.


17.2 Picture 1


17.2 Picture 2

17.4 Soffit venting is not functional. Correction is needed to allow for more effective ventilation of attic spaces. Soffit vents appear to be blocked. Soffits must be free of insulation in order for ventilation to be effective. Proper air vent baffles are needed. The lack of ventilation will contribute to ice dam and condensation issues.
17.8 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 R30 to R40 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.http://www.airvent.com/

Paul Cornell and Associates

P.O. Box 205
Tewksbury , MA 01876
1-800-640-4669

Report Attachments

Steam Heat

INSPECTION CONTRACT

Wood Destroying Insect Report

Paul Cornell and Associates

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1-800-640-4669

HomeGauge

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.