Paul Cornell and Associates

Inspection Report
prepared for:

CAN-DO Inc

Property Address:
54 Eddy Street
Newton, MA 02465

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

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Invoice

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Date of Inspection : 6/5/2012	Time Started 12:41 PM	Time Finished 04:49 PM
Property Adress : 54 Eddy Street Newton, MA 02465	Report Prepared For : CAN-DO Inc	Report ID : JUN12_54 Eddy_Newton

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 destroying insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

DEFINITION OF TERMS

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

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

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

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

Present At Inspection: Client & Buyers Agent	**Inspector(s) Present:** Scott Molander MA Lic # 79	**Style:** Two Family
Age Of Home: 98 Years	**Type of Construction:** Wood Framed	**Stories:** 3
Weather Conditions: Cloudy & Light Rain	**Temperature:** 55-60 Degrees	**Rain in last 3 days:** Yes

Soil Conditions:
Wet / Saturated

Radon Test:
No

Water Test:
No

1. ROOF

Styles & Materials

VIEWED ROOF COVERING FROM:
EAVES ON LADDER
GROUND WITH BINOCULARS
ON ROOF(PORCH)

TYPE OF ROOF COVERING(S):
3-TAB ASPHALT FIBERGLASS SHINGLES

EXPOSED ROOF COVER:
1ST LAYER
2ND LAYER

APPROXIMATE AGE OF ROOF COVER:
11-12 YEARS

ROOF STYLE(S):
GABLE, GAMBREL & FLAT

ROOF PITCH:
FLAT
MEDIUM & STEEP

FLASHING MATERIAL/S:
ALUMINUM, LEAD, PLASTIC & RUBBER

VENTILATION SYSTEM:
RIDGE VENT

SKYLIGHT(S):
NONE

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

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Comments:

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

(2) Access to the left side of the main roof was greatly limited due trees. Most of this side of the roof was not visible. Unseen conditions may exist.

1.1 (1) **ROOF COVERING** : Roof coverings vary in age. Shingles on the right side of the main roof appear to be of newer vintage than on the left side of the roof. The owner should be consulted as to when the roof cover was replaced and for any warranty information.

(2) Roofing nails at many points on the right side of the main roof were not properly set and lifting overlying shingles. Overlying shingles can be damaged, will be prone to wind lift and blow off problems. Popping roofing nails need to be reset.

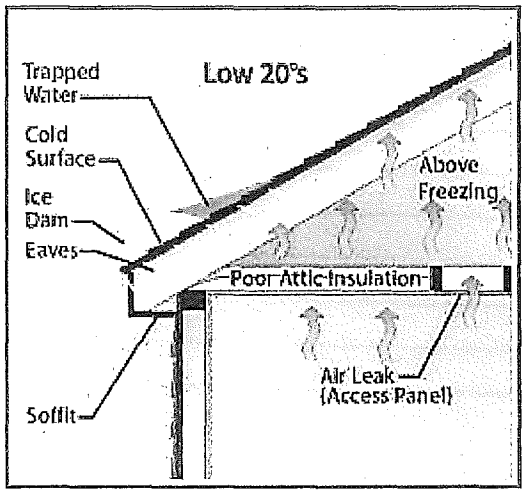
(3) Several shingles on the right front of the of the false soffit are loose, falling and need repair.

(4) The rubber membrane roof cover on the front porch is not properly finished into siding and is not water tight. Rubber membrane is not adhered and loose. Rubber roofing is also not proper flashed or finished under the threshold of the door. Posts of the railings are not properly attached or flashed into the rubber roof. This will allow for water penetration and related problems. Repairs are needed.

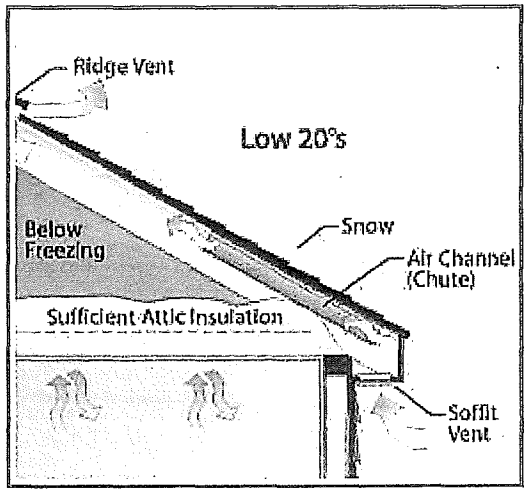
(5) Rolled asphalt roofing on the rear porch is not designed for foot traffic and is worn out and is not water tight. This is allowing for water penetration into the soffit and header below. **Immediate replacement is needed**. Replacement with a rubber membrane roof cover is recommended. A proper deck needs to be installed on top of the roof to protect roofing from damage from from foot traffic.

1.3 ROOF STRUCTURE : The visible structure of the roof appeared good as viewed from the soffits by ladder and the ground with binoculars.

1.5 VENTILATION : There is limited means of roof ventilation. Limited roof ventilation combined with heat loss into the attic during the winter months can contribute to ice damming and condensation problems when snow is present on the roof. Limited ventilation can also contribute to excessive heat build up in the attic during the summer months and can shorten the serviceable life of the roof cover. The installation of soffit and ridge venting is recommended. Additional appropriations will be needed in the attic area.



1.5 Picture 1



1.5 Picture 2

1.6 OTHER OBSERVATIONS : Tree limbs overhanging the house should be cut back as they can damage the roof and allow wildlife easy access.

2. CHIMNEY

Styles & Materials

CHIMNEY EXTERIOR:	FLUE LINING(S):	NUMBER OF FLUES:
BRICK	CLAY TILE	2
CHIMNEY TOP:	INSPECTED FROM:	
CAST CEMENT	GROUND WITH BINOCULARS	

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

S S/E M P CN U I/N

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Comments:

2.0 (1) **EXTERIOR SIDEWALLS** : The chimney appears to have been more recently rebuilt from the roof line up.

(2) Sidewalls should be coated with water repellent to resist related damages.

2.1 FLUE LINING(S) : Flue lining condition could not be evaluated as the chimney top was not safely accessible. The chimney is used to vent the oil and gas fired heating systems and water heaters. A certified chimney sweep should be consulted for further evaluation. A level 2 inspection is recommended.

2.3 RAIN CAP/ANIMAL SCREEN : The chimney has no rain cap / animal screen. The lack of a rain cap / animal screen can allow for water penetration into flues and can allow wildlife to nest. The installation of a stainless steel rain cap/animal screen that encompasses the entire chimney top is recommended.

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.

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

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

- After an operating malfunction or external event likely to have caused damage to the chimney.

3. EXTERIOR WALLS

Styles & Materials

SIDING:
VINYL(Clapboard)

SHEATHING:
PLANK/BOARD

TRIM / FASCIAS AND SOFFITS:
ALUMINUM, PLASTIC / VINYL & WOOD

FOUNDATION WALLS:
STONE

ELECTRICAL ENTRANCE:
OVERHEAD

ELECTRIC ENTRANCE TYPE:
NON-METALLIC CONDUIT

ELECTRICAL ENTRANCE LOCATION:
LEFT SIDE OF THE HOUSE

		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	FLASHINGS						X	
3.5	CAULKING		X					
3.6	FOUNDATION WALLS			X				
3.7	BASEMENT WINDOWS	X						
3.8	OUTSIDE ELECTRICAL OUTLETS / FIXTURES			X				
3.9	EXTERIOR FAUCET(S)			X				
3.10	SERVICE DROP AND ELECTRIC ENTRY CABLES (OVERHEAD)	X						

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Comments:

3.0 SIDING : Siding needs to be cleaned.

3.2 (1) **TRIM** : Rake trim on the left side of the front and rear gable roofs is not capped with drip edge flashing and is not water tight. This will promote decay to wooden trim. Correction is needed. Drip edge flashing needs to be installed under the roof cover to protect from water penetration.

(2) The right rear corner board is damaged. Replacement is needed.

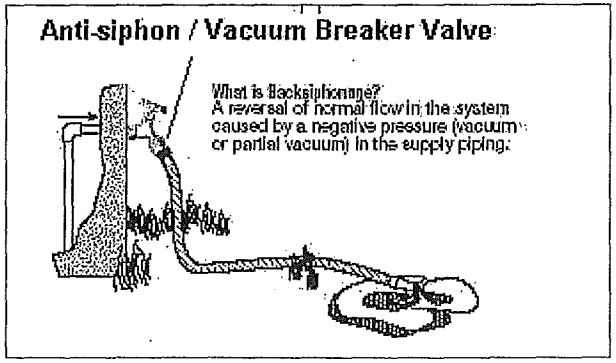
3.5 CAULKING : Door and window openings must be well caulked to help resist water penetration and related problems.

3.6 FOUNDATION WALLS : Mortar between stones on the exposed and visible portions of the foundation is spalling, cracked and loose. Stones at the

right and left front corners of the foundation are loose. Foundation walls need to be cleaned of all loose mortar and re-grouted. Once needed repa... are completed the foundation should be coated with a water repellent to help resist further deterioration of the mortar.

3.8 OUTSIDE ELECTRICAL OUTLETS/FIXTURES : There are no electrical outlets on the exterior of the house. The installation of GFCI protected outlets by each doorway is recommended.

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



3.9 Picture 1

Vinyl siding alone is not meant to be a water tight barrier. In order to properly protect from precipitation, the substrate behind vinyl siding must be flashed around doors, windows, other openings and at corners so as to shed water to the exterior. The lack of proper flashings will expose exterior walls to water infiltration and can contribute to decay and mold related issues. Determining the presence of proper flashing would involve removal of siding which is beyond the scope of this inspection.

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

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

4. GROUNDS AND PROPERTY DRAINAGE

Styles & Materials

GUTTERS:
ALUMINUM

DOWNSPOUTS:
ALUMINUM

EXTENSIONS:
ALUMINUM DOWNSPOUTS

WALKS:
CONCRETE

STAIRS AND LANDINGS:
BRICK
CONCRETE

RAILINGS:
METAL
WOOD

PORCH:
WOOD FRAMED WITH WOOD DECKING

DRIVEWAY:
ASPHALT

RETAINING WALLS:
CONCRETE
WOOD PLANKS

		S	S/E	M	P	CN	U	I/N
4.0	GUTTERS			X				
4.1	DOWNSPOUTS			X				
4.2	EXTENSIONS		X					
4.3	PROPERTY DRAINAGE	X						
4.4	FOUNDATION GRADING		X					
4.5	WALKS	X						
4.6	STAIRS AND LANDINGS			X				
4.7	RAILINGS				X	X		
4.8	FRONT PORCH				X			
4.9	REAR PORCH				X			
4.10	DRIVEWAY				X			
4.11	RETAINING WALLS	X						

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Comments:

4.0 (1) **GUTTERS** : Gutters need to be cleaned. Leaking and overflowing of gutters can contribute to decay and basement water issues. Gutters should be inspected, cleaned and repaired as needed at least twice a year.

(2) Gutters are leaking at corners and need to be resealed.

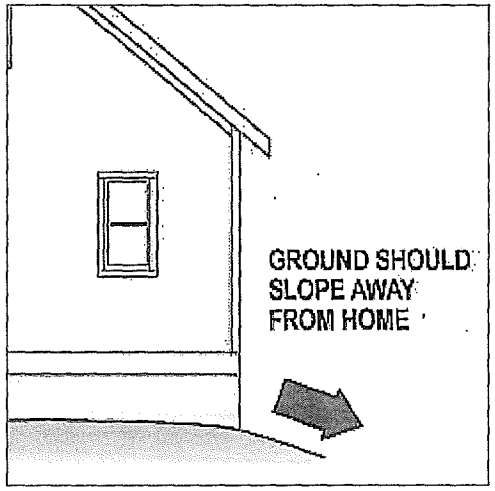
(3) Gutters at a few points are loose, are pulling away from soffits, are sagging and need to be repaired.

4.1 DOWNSPOUTS : Several of the downspouts are damaged and split. This will allow for water to leak and can contribute basement water problems. All downspouts should be inspected and should be repaired or replaced as needed.

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

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

(2) For proper drainage, grading against the foundation, needs to be maintained to slope away for a minimum of 1" per foot for at least 5 feet wherever possible.



4.4 Picture 1

4.6 (1) **STAIRS AND LANDINGS** : Front steps have deteriorated mortar joints and need to be re-pointed.

(2) Rear steps are cracked, have inconsistent and excessive rise. This is a trip hazard and needs correction as the risk for personal injury exists.

4.7 RAILINGS : Railings on the rear porches have excessive and unsafe openings. Rebuilding with vertical blasters to current safety standards is needed.

4.8 (1) **FRONT PORCH** : Lattice trim and framing around the perimeter of the porch is decaying and has been damage by termites where in ground contact. Replacement is needed. Pressure treated lumber should be used for framing and PVC trim used to finish lattice.

(2) There was no physical access under the porch as lattice and trim is permanently affixed. Evaluation of framing and supports was limited as a result. Unseen conditions or problems may exist. An access hatch should be made to allow for inspection.

(3) Brick piers supporting the front porch are severely spalling and are unstable. Replacement is needed.

4.9 (1) **REAR PORCH** : There is no physical access under the porch. Condition of framing and supports is unknown.

(2) Water was penetrating through the soffit and header at the right rear corner of the porch. This can be attributed to roof cover. Carpenter ant frass was falling through holes in the perforated vinyl ceiling. There appears to be concealed damage and decay behind aluminum trim and above the ceiling. Further investigation is needed. The ceiling and aluminum trim needs to be removed to allow for evaluation. Treatment for carpenter ants is needed. A licensed pest control specialist should be consulted.

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

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

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

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.

5. DOORS & WINDOWS

Styles & Materials

EXTERIOR DOORS:
WOOD & GLASS
W/ STORM DOORS

WINDOW GLAZING:
MULTIPLE
SINGLE & MULTIPLE

WINDOWS TYPE:
DOUBLE HUNG & FIXED

WINDOWS FITTED WITH:
PLASTIC AND METAL SCREENS

WINDOW MATERIALS:
WOOD
VINYL/PLASTIC

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

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Comments:

5.0 (1) **EXTERIOR DOORS** : All of the exterior doors need to be weather stripped to resist cold air infiltration. Replacement with modern insulated doors is recommended.

(2) The bulkhead door has no lock and is not secure. Replacement is recommended.

5.1 PRIMARY WINDOWS / EXTERIOR : All appears normal as viewed from the exterior at this time.

6. GARAGE

Styles & Materials

LOCATION:
DETACHED

TYPE OF CONSTUCTION:
CONCRETE BLOCK

TYPE OF ROOF COVERING:
3-TAB ASPHALT/ FIBERGLASS SHINGLES

EXPOSED ROOF COVER:
1ST LAYER

APPROXIMATE AGE OF ROOF COVER:
11-12 YEARS

		S	S/E	M	P	CN	U	I/N
6.0	ACCESS	X						
6.1	ROOF COVERING	X						
6.2	GUTTERS AND DOWNSPOUTS			X				
6.3	TRIM				X	X		
6.4	SOFFITS AND FASCIAS				X	X		
6.5	MASONRY SIDEWALLS	X						
6.6	GARAGE DOOR(S)	X						
6.7	GARAGE DOOR OPENER(S)		X					
6.8	EXTERIOR SERVICE DOOR / WINDOW(S)			X		X		
6.9	FLOOR	X						
6.10	ELECTRICAL FIXTURES AND OTHER VISIBLE WIRING			X				
6.11	OUTLETS : GFCI			X				

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Comments:

6.2 GUTTERS AND DOWNSPOUTS : There are no gutters. Proper gutter installation is recommended as they would be most beneficial in directing roof water away from the lower sidewalls.

6.3 TRIM : Trim around the garage doors is water damaged, rotted and has been damaged by termites. replacement is needed.

6.4 (1) **SOFFITS AND FASCIAS** : Soffits and fascias need to be painted.

(2) The rear soffit along the garage has been damaged by squirrels is open and needs to be replaced.

6.7 GARAGE DOOR OPENER(S) : There are no garage door openers.

6.8 WINDOW(S) : Windows need to be re-glazed and painted. Peeling and loose paint may contain lead and can pose a hazard. Further investigation is needed. Replacement of the windows and trim is recommended.

6.10 ELECTRICAL FIXTURES AND OTHER VISIBLE WIRING : There is no power to the garage. Power should be brought to the garage to provide lighting and electrical outlets.

6.11 OUTLETS, GFCI : There is no service outlet. The installation of a GFCI outlet is recommended.

GARAGE DOOR OPENERS should be checked annually for correct operation of the *SAFETY REVERSE.* The feature has been mandated since about 1980 for the protection of small children. The door should reverse when it meets reasonable resistance, such as that which an adult can exert with a forearm with the elbow at the waist. The sensitivity is adjustable; if the owner's manual is available, the homeowner should be able to correct the problem in most instances. It is also a good idea to periodically release the opener and operate the door by hand; this will give you an idea of how well the rollers, track and springs are working. If it takes a lot of effort, you are overburdening the automatic opener. Repairs to the door may prevent a premature failure of the opener.

7. BASEMENT / LOWER LEVEL

Styles & Materials

FOUNDATION WALLS:
STONE

TYPE OF FLOOR:
CONCRETE

FLOOR FRAMING:
WOOD JOISTS

BEAMS:
WOOD TIMBERS

BEAM SUPPORTS:
BRICK PIERS

TYPE OF INSULATION:
FIBERGLASS

MISCELLANEOUS:
UNFINSHED BASEMENT

		S	S/E	M	P	CN	U	I/N
7.0	ACCESS	X						
7.1	FOUNDATION WALLS			X				
7.2	FLOOR			X				
7.3	OUTLETS AND FIXTURES	X						
7.4	CHIMNEY BASE				X			
7.5	JOISTS / SILLS	X						
7.6	BRIDGING / BLOCKING	X						
7.7	SUB FLOOR	X						
7.8	BEAMS / GIRDERS	X						
7.9	PIERS / COLUMNS			X				
7.10	DRYNESS / WATER SIGNS		X					
7.11	VENTILATION OF SPACES	X						
7.12	INSULATION / FIRE STOPPING			X				
7.13	BULKHEAD				X	X		
7.14	DOORS AND WINDOWS			X				
7.15	OTHER OBSERVATIONS		X					

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Comments:

7.1 FOUNDATION WALLS : Foundation walls have loose and spalling mortar. Walls need to be cleaned, re-grouted, and should be sealed.

7.2 FLOOR : The wood cover on the sewer clean out is damaged and fits loosely. Replacement is needed. The sewer clean out is open to the earth and

is source for moisture and mold. A tight fitting and secure cover should be installed.

7.4 CHIMNEY BASE : The left side of the chimney base is full of debris and needs to be cleaned. Immediate attention is needed as debris within can obstruct the flue passage at the flue pipe connection from the heating system and allow for flue gas spillage into the house. A certified chimney sweep should be consulted at once.

7.9 PIERS / COLUMNS : Lower portions of brick piers supporting the main beam have spalling bricks, mortar joints and need to be cleaned re-pointed and pargetted.

7.10 (1) **DRYNESS / WATER SIGNS** : Under certain conditions any basement or cellar can get wet or flood. The basement shows evidence of past water entry. Water stains were visible on partition walls. Water entry does not appear recent or ongoing at this time. The owner should be questioned as to any history of past problems.

(2) The basement showed no visible signs of recent or ongoing water issues at this time. Exterior conditions as noted on the drainage section of the report can contribute to basement water issues if not addressed.

7.12 INSULATION / FIRE STOPPING : The plumbing chase by the chimney needs to be fire stopped.

7.13 BULKHEAD : The roof on the bulkhead is leaking and needs to be replaced. Shingles should not be used on a low sloping roof. Replacement with rubber membrane roofing is recommended.

7.14 DOORS : The door in the bulkhead opening does not fit tightly and will allow for cold air infiltration. Replacement with an insulated exterior rated door is recommended

7.15 OTHER OBSERVATIONS : High relative humidity in the basement will contribute mold growth and indoor air quality issues. A dehumidifier should be installed to help control excess humidity. Relative humidity in the basement should be maintained below 50 %.

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. A dehumidifier should also be used in basements during the summer months to help control excess humidity and mold related issues.

8. HYDRONIC HEATING SYSTEM : UNIT # 1

THE HEATING SYSTEM WAS NOT FUNCTIONAL AT THE TIME OF THE INSPECTION.

Styles & Materials

SYSTEM TYPE:
STEAM

HEATING SYSTEM MANUFACTURER:
SLANT/FIN

APPROXIMATE AGE OF SYSTEM:
17 YEARS

TYPE OF BOILER:
CAST IRON

TYPE OF FUEL:
OIL

FLUE PIPE MATERIAL:
GALVANIZED STEEL

RATED INPUT CAPACITY:
101,000 BTU / HR

TYPE OF PIPING AND FITTINGS:
BLACK IRON, CAST IRON & COPPER

TYPE OF THERMOSTAT(s):
PROGRAMMABLE

		S	S/E	M	P	CN	U	I/N
8.0	SERVICE SWITCH	X						
8.1	OIL BURNER				X			
8.2	OIL TANK, FILTER AND SUPPLY LINE	X						
8.3	FIREBOX / REFRACTORY						X	
8.4	BACK FLOW PREVENTER			X				
8.5	EXPOSED PIPES / VALVES AND FITTINGS			X				
8.6	PRESSURE / TEMPERATURE RELIEF VALVE	X						
8.7	FLUE PIPE CONNECTOR			X				
8.8	HEAT EXCHANGER				X	X		
8.9	EXPOSED WIRING AND CONTROLS	X						
8.10	LOW WATER CUT OFF			X				

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

Comments:

8.1 OIL BURNER : The oil burner is running poorly, is producing excessive soot at the draft regulator. The oil burner reset tripped at the time of the inspection. A licensed heating contractor should be consulted for evaluation.

The oil burner should be serviced(tuned) annually prior to the heating season. A combustion analysis should be performed to ensure the burner is running properly and at its highest efficiency.

8.3 FIREBOX/REFRACTORY : The firebox was not visible as the inspection door would;d not open.

8.4 BACK FLOW PREVENTER : Water supply to the boiler needs a back flow preventer.

8.5 EXPOSED PIPES / VALVES AND FITTINGS : Insulation on piping appears to contain asbestos. Removal is recommended. A licensed abatement contractor should be consulted for further evaluation and cost estimates.

8.7 FLUE PIPE CONNECTOR : The flue pipe is obstructed with debris and needs to be cleaned.

8.8 HEAT EXCHANGER : The mounting plate attached to the heat exchanger is severely rusted and shows signs of ongoing leakage. **Immediate repair is needed**. Mounting bolts are also rusted and could break if removed. This could result in replacement of the boiler. A licensed heating contractor or a qualified plumber should be consulted for further evaluation, **prior to commitment**.

8.10 LOW WATER CUT OFF : The draw off valve is leaking and needs to be repaired or replaced.

OIL BURNERS need to se 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.

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.

9. HYDRONIC HEATING SYSTEM : UNIT # 2

A service contract should be obtained as anything mechanical can fail without notice. An annual inspection and servicing, prior to the heating season, is needed to ensure safe and proper operation.

Styles & Materials

SYSTEM TYPE: STEAM	HEATING SYSTEM MANUFACTURER: BURNHAM	APPROXIMATE AGE OF SYSTEM: 12 YEARS
TYPE OF BOILER: CAST IRON	TYPE OF FUEL: NATURAL GAS	FLUE PIPE MATERIAL: GALVANIZED STEEL
RATED INPUT CAPACITY: 175,000 BTU / HR	TYPE OF PIPING AND FITTINGS: BLACK IRON, CAST IRON & COPPER	TYPE OF THERMOSTAT(s): PROGRAMMABLE

		S	S/E	M	P	CN	U	I/N
9.0	SERVICE SWITCH	X						
9.1	GAS BURNERS AND CONTROL VALVE	X						
9.2	GAS SUPPLY PIPING	X						
9.3	FIREBOX / REFRACTORY	X						
9.4	BACK FLOW PREVENTER			X				
9.5	EXPOSED PIPES / VALVES AND FITTINGS			X				
9.6	PRESSURE / TEMPERATURE RELIEF VALVE				X			
9.7	FLUE PIPE CONNECTOR	X						
9.8	HEAT EXCHANGER		X					
9.9	EXPOSED WIRING AND CONTROLS	X						
9.10	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:

9.4 BACK FLOW PREVENTER : Water supply to the boiler needs a back flow preventer.

9.5 EXPOSED PIPES / VALVES AND FITTINGS : Insulation on piping appears to contain asbestos. Removal is recommended. A licensed abatement contractor should be consulted for further evaluation and cost estimates.

9.6 PRESSURE / TEMPERATURE RELIEF VALVE.: The relief valve is without its required discharge pipe. Correction is needed as this poses a safety hazard. A discharge pipe needs to be installed to within six inches off the floor to conform to current practice.

9.8 HEAT EXCHANGER : The heat exchanger showed no visible signs of leaks at this time.

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.

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.

10. PLUMBING SYSTEM

Styles & Materials

WATER SOURCE:
PUBLIC/MUNICIPAL

WATER SUPPLY PIPES:
TYPE"L" COPPER TUBING
TYPE"M" COPPER TUBING

MAIN WATER SHUT OFF LOCATION:
FRONT LEFT OF THE BASEMENT

WASTE DISPOSAL SYSTEM:
PUBLIC/MUNICIPAL

TYPE OF WATER MAIN:
IRON

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

		S	S/E	M	P	CN	U	I/N
10.0	VISIBLE SUPPLY PLUMBING		X					
10.1	VISIBLE WASTE AND VENT PIPES				X	X		
10.2	WATER PRESSURE	X						
10.3	CROSS-CONNECTION			X				

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

Comments:

10.0 (1) **VISIBLE SUPPLY PIPES** : All appears normal with visible supply plumbing at this time.

(2) Some of the visible supply pipes, although still serviceable, are M grade copper which is now considered to be sub standard.

(3) The main water line in from the street is iron. This type of piping tends to rust internally as it ages and can restrict water volume and pressure. Replacement is typically the responsibility of the home owner. The local water department should be consulted.

10.1 (1) **VISIBLE WASTE AND VENT PIPES** : 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.

(2) Some of the waste pipes are older cast iron. Cast iron pipes corroded and rust internally and will eventually fail. Rust stains, cracks and stallagtites are usually and indication the pipe is about to fail.

(3) The main cast iron waste stack in the center of the basement is not properly supported. The stack is currently being supported by PVC pipes. Immediate repair is needed. Proper hangers need to be installed to support the weight of cast iron pipes. A licensed plumber should be consulted for needed repairs.

(4) The main sanitary waste pipe to the street and under the basement floor appears to be original. The waste line to the street in an older home will

often be prone to clogging problems, cracking and failure. This can only be determined by the use of video scope. A camera inspection is recommended to inform you of the condition of the sewer pipe under the floor to the connection to the street.

10.3 CROSS-CONNECTION : Exterior faucets should be equipped with anti siphon devices to prevent potential cross connections and contamination of the water supply system.

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.

11. WATER HEATER : UNIT # 1

Styles & Materials

MANUFACTURER:
A O SMITH

APPROXIMATE AGE:
1 Year

CAPACITY OF TANK:
40 GALLONS

FUEL TYPE:
NATURAL GAS

FLUE PIPE MATERIAL:
GALVANIZED STEEL

		S	S/E	M	P	CN	U	I/N
11.0	COLD WATER SHUTOFF	X						
11.1	PLUMBING CONNECTIONS / FITTINGS	X						
11.2	VACUUM RELIEF VALVE	X						
11.3	TEMPERATURE / PRESSURE RELIEF VALVE	X						
11.4	GAS SUPPLY PIPING	X						
11.5	GAS BURNERS AND CONTROL VALVE	X						
11.6	FLUE PIPE CONNECTOR	X						
11.7	EXTERIOR CASING	X						
11.8	HOT WATER TEMPERATURE	X						
11.9	OTHER OBSERVATIONS		X					

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

Comments:

11.9 All appears normal at this time.

12. WATER HEATER : UNIT # 2

Styles & Materials

MANUFACTURER:
A O SMITH

APPROXIMATE AGE:
2 Years

CAPACITY OF TANK:
40 GALLONS

FUEL TYPE:
NATURAL GAS

FLUE PIPE MATERIAL:
GALVANIZED STEEL

		S	S/E	M	P	CN	U	I/N
12.0	COLD WATER SHUTOFF	X						
12.1	PLUMBING CONNECTIONS / FITTINGS	X						
12.2	VACUUM RELIEF VALVE	X						
12.3	TEMPERATURE / PRESSURE RELIEF VALVE	X						
12.4	GAS SUPPLY PIPING	X						
12.5	GAS BURNERS AND CONTROL VALVE	X						
12.6	FLUE PIPE CONNECTOR	X						
12.7	EXTERIOR CASING	X						
12.8	HOT WATER TEMPERATURE	X						
12.9	OTHER OBSERVATIONS		X					

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

Comments:

12.9 All appears normal at this time.

13. ELECTRICAL SERVICE PANEL : UNIT # 1

Styles & Materials

MAIN PANEL LOCATION: REAR OF THE CELLAR	ELECTRICAL SYSTEM RATED FOR: 100 AMPS / 220 VOLTS	MAIN SERVICE WIRE: ALUMINUM CABLES
MAIN OVERLOAD PROTECTION: CIRCUIT BREAKER	ELECTRIC PANEL MANUFACTURER: SIEMENS	PANEL RATED FOR: 100-AMPS
# OF BRANCH CIRCUTS AT THE MAIN PANEL: 19	BRANCH PROTECTION: CIRCUIT BREAKERS	BRANCH WIRING: COPPER & TIN COATED COPPER
TYPE OF BRANCH WIRING: ARMORED CABLE, CONDUIT & NON METALLIC	CIRCUIT LABELING: NONE	SYSTEM GROUNDED AT: THE ELECTRIC COMPAMNY, GROUND ROD, WATER MAIN & SUPPLY PIPES

		S	S/E	M	P	CN	U	I/N
13.0	SERVICE CABLE AT MAIN BOX	X						
13.1	CIRCUIT BREAKERS		X					
13.2	GROUNDING			X				
13.3	BUSHINGS / KNOCK-OUTS / TWIST-OUTS			X				
13.4	OTHER VISIBLE WIRING	X						
13.5	OTHER OBSERVATIONS			X				

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

Comments:

13.1 CIRCUIT BREAKERS : All circuits appear to be properly protected at this time.

The panel is designed for 20 circuit breakers, it has 19.

13.2 GROUNDING : Neutral wires are doubled up under a single terminal in the ground buss within the panel. This is not permitted and needs to be corrected. Each grounding conductor is required to be terminated in an individual terminal not used for another conductor.

13.3 BUSHINGS/KNOCKOUT PLUGS : There is a missing knock out from the bottom of the main panel cabinet. This opening can allow rodents to nest in the panel. All openings need to be properly plugged.

13.5 OTHER OBSERVATIONS : The panel has been been more recently replaced. The panel is not labeled as is required. This may indicate the work was performed by a non professional. The owner should be questioned if the work was done with appropriate permits and if it was inspected by the local

authority having jurisdiction.

14. ELECTRICAL SERVICE PANEL : UNIT # 2

Styles & Materials

MAIN PANEL LOCATION: REAR OF THE CELLAR	ELECTRICAL SYSTEM RATED FOR: 100 AMPS / 220 VOLTS	MAIN SERVICE WIRE: ALUMINUM CABLES
MAIN OVERLOAD PROTECTION: CIRCUIT BREAKER(AL Rated)	ELECTRIC PANEL MANUFACTURER: SIEMENS	PANEL RATED FOR: 100-AMPS
# OF BRANCH CIRCUTS AT THE MAIN PANEL: 12	BRANCH PROTECTION: CIRCUIT BREAKERS	BRANCH WIRING: COPPER & TIN COATED COPPER
TYPE OF BRANCH WIRING: ARMORED CABLE, CONDUIT & NON METALLIC	CIRCUIT LABELING: NONE	SYSTEM GROUNDED AT: THE ELECTRIC COMPAMNY, GROUND ROD, WATER MAIN & SUPPLY PIPES

		S	S/E	M	P	CN	U	I/N
14.0	SERVICE CABLE AT MAIN BOX	X						
14.1	CIRCUIT BREAKERS			X				
14.2	GROUNDING			X				
14.3	BUSHINGS / KNOCK-OUTS / TWIST-OUTS	X						
14.4	OTHER VISIBLE WIRING	X						
14.5	OTHER OBSERVATIONS			X				

S S/E M P CN U I/N

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Comments:

14.1 (1) **CIRCUIT BREAKERS** : One circuit breaker in the panel is double tapped. This is typically not permitted. These wires should be broken up as terminals on breakers are rated to secure only one wire. Loose wires could result in overheating.

(2) The panel is designed for 20 circuit breakers, it has 11.

14.2 GROUNDING : Neutral wires are doubled up under a single terminal in the ground buss within the panel. This is not permitted and needs to be corrected. Each grounding conductor is required to be terminated in an individual terminal not used for another conductor.

14.5 OTHER OBSERVATIONS : The panel has been been more recently replaced. The panel is not labeled as is required. This may indicate the work was performed by a non professional. The owner should be questioned if the work was done with appropriate permits and if it was inspected by the local authority having jurisdiction.

15. 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
15.0	WASHER OUTLET	X						
15.1	DRYER HOOKUP GAS	X						
15.2	DRYER VENT	X						
15.3	WASHER HOT / COLD FAUCETS		X					
15.4	WASHER DRAIN AND TRAP	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:

15.3 WASHER HOT/COLD FAUCETS : The washer is located in the living area. A failed washer hose can result in damaged to interior finishes. The faucet should be shut off after use. The installation of an automatic washer valve is recommended. intelliflow

16. KITCHEN : UNIT # 1

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

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Comments:

16.7 CABINETS AND COUNTERTOPS : Some of the screws securing cabinet door hinges were found to be loose and need to be secured.

16.15 EXHAUST FAN : The exhaust fan does not vent outside.

16.17 INSTALLED APPLIANCES : Appliances are checked as a courtesy, without consideration.

17. HALLWAYS AND ENTRIES : UNIT # 1

Styles & Materials

WALLS AND CEILINGS:
GYPSUM DRYWALL
HORSEHAIR PLASTER AND WOODEN LATHE
WOOD PANELING

FLOORS:
TILE
FIR

DOORS:
WOOD
WOOD COMPOSITION

TYPE OF HEAT SOURCE:
CAST IRON STEAM RADIATORS

TYPE OF COOLING SOURCE:
NONE

		S	S/E	M	P	CN	U	I/N
17.0	WALLS AND CEILINGS			X				
17.1	FLOORS		X					
17.2	DOORS AND WINDOWS			X				
17.3	ELECTRICAL SWITCHES	X						
17.4	ELECTRICAL OUTLETS AND FIXTURES	X						
17.5	HEAT SOURCE PRESENT	X						
17.6	STAIRWAYS AND RAILINGS				X			
17.7	WATER SIGNS	X						
17.8	OTHER OBSERVATIONS		X					

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

Comments:

17.0 WALLS AND CEILINGS : Plaster walls in the basement stairway are cracked, loose an are crumbling. Repairs are needed. Removal of plaster and replacement with drywall is recommended.

17.1 FLOORS : Floors show typical signs of settlement.

17.2 DOORS AND WINDOWS : Exterior doors need to be weather stripped to resist cold air infiltration. Replacement with modern insulated doors is recommended.

17.6 (1) **STAIRWAYS AND RAILINGS** : The 1st floor to 2nd floor stairway has no handrail as required. A continuous and unbroken graspable handrail needs to be installed along the entire length of the stairway for safety.

(2) The basement stairway has no hand rail as is required. A proper graspable handrail needs to be installed for safety. Most of the treads on this stairway are worn, loose, cracked and need to be replaced for safety.

17.8 OTHER OBSERVATIONS : There were hard wired smoke and carbon monoxide detectors in the unit. It is unclear if existing smoke detectors are up to current standards. Smoke and carbon monoxide detectors are required to be inspected by the local fire department. The owner will have to provide a certificate at the 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.

18(A). LIVING ROOM : UNIT # 1

		S	S/E	M	P	CN	U	I/N
18.0.A	WALLS AND CEILING	X						
18.1.A	FLOOR		X					
18.2.A	ELECTRICAL SWITCHES	X						
18.3.A	OUTLETS AND FIXTURES			X				
18.4.A	DOORS AND WINDOWS			X				
18.5.A	HEAT SOURCE PRESENT	X						
18.6.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:

18.1.A The floor shows typical signs of settlement. The floor finish is worn. Flooring needs to be sanded and re-finished. 3 coats of polyurethane is recommended.

18.3.A Outlets are limited and will not accommodate modern demands. This will promote extension cord usage which is unsafe and poses fire hazards. The installation of additional outlets is needed. There should be at least one electrical outlet on each wall.

18.4.A POcket doors into the dining room need restoration.

18(B). DINING ROOM : UNIT # 1

		S	S/E	M	P	CN	U	I/N
18.0.B	WALLS AND CEILING	X						
18.1.B	FLOOR		X					
18.2.B	ELECTRICAL SWITCHES	X						
18.3.B	OUTLETS AND FIXTURES			X				
18.4.B	DOORS AND WINDOWS	X						
18.5.B	HEAT SOURCE PRESENT	X						
18.6.B	WATER SIGNS	X						
18.7.B	BUILT IN CABINETS/BOOKCASES/SHELVING			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:

18.1.B The floor finish is worn. Flooring needs to be sanded and re-finished. 3 coats of polyurethane is recommended.

18.3.B Outlets are limited and will not accommodate modern demands. This will promote extension cord usage which is unsafe and poses fire hazards. The installation of additional outlets is needed. There should be at least one electrical outlet on each wall.

18.7.B Glass in the cabinet door should be updated with tempered safety glazing.

19(A). 1st FLOOR BEDROOM : UNIT # 1

		S	S/E	M	P	CN	U	I/N
19.0.A	WALLS AND CEILING	X						
19.1.A	FLOOR		X					
19.2.A	DOORS AND WINDOWS	X						
19.3.A	OUTLETS AND FIXTURES			X				
19.4.A	SWITCHES	X						
19.5.A	CLOSET(S)	X						
19.6.A	HEAT SOURCE PRESENT	X						
19.7.A	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:

19.1.A The floor shows typical signs of settlement. The floor finish is worn. Flooring needs to be sanded and re-finished. 3 coats of polyurethane is recommended.

19.3.A Outlets are limited and may not accommodate modern demands. The installation of additional outlets is needed there should be at least one outlet on each wall.

19(B). 2ND FLOOR BEDROOM : UNIT # 1

		S	S/E	M	P	CN	U	I/N
19.0.B	WALLS AND CEILING	X						
19.1.B	FLOOR		X					
19.2.B	DOORS AND WINDOWS	X						
19.3.B	OUTLETS AND FIXTURES	X						
19.4.B	SWITCHES	X						
19.5.B	CLOSET(S)		X					
19.6.B	HEAT SOURCE PRESENT	X						
19.7.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:

19.1.B The floor shows typical signs of settlement. The floor finish is worn. Flooring needs to be sanded and re-finished. 3 coats of polyurethane is recommended.

19.5.B There are no shelves and clothes hangers in the closet.

20. BATHROOM : UNIT # 1

Styles & Materials

WALLS AND CEILINGS:
DRYWALL, PLASTER & PANELING

FLOOR:
TILE

SINK(s):
PLASTIC

TUB:
PORCELAIN GLAZED / STEEL

TUB WALLCOVERING:
TILE

		S	S/E	M	P	CN	U	I/N
20.0	WALLS AND CEILINGS			X				
20.1	FLOOR	X						
20.2	DOORS & WINDOWS	X						
20.3	OUTLET(S) AND FIXTURES	X						
20.4	SWITCHES	X						
20.5	EXHAUST FAN	X						
20.6	SINK BASE AND CABINETRY	X						
20.7	SINK FAUCET(S)	X						
20.8	SINK DRAIN STOPPER	X						
20.9	SINK BASIN(S)		X					
20.10	SINK WASTE PLUMBING	X						
20.11	EXPOSED SUPPLY PLUMBING AND STOPS	X						
20.12	TOILET BOWL AND TANK	X						
20.13	TOILET SECURE/OPERATIONAL	X						
20.14	HEAT SOURCE PRESENT		X					
20.15	WATER SIGNS	X						
20.16	HOT WATER: SUPPLY	X						
20.17	TUB	X						
20.18	TUB FAUCET(S) & SHOWER HEAD	X						
20.19	TUB DRAIN STOPPER	X						
20.20	TUB DRAINS	X						

S S/E M P CN U I/N

		S	S/E	M	P	CN	U	I/N
20.21	TUB WALL COVERINGS			X				
20.22	CAULKING			X				
20.23	WATER PRESSURE AND FUNCTIONAL FLOW	X						

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

Comments:

20.0 The wall next to the tub is water damaged and needs repair.

20.9 The sink basin has no overflow protection.

20.14 The radiator is loose and needs to be leveled.

20.21 The window in the shower area will be problematic with water penetration and related problems. A shower curtain should be used to protect the window opening while showering.

20.22 The perimeter of the tub needs to be re-caulked into tile walls.

21. HALLWAYS AND ENTRIES : UNIT # 2

Styles & Materials

WALLS AND CEILINGS:	FLOORS:	DOORS:
GYPSUM DRYWALL	TILE	WOOD
HORSEHAIR PLASTER AND WOODEN LATHE	VINYL TILES / 9" SQUARE TILE (POSSIBLE ASBESTOS CONTENT)	WOOD & GLASS
WOOD PANELING	FIR	HOLLOW CORE LUAN
ACOUSTICAL CEILING TILES		

TYPE OF HEAT SOURCE:	TYPE OF COOLING SOURCE:
CAST IRON STEAM RADIATORS	NONE

		S	S/E	M	P	CN	U	I/N
21.0	WALLS AND CEILINGS			X				
21.1	FLOORS			X				
21.2	DOORS AND WINDOWS			X				
21.3	ELECTRICAL SWITCHES			X				
21.4	ELECTRICAL OUTLETS AND FIXTURES			X				
21.5	HEAT SOURCE PRESENT			X				
21.6	STAIRWAYS AND RAILINGS				X			
21.7	OTHER OBSERVATIONS			X				

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

Comments:

21.0 (1) **WALLS AND CEILINGS** : Walls show a need for general cosmetic care.

(2) Some of the older ceilings are sagging, are cracked and need repair or replacement. Resurfacing of the ceilings with new drywall is recommend. as needed.

(3) Plaster walls in the basement stairway are cracked, loose an are crumbling. Repairs are needed. Removal of plaster and replacement with drywall is recommended.

21.1 (1) **FLOORS** : Floors show typical signs of settlement.

(2) Vinyl floor tiles in the rear entry may contain asbestos. Further evaluation is recommended if these tiles are to be removed or disturbed.

21.2 (1) **DOORS AND WINDOWS** : Exterior doors need to be weather stripped to resist cold air infiltration. Replacement with modern insulated doors

is recommended.

(2) Glass in the doors does is not tempered as is required by current standards. Replacement or removal is recommended.

21.3 ELECTRICAL SWITCHES : Several of the older switches are worn, have delayed reaction and need to be replaced.

21.4 (1) **ELECTRICAL OUTLETS AND FIXTURES** : Some of the outlets are the ungrounded style and should be replaced with modern 3 pole receptacles.

(2) The light fixture int he 2nd floor stairway is not safely wired and needs to be replaced.

21.5 HEAT SOURCE PRESENT : The radiator in the front entry needs a new vent.

21.6 STAIRWAYS AND RAILINGS : The 1st floor to the 2nd floor and the 2nd floor to 3rd floor stairways do not have proper handrails Existing handrails are loose, weak and are unsafe Proper continuous and unbroken graspable handrail need to be installed along the entire length of these stairways for safety.

21.7 OTHER OBSERVATIONS : There were no smoke or carbon monoxide detectors in the house as is required. Smoke and carbon monoxide detectors are required to be inspected by the local fire department. The owner will have to provide a certificate at the 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.

22. KITCHEN : UNIT # 2

		S	S/E	M	P	CN	U	I/N
22.0	WALLS AND CEILING		X					
22.1	FLOOR	X						
22.2	DOORS AND WINDOWS	X						
22.3	ELECTRICAL SWITCHES	X						
22.4	ELECTRICAL OUTLETS			X				
22.5	ELECTRICAL FIXTURES AND EXPOSED WIRING	X						
22.6	HEAT SOURCE PRESENT		X					
22.7	CABINETS AND COUNTERTOPS		X					
22.8	SINK BASIN	X						
22.9	HOT AND COLD WATER FAUCETS	X						
22.10	HAND SPRAYER/THIRD FAUCET	X						
22.11	EXPOSED SUPPLY PIPING	X						
22.12	EXPOSED WASTE PIPING	X						
22.13	GARBAGE DISPOSAL		X					
22.14	STOVE HOOK UP GAS/ELECTRIC	X						
22.15	EXHAUST FAN			X				
22.16	WATER SIGNS	X						

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Comments:

22.0 WALLS AND CEILINGS : Walls and the ceiling show a need for general cosmetic care.

22.4 (1) **ELECTRICAL OUTLETS** : There are limited outlets on the counter. Additional outlets should be installed to safely meet modern needs.

(2) Counter outlets are not GFCI protected as is current standard. Updating is recommended as GFCI protection can prevent shock or electrocution.

22.6 HEAT SOURCE PRESENT : The radiator valve has no handle.

22.7 CABINETS AND COUNTERTOPS : Cabinets and countertops show expected signs of wear and tear.

22.13 GARBAGE DISPOSAL : There is no garbage disposal.

22.15 EXHAUST FAN : The exhaust fan does not vent outside.

23(A). LIVING ROOM : UNIT # 2

		S	S/E	M	P	CN	U	I/N
23.0.A	WALLS AND CEILING			X				
23.1.A	FLOOR			X				
23.2.A	ELECTRICAL SWITCHES	X						
23.3.A	OUTLETS AND FIXTURES			X				
23.4.A	DOORS AND WINDOWS			X				
23.5.A	HEAT SOURCE PRESENT	X						
23.6.A	WATER SIGNS	X						
		S	S/E	M	P	CN	U	I/N

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Comments:

23.0.A The ceiling is sagging, is cracked and needs repair or replacement. Resurfacing of the ceiling with new drywall is recommend.

23.1.A The floor in under the carpet is worn. Flooring needs to be sanded and re-finished. 3 coats of polyurethane is recommended.

23.3.A (1) Outlets are limited and will not accommodate modern demands. This will promote extension cord usage which is unsafe and poses fire hazards. The installation of additional outlets is needed. There should be at least one electrical outlet on each wall.

(2) Some outlets are the ungrounded style and should be replaced with modern 3 pole receptacles.

23.4.A Pocket doors into the dining room do not open. Repair is needed.

23(B). DINING ROOM : UNIT # 2

		S	S/E	M	P	CN	U	I/N
23.0.B	WALLS AND CEILING			X				
23.1.B	FLOOR		X					
23.2.B	ELECTRICAL SWITCHES	X						
23.3.B	OUTLETS AND FIXTURES			X				
23.4.B	DOORS AND WINDOWS	X						
23.5.B	HEAT SOURCE PRESENT	X						
23.6.B	WATER SIGNS	X						
23.7.B	BUILT IN CABINETS/BOOKCASES/SHELVING			X				
		S	S/E	M	P	CN	U	I/N

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Comments:

23.0.B (1) The ceiling is sagging, is cracked and needs repair or replacement. Resurfacing of the ceiling with new drywall is recommend.

(2) The ceiling by the cabinet shows signs of previous water damage. The owner should be consulted as to any history of problems or corrective actions taken.

23.1.B The floor in under the carpet is worn. Flooring needs to be sanded and re-finished. 3 coats of polyurethane is recommended.

23.3.B Outlets are limited and will not accommodate modern demands. This will promote extension cord usage which is unsafe and poses fire hazards. The installation of additional outlets is needed. There should be at least one electrical outlet on each wall.

The one outlet is the ungrounded style and should be replaced with a modern 3 pole receptacle.

23.7.B (1) Drawers are worn and fit loosely.

(2) Glass in the cabinet door should be updated with tempered safety glazing.

24. BATHROOM : UNIT # 2

Styles & Materials

WALLS AND CEILINGS:
DRYWALL, PLASTER & PANELING

FLOOR:
TILE

SINK(s):
PLASTIC

TUB:
PORCELAIN GLAZED / STEEL

TUB WALLCOVERING:
TILE

		S	S/E	M	P	CN	U	I/N
24.0	WALLS AND CEILINGS			X				
24.1	FLOOR	X						
24.2	DOORS & WINDOWS			X				
24.3	OUTLET(S) AND FIXTURES	X						
24.4	SWITCHES	X						
24.5	EXHAUST FAN	X						
24.6	SINK BASE AND CABINETRY	X						
24.7	SINK FAUCET(S)	X						
24.8	SINK DRAIN STOPPER	X						
24.9	SINK BASIN(S)		X					
24.10	SINK WASTE PLUMBING	X						
24.11	EXPOSED SUPPLY PLUMBING AND STOPS	X						
24.12	TOILET BOWL AND TANK	X						
24.13	TOILET SECURE/OPERATIONAL	X						
24.14	HEAT SOURCE PRESENT	X						
24.15	WATER SIGNS	X						
24.16	HOT WATER: SUPPLY	X						
24.17	TUB	X						
24.18	TUB FAUCET(S) & SHOWER HEAD	X						
24.19	TUB DRAIN STOPPER	X						
24.20	TUB DRAINS	X						

S S/E M P CN U I/N

		S	S/E	M	P	CN	U	I/N
24.21	TUB WALL COVERINGS			X				
24.22	CAULKING	X						
24.23	WATER PRESSURE AND FUNCTIONAL FLOW	X						
		S	S/E	M	P	CN	U	I/N

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Comments:

24.0 The wall next to the tub is water damaged and needs repair.

24.2 The lower window has a failed seal. Moisture is condensing between panes of glass. Replacement is needed.

24.3 There is no outlet in the bathroom. A GFCI outlet needs to be installed.

24.9 The sink basin has no overflow protection.

24.21 The window in the shower area will be problematic with water penetration and related problems. A shower curtain should be used to protect the window opening while showering.

25(A). CENTER BEDROOM

		S	S/E	M	P	CN	U	I/N
25.0.A	WALLS AND CEILING		X					
25.1.A	FLOOR		X					
25.2.A	DOORS AND WINDOWS	X						
25.3.A	OUTLETS AND FIXTURES			X				
25.4.A	SWITCHES		X					
25.5.A	CLOSET(S)			X				
25.6.A	HEAT SOURCE PRESENT	X						
25.7.A	WATER SIGNS			X				

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Comments:

25.0.A Walls and the ceiling show a need for general cosmetic care and crack repair.

25.1.A The floor shows typical signs of settlement.

25.3.A Outlets are limited and will not accommodate modern demands. This will promote extension cord usage which is unsafe and poses fire hazards. The installation of additional outlets is needed. There should be at least one electrical outlet on each wall.

25.4.A There is no switch.

25.5.A The closet ceiling is water stained.

25(B). FRONT BEDROOM

		S	S/E	M	P	CN	U	I/N
25.0.B	WALLS AND CEILING		X					
25.1.B	FLOOR		X					
25.2.B	DOORS AND WINDOWS			X				
25.3.B	OUTLETS AND FIXTURES			X				
25.4.B	SWITCHES	X						
25.5.B	CLOSET(S)	X						
25.6.B	HEAT SOURCE PRESENT		X					
25.7.B	WATER SIGNS	X						
		S	S/E	M	P	CN	U	I/N

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Comments:

25.0.B Walls and the ceiling show a need for general cosmetic care.

25.1.B The floor shows typical signs of settlement.

25.2.B The striker in the passage set is backwards.

25.3.B Outlets are limited and will not accommodate modern demands. This will promote extension cord usage which is unsafe and poses fire hazards. The installation of additional outlets is needed. There should be at least one electrical outlet on each wall.

25.6.B The radiator valve has no handle.

25(C). REAR BEDROOM

		S	S/E	M	P	CN	U	I/N
25.0.C	WALLS AND CEILING		X					
25.1.C	FLOOR	X						
25.2.C	DOORS AND WINDOWS	X						
25.3.C	OUTLETS AND FIXTURES			X				
25.4.C	SWITCHES		X					
25.5.C	CLOSET(S)	X						
25.6.C	HEAT SOURCE PRESENT	X						
25.7.C	WATER SIGNS	X						

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Comments:

25.0.C Walls and the ceiling show a need for general cosmetic care.

25.3.C Outlets are limited and will not accommodate modern demands. This will promote extension cord usage which is unsafe and poses fire hazards. The installation of additional outlets is needed. There should be at least one electrical outlet on each wall.

25.4.C There is no switch.

26. ATTIC / INSULATION / VENTILATION

Styles & Materials

ACCESS BY: DOOR NONE	INSPECTED FROM: IN THE ACCESSIBLE AREAS	ATTIC INSULATION: NONE
"R" VALUE: NONE	ATTIC / ROOF FRAMING: WOOD FRAMED	TYPE OF SHEATHING: PLANK / BOARD

		S	S/E	M	P	CN	U	I/N
26.0	ACCESS				X			
26.1	FRAMING						X	
26.2	WATER / MOISTURE SIGNS						X	
26.3	SHEATHING						X	
26.4	INSULATION				X			
26.5	VENTILATION			X				
26.6	EXPOSED WIRING	X						
26.7	PLUMBING VENT PIPES	X						
26.8	CHIMNEYS AND FLUES						X	
26.9	EXTERIOR WALL INSULATION						X	
		S	S/E	M	P	CN	U	I/N

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Comments:

26.0 Inspection of the attic area was limited due to no access. There is no access into the upper attic or into the eave areas on the right side. Conditions reported reflect only the readily accessible and observable areas. Unseen conditions may exist.

A hatch should be cut in the ceiling of the 2nd floor to allow for evaluation of framing, sheathing insulation and ventilation. Doors need to be cut into knee walls to access eave areas.

26.4 (1) The attic is not insulated.

(2) The lack of any insulation will promote heat loss, is a waste of energy and can contribute to ice damming and condensation issues. The attic needs to insulated for energy efficiency. It is recommended to add 12+ " of insulation to bring "R" value to 40. Penetrations are a big source of heat loss and

should be air sealed with expanding foam insulation. A well insulated attic can dramatically reduce heating and cooling expenses by nearly 30 %. An insulating contractor or an energy efficiency specialist should be consulted. For more information check the attached link. masssave.com

(3) Knee walls and doors need to be insulated and weather stripped.

26.5 (1) There is limited ventilation. Ventilation will need to be improved when insulation is installed

(2) Proper air vent baffles will need to be installed between roof sheathing and insulation to allow for air flow.

26.9 Cover plates were removed from a few of the outlets on exterior walls. The was no visible evidence of exterior wall insulation.

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

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

INVOICE

Paul Cornell and Associates
PO Box 205
Tewksbury, MA 01876
1-800-640-4669
Inspected By: Scott Molander MA lic#79

Inspection Date: 6/5/2012
Report ID: JUN12_54 Eddy_Newton

Customer Info:	Inspection Property:
CAN-DO Inc **Customer's Real Estate Professional:**	54 Eddy Street Newton, MA 02465

Inspection Fee:

Service	Price	Amount	Sub-Total
Two Family : 2,000 - 3,000 Sq Ft	750.00	1	750.00

Total Price $750.00

Payment Status: Paid At Time Of Inspection
Payment Method: Check # 6909
Note: Thank You

Paul Cornell and Associates

PO Box 205
Tewksbury, MA 01876
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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

QUESTIONS FOR THE SELLER

Mass Standards of Practice

MASSSAVE