Paul Cornell and Associates

Inspection Report
prepared for:

Josesphine McNeil

Property Address:
61 Pearl Street
Newton, MA 02458

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

Date of Inspection : 10/14/2010 **Time Started** 08:25 AM		**Time Finished** 02:35 PM
Property Adress : 61 Pearl Street Newton, MA 02458	**Report Prepared For :** Josesphine McNeil	**Report ID :** OCT10_61 Pearl St_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 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.

DEFINITION OF TERMS

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

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

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

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

Present At Inspection:	**Inspector(s) Present:**	**Style:**
Client, Buyers Agent & Listing Realtor	Scott Molander MA Lic # 79	Multi Family : Four Famiy
Age Of Home:	**Type of Construction:**	**Stories:**
140 Years	Wood Framed	3
Weather Conditions:	**Temperature:**	**Rain in last 3 days:**
Clear Skies	55-60 Degrees	No
Soil Conditions:	**Radon Test:**	**Water Test:**
Normal	No	No

Table of Contents

1. ROOF

Styles & Materials

VIEWED ROOF COVERING FROM:
EAVES ON LADDER
SAFELY ACCESSIBLE ROOF SURFACES
GROUND WITH BINOCULARS

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

EXPOSED ROOF COVER:
1ST LAYER
2ND LAYER(Main Hip Roof)

APPROXIMATE AGE OF ROOF COVER:
6-7 YEARS
25+ Years
50+ YEARS

ROOF STYLE/STYLES:
HIP
MANSARD
SHED

ROOF PITCH:
LOW, MEDIUM & STEEP

FLASHING MATERIAL/S:
ALUMINUM, LEAD & PLASTIC

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

Comments:

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

(2) The upper portions of the front, right side and left side of the main hip roof were not visible from the ground. Their condition is unknown.

1.1 (1) **ROOF COVERING** : Roof coverings vary in age layers and materials.

(2) The roof cover on the main mansard roofs and rear addition roof appear to be of newer vintage than the rest. The owner should be consulted as to when these areas of the roof were replaced.

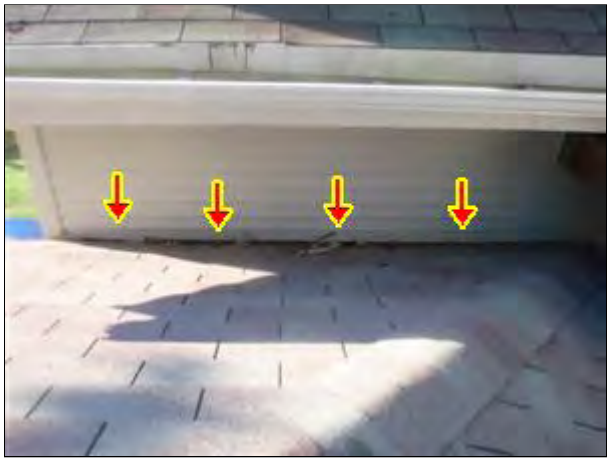
(3) Several shingles on the front of the main mansard roof are loose, falling off and need repair(Pictures 1&2). This may indicate improper nailing and may continue to be problematic in other areas as well.

1.1 Picture 1

1.1 Picture 2

(4) The front of the hip roof of the rear addition slopes and directs water into the rear wall of the main house(Picture 3&4). This is poor design and will be problematic with water penetration and decay issues. This roof needs to be redesigned. A connecting gable roof or a flashing cricket needs to be created at this point to direct water away from the rear wall of the building.

1.1 Picture 3



1.1 Picture 4

(5) Asphalt shingles on the right and left side of the lower mansard roofs are worn out, dried out and need to be replaced. Asphalt shingles on a lower pitch roof will be problematic. Replacement with metal or rubber roofing is recommended.

1.1 Picture 5

1.1 Picture 6

1.1 Picture 7

1.1 Picture 8

1.1 Picture 9

1.1 Picture 10

(6) The metal roof on the front porch is rusted, damaged and is not water tight. It needs to be replaced. Replacement with rubber membrane is recommended.

1.1 Picture 11

1.1 Picture 12

(7) Asphalt shingles on the visible portion of the rear main hip roof are at the end of their useful service life. Shingles show moderate to serious signs of aging, granular loss pitting and cracking. Replacement is needed. This portion of the roof cover is a 2nd layer. Stripping will be needed upon replacement.

(8) A qualified / licensed roofing contractor should be consulted for further evaluation.

1.2 FLASHINGS : Chimney and plumbing vent flashings have been coated with roof cement/tar. This typically indicates that the flashing was damaged, worn and is no longer water tight. This type of application is a temporary repair, at best, and must be periodically repeated to prevent water intrusion.

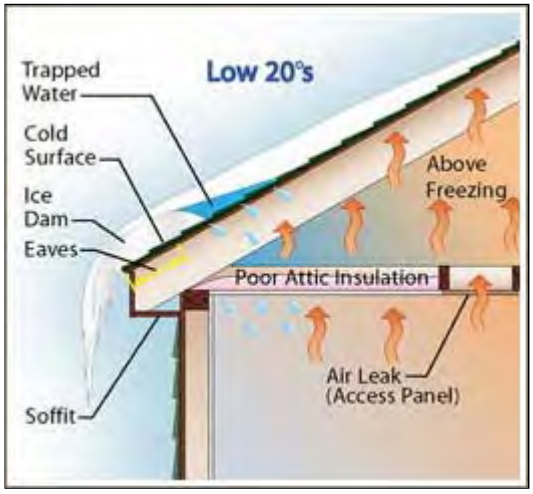
New flashing should be installed.

1.2 Picture 1

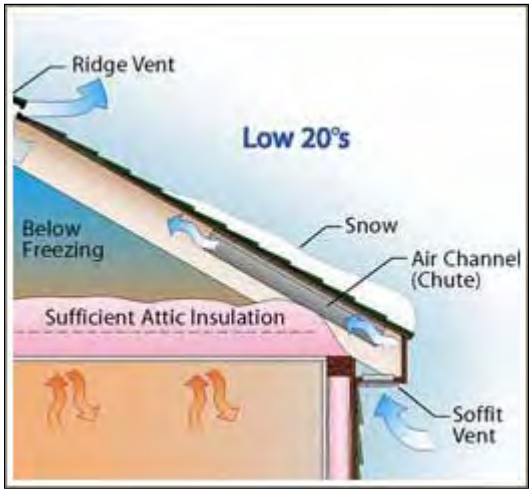
1.3 ROOF STRUCTURE : The visible structure of the roof appeared good as viewed from the ground with binoculars.

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. Proper and effective ventilation of the roof may prove to be impossible due to the design and framing.



1.5 Picture 1



1.5 Picture 2

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

THE TRUTH ABOUT ROOF LEAKS

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

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

The most frequent causes of rook leaks are:

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

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

2(A). FRONT CENTER CHIMNEY

Styles & Materials

CHIMNEY EXTERIOR:
BRICK

FLUE LINING(S):
UNKNOWN

NUMBER OF FLUES:
UNKNOWN

CHIMNEY TOP:
BRICK

INSPECTED FROM:
GROUND WITH BINOCULARS

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

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

Comments:

2.0.A EXTERIOR SIDEWALLS : The chimney was not readily observable from the ground and was not accessible.

2.1.A FLUE LINING(S) : This chimney is no longer used.

2.3.A RAIN CAP/ANIMAL SCREEN : The chimney has no rain cap/ animal screen. 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.

2(B). REAR CHIMNEY

Styles & Materials

CHIMNEY EXTERIOR:
BRICK

FLUE LINING(S):
UNKNOWN

NUMBER OF FLUES:
UNKNOWN

CHIMNEY TOP:
BRICK

INSPECTED FROM:
ROOF SURFACE (BELOW)

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

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

Comments:

2.0.B EXTERIOR SIDEWALLS : Masonry sidewalls of the chimney have deteriorated mortar joints. Proper cleaning and re-pointing is needed. A qualified masonry contractor should be consulted for needed repairs. Once needed repairs are completed sidewalls should be coated with water repellent to resist related damages.

2.1.B FLUE LINING(S) : Flue lining condition could not be evaluated as the chimney top was not safely accessible. This chimney is used to vent the gas fired water heater. The chimney base in the cellar is full of debris and is completely obstructed. This poses a grave life safety hazard as flue gases from the water heater are spilling at the draft hood. Immediate correction is needed. The flue in this chimney needs to be lined to allow for continued safe operation of the water heater. A certified chimney sweep should be consulted at once.

2.1.B Picture 1

2.2.B CHIMNEY TOP : The chimney top was not safely accessible for inspection.

2.3.B RAIN CAP/ANIMAL SCREEN : The chimney has no rain cap/ animal screen. 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.

3. EXTERIOR WALLS

Styles & Materials

SIDING:
VINYL(Clapboard)

SHEATHING:
PLANK/BOARD

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

SOLID MASONRY:
BRICK & STONE(Foundation)

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	X		
3.1	SHEATHING						X	
3.2	TRIM	X						
3.3	FASCIAS AND SOFFITS			X				
3.4	CAULKING			X				
3.5	SOLID MASONRY				X	X		
3.6	FLASHINGS				X	X		
3.7	OUTSIDE ELECTRICAL OUTLETS / FIXTURES			X				
3.8	EXTERIOR FAUCET(S)			X				X
3.9	CELLAR WINDOWS				X	X		
3.10	SERVICE DROP AND ELECTRIC ENTRY CABLES (OVERHEAD)			X				
3.11	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:

3.0 (1) **SIDING** : Vinyl siding installation on the left side 2nd floor bay is incomplete(Pictures 1&2). Repair is needed.

3.0 Picture 1

3.0 Picture 2

(2) Vinyl siding is installed over cement composition siding. This type of siding most likely contains asbestos.

(3) Evidence of significant water damaged and decay was found behind the lower course of siding on the left side wall of the rear addition. The sill, sheathing and wall framing behind siding is rotted. Repairs are needed. The extent of damage is unknown. Further investigation is needed as concealed damage to framing behind is suspected. The lower 2 to 3 feet of siding on this wall will need to be removed to allow for evaluation. Damage may extend higher up the wall.

3.0 Picture 3

3.0 Picture 4

3.0 Picture 5

3.0 Picture 6

3.3 (1) **FASCIAS AND SOFFITS** : Soffits at several points shows evidence of water penetration. This would indicate ice damming problems on roofs above. The owner should be consulted as to any history of problems.

(2) The soffit at the left rear corner of the main hip roof shows signs of squirrel damage and has been more recently patched. There was a wildlife trap on the 3rd floor deck in this area. The owner should be consulted as to any history of problems.

3.3 Picture 1

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

3.5 (1) **SOLID MASONRY** : Mortar between stones on the exposed portions of the stone foundation is spalling, cracked and loose. Loose and missing mortar will allow for cold air infiltration, water penetration, can allow for rodents to easily enter the house and can affect the structural integrity of the foundation. Foundation walls need to be cleaned of all loose mortar and re-grouted. Concrete aprons should be poured.

3.5 Picture 1

3.5 Picture 2

(2) Mortar between bricks on the exposed portions of the foundation around the rear addition is soft, spalling, cracked and loose. Loose and missing mortar will allow for cold air infiltration and can affect the structural integrity of the foundation. Foundation walls need to be cleaned of all loose and spalling mortar and re-pointed. The rear foundation wall is loss, falling apart needs to be rebuilt(Pictures 3&4).

3.5 Picture 3

3.5 Picture 4

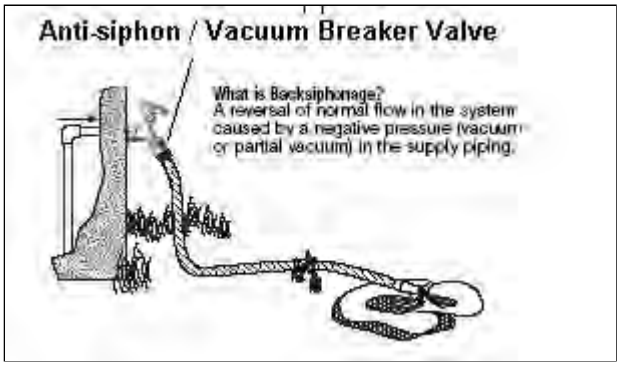
3.6 (1) **FLASHINGS** : There is no flashing where the left side steps meet the house. The lack of flashing will allow water to become trapped between masonry and wood framing behind which can contribute to decay and wood destroying insect problems. Correction is needed. Proper flashing needs to be installed to isolate masonry from wood framing behind the steps.

(2) The ledger of the 2nd floor rear deck is not properly flashed. Flashing is on top of decking .The lack of proper flashing between the ledger and the house will allow water to become trapped between the deck and the house. This will contribute to decay, wood destroying insects and potential mold issues. Correction is needed. Flashing should cap over the ledger of the deck to direct water away from framing behind.

3.7 (1) **OUTSIDE ELECTRICAL OUTLETS/FIXTURES** : Exterior light fixtures are not properly attached to siding and are not water tight. Correction is needed. Light fixtures need to be secured to weather tight mounting blocks.

(2) There are no exterior outlets. The installation of GFCI protected outlets by each doorway is recommended.

3.8 EXTERIOR FAUCET(S) : Exterior faucets have no handles. Exterior faucets should be replaced with modern frost free faucets, with integral back flow preventers.



3.8 Picture 1

3.9 CELLAR WINDOWS : Cellar windows have broken panes of glass, are weather beaten, fit loosely in the foundation and will allow for cold air infiltration and rodent entry. Windows need to be replaced. Replacement with modern insulated windows is recommended.

3.10 SERVICE DROP AND ELECTRIC ENTRY CABLES : Openings where service cables enter the weather head are allowing birds to nest and need to be sealed off(Picture 1).

3.10 Picture 1

3.11 OTHER OBSERVATIONS : The abandoned oil fill and vent pipes through the left side foundation wall need to be removed(Picture 1).

3.11 Picture 1

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.

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.

4. GROUNDS AND PROPERTY DRAINAGE

Styles & Materials

GUTTERS:
ALUMINUM

DOWNSPOUTS:
ALUMINUM

EXTENSIONS:
NONE

WALKS:
CONCRETE

STAIRS AND LANDINGS:
CONCRETE
WOOD FRAMED & WOOD TREADS

RAILINGS:
METAL
WOOD

DECKS:
WOOD FRAMED / WOODEN DECKING

PORCHES:
WOOD FRAMED

DRIVEWAY:
ASPHALT

		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	X		
4.7	RAILINGS				X			
4.8	DECKS				X	X		
4.9	PORCH			X				
4.10	DRIVEWAY				X			

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

Comments:

4.0 GUTTERS : Gutters need to be cleaned.

4.1 DOWNSPOUTS : Several of the lower downspouts are not in place. This is allowing water to drain over the sidewalls and against the foundation. Repairs are needed. Downspouts need to be secured in place.

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

4.2 Picture 1

4.2 Picture 2

4.4 FOUNDATION GRADING : Negative grading around most of the house slopes and directs water into the foundation. This can contribute to basement dampness and water issues. For proper drainage, grading against the foundation needs to be built up to slope away for a minimum of 1" per foot for at least 5 feet wherever possible.

4.4 Picture 1

4.5 WALKS : The front walk is cracked, is uneven and needs to be repaired or replaced, as trip hazards exist.

4.6 (1) **STAIRS AND LANDINGS** : Front porch steps have inconsistent rise(Picture 1). This is a trip hazard. Correction is needed as this poses a risk for personal injury. These steps should be torn out and replaced.

4.6 Picture 1

(2) Right side steps into unit # 4 have deep rooted water damaged, are cracked and need to be replaced.

(3) Rear steps into unit # 1 have deep rooted water damaged, are cracked and also need to be replaced.

(4) Rear steps to unit # 2 & 3 have inconsistent rise. This is a trip hazard. Correction is recommended as this poses a risk for personal injury.

4.7 (1) **RAILINGS** : Rear stairways to units # 2&3 need graspable handrails installed for for safety.

(2) Railings on the right side steps have excessive and unsafe openings. Rebuilding to current safety standards is strongly recommended.

4.7 Picture 1

4.8 (1) **DECKS** : Deck construction is sub-standard. Improper construction practice combined with age can result in failure or collapse. Immediate repairs are needed for safety.

(2) 4" X 4" posts supporting the 2nd floor deck are over spanned, are warped, twisted and cracking. Replacement is needed. Base plates connecting posts to footings are rusted, failing and need to be replaced.

4.8 Picture 1

(3) Beams supporting the 2nd and 3rd floor decks are under sized and are not supported at splices. Repairs are needed. Beams should be tripled, through bolted and supported and supported at splices.

4.8 Picture 2

(4) Ledgers of the decks are not bolted into the house as is required. This connection is a common point of deck failure. Correction is needed. Ledgers need to be properly attached to the structure. A staggered pattern should be used as bolts along the same plane can allow of cracking and failure of the ledger.

(5) Outside ends of joists are supported over beams, are open and are not blocked. This can allow for rotation of joists. Blocking needs to be installed.

(6) Support posts between each story need to be laterally braced.

(7) Rafters supporting the roof over the 3rd floor of the deck are only toe nailed into the beam. This can allow for wind lift. Hurricane ties need to be installed to resist uplift during high winds.

4.8 Picture 3

4.9 (1) **PORCH** : There was no physical access under the front as lattice and trim is permanently affixed. Evaluation of framing and supports was limited as a result.

(2) Lattice, trim and framing around the perimeter of the porch is decaying where in ground contact and needs to be replaced. Pressure treated lumber should be used.

4.9 Picture 1

4.10 DRIVEWAY(S) : The driveway is cracked, worn, settled, is breaking apart and needs to be replaced.

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.

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.

5. DOORS & WINDOWS

Styles & Materials

EXTERIOR DOORS:
STEEL INSULATED WITH GLASS INSERT
WOOD & GLASS

WINDOWS TYPE:
CASEMENT, DOUBLE HUNG & FIXED

WINDOW MATERIALS:
WOOD
VINYL/PLASTIC

WINDOW GLAZING:
MULTIPLE
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	FLASHINGS						X	

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

Comments:

5.0 (1) **EXTERIOR DOORS** : The rear entry door of unit # 1 is water damaged and is delaminated. This door is not weather stripped. Replacement is needed.

(2) The threshold of the right side door into unit # 4 is rotted, loose and needs to be replaced. The 2nd floor door from unit # 4 is damaged, is difficult to open and needs to be replaced.

(3) The rear entry door into unit # 3 shows signs of force entry, is damaged and needs to be replaced.

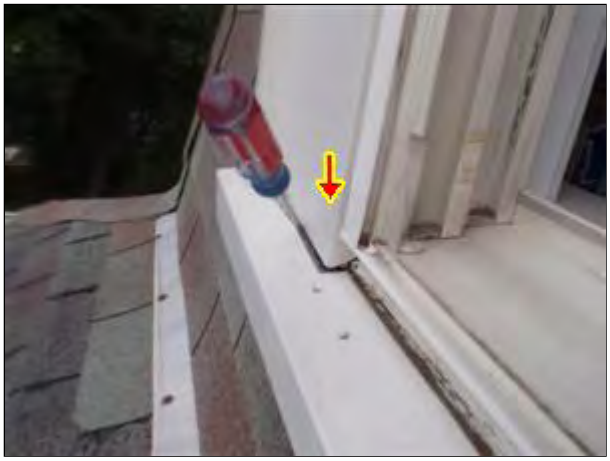
(4) The rear entry door into unit # 2 is rusted and needs to be painted.

5.1 (1) **PRIMARY WINDOWS / EXTERIOR** : Several of the newer replacement windows have failed thermal seals. Moisture is condensing between panes of glass. Replacement is needed.

(2) Metal coverage installed on window sills is not water tight. Metal does not extend under sashes. This has allowed for water penetration and decay to wooden sills. Sills of casement windows in unit # 4 are rotted under metal coverage. Repairs are needed. Replacement of these windows is needed.

5.1 Picture 1

(3) Sills of unit # 3 windows also show signs of decay under metal coverage as well. Repairs are needed.



5.1 Picture 2

(4) Double hung windows in the kitchen of unit # 4 do not have insulated glass and do not have storm windows. These windows are less than energy efficient. Replacement with modern insulated windows should be considered.

6. BASEMENT

Styles & Materials

FOUNDATION WALLS:
BRICK & STONE

TYPE OF FLOOR:
CONCRETE

FLOOR FRAMING:
WOOD JOISTS

BEAMS:
WOOD TIMBERS

BEAM SUPPORTS:
BRICK PIERS

MISCELLANEOUS:
CELLAR

		S	S/E	M	P	CN	U	I/N
6.0	ACCESS			X				
6.1	FOUNDATION WALLS				X			
6.2	FLOOR			X				
6.3	CHIMNEY BASE				X	X		
6.4	JOISTS / SILLS				X	X		
6.5	BRIDGING / BLOCKING	X						
6.6	BEAMS / GIRDERS				X	X		
6.7	PIERS / COLUMNS				X	X		
6.8	DRYNESS / WATER SIGNS			X				
6.9	INSULATION / FIRE STOPPING			X				
6.10	BULKHEAD				X			
6.11	OTHER OBSERVATIONS			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:

6.0 ACCESS : Sub floor insulation in the rear cellar area limited access to floor framing. Unseen conditions may exist.

6.1 FOUNDATION WALLS : Foundation walls need to be cleaned of loose and spalling material, re-grouted an sealed as needed. Openings between stones will allow for cold air infiltration and rodent entry.

6.2 FLOOR : Wood covers in the rear cellar floor over the main soil pipe are rotted, pose tripping hazards and need to be replaced.

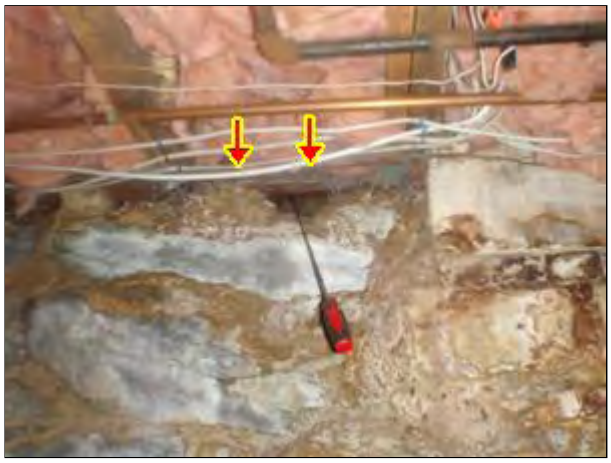
6.3 CHIMNEY BASE : The chimney base venting the water heater is full of debris. The water heater is spilling flue gases at the draft hood. This poses a grave life safety hazard. Immediate attention is needed. A certified chimney sweep should be consulted at once.

6.4 (1) **JOISTS / SILLS** : The sill along the rear wall of unit # 4 is water damaged, rotted and needs to be replaced.

(2) The sill behind the right side entry steps is water damaged, rotted and needs to be replaced as well. This appears to be a result of no flashing where the exterior steps are attached. Further investigation is needed.

6.4 Picture 1

6.4 Picture 2



6.4 Picture 3

6.4 Picture 4

6.4 Picture 5

(3) Many of the floor joists at the main beam mortise and tenon connections are cracked and failing. Joist hangers need to be installed to arrest cracking and failure.

6.4 Picture 6

6.4 Picture 7

6.4 Picture 8

(4) Joist ends at mortise and tenon connections along the front and rear of the main cellar have separated from sills and have very little bearing. This appears to be a result of foundation movement. Repairs are needed. A structural engineer should be consulted for recommendations.

6.4 Picture 9

6.4 Picture 10

6.4 Picture 11

(5) Several joists under the bathroom of unit # 1 have been cut and notched to install waste pipes and have been weakened. Repairs are needed. Headers need to be installed.

6.6 (1) **BEAMS / GIRDERS** : The main beam in the forward cellar is under-supported. Spacing of support columns is excessive. The beam sags. Floors in the living area above showed noticeable signs of settlements as a result. The beam needs additional support. Lally columns with proper footings is needed.

(2) The main beam in the rear cellar is also under-supported. Spacing of support columns is excessive. The beam sags. Floors in the living area above showed noticeable signs of settlements as a result. The beam needs additional support. Lally columns with proper footings is needed.

6.7 (1) **PIERS / COLUMNS** : Brick piers supporting the main beam in the main cellar have deteriorated mortar, spalling bricks and are leaning. These piers need to be replaced. Replacement with Lally columnal is recommended. Proper footings will be needed.

6.7 Picture 1

6.7 Picture 2

(2) Corbeled bricks supporting beams off both of the chimneys are cracked and failing. Beams at these points need to be re-supported.

6.7 Picture 3

6.7 Picture 4

6.7 Picture 5

6.8 (1) **DRYNESS / WATER SIGNS** : Under certain conditions any basement or cellar can get wet or flood. The cellar showed signs of recent water seepage through foundation walls. Water stains were noted on foundation walls and the floor. The owners should be questioned as to any history of past issues.

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

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

(2) Plumbing chases and framing by the chimney need to be fire stopped.

6.10 (1) **BULKHEAD** : The bulkhead area shows signs of ongoing water entry problems. The bulkhead is not sealed into the foundation. Openings will allow for rodent entry. Repair is needed.

(2) The bulkhead lid is smaller than the foundation. The top of the bulkhead foundation should be more effectively chamfered to allow for better water run off.

(3) The door in the bulkhead opening is water damaged, is loose and is falling off its hinges. Replacement is needed.

6.11 OTHER OBSERVATIONS : The abandon oil tank at the front left corner of the cellar needs to be removed as it can no longer be used(Picture 1).

6.11 Picture 1

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.

7. HYDRONIC HEATING SYSTEM : UNIT # 1

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:	HEATING SYSTEM MANUFACTURER:	TYPE OF BOILER:
FORCED HOT WATER	BURNHAM	CAST IRON
TYPE OF FUEL:	**APPROXIMATE AGE OF SYSTEM:**	**RATED INPUT CAPACITY:**
NATURAL GAS	9 YEARS	62,000 BTU / HR
THERMOSTAT TYPE:	**TYPE OF PIPING AND FITTINGS:**	**# OF HEATING ZONES:**
PROGRAMMABLE	BLACK IRON, CAST IRON & COPPER	1

		S	S/E	M	P	CN	U	I/N
7.0	SERVICE SWITCH	X						
7.1	GAS BURNERS	X						
7.2	BACK FLOW PREVENTER	X						
7.3	PRESSURE REGULATOR	X						
7.4	PRESSURE RELIEF VALVE	X						
7.5	EXPANSION TANK	X						
7.6	EXPOSED PIPES / VALVES AND FITTINGS	X						
7.7	CIRCULATOR(S)	X						
7.8	FIREBOX / REFRACTORY	X						
7.9	FLUE PIPE CONNECTOR	X						
7.10	POWER VENT / DRAFT INDUCER	X						
7.11	GAS SUPPLY PIPING	X						
7.12	HEAT EXCHANGER		X					

S S/E M P CN U I/N

		S	S/E	M	P	CN	U	I/N
7.13	EXPOSED WIRING AND CONTROLS	X						
7.14	OTHER OBSERVATIONS			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:

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

7.14 OTHER OBSERVATIONS : The condensate drain off the power vent has no provisions for drainage. Condensation is from the trap is currently drained onto the cellar floor. A condensate drain pump should be installed.

8. 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:
FORCED HOT WATER

HEATING SYSTEM MANUFACTURER:
BURNHAM

TYPE OF BOILER:
CAST IRON

TYPE OF FUEL:
NATURAL GAS

APPROXIMATE AGE OF SYSTEM:
9 YEARS

RATED INPUT CAPACITY:
62,000 BTU / HR

THERMOSTAT TYPE:
MANUAL

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

		S	S/E	M	P	CN	U	I/N
8.0	SERVICE SWITCH	X						
8.1	GAS BURNERS	X						
8.2	BACK FLOW PREVENTER	X						
8.3	PRESSURE REGULATOR	X						
8.4	PRESSURE RELIEF VALVE	X						
8.5	EXPANSION TANK	X						
8.6	EXPOSED PIPES / VALVES AND FITTINGS	X						
8.7	CIRCULATOR(S)	X						
8.8	FIREBOX / REFRACTORY	X						
8.9	FLUE PIPE CONNECTOR	X						
8.10	POWER VENT / DRAFT INDUCER	X						
8.11	GAS SUPPLY PIPING	X						
8.12	HEAT EXCHANGER	X						

		S	S/E	M	P	CN	U	I/N
8.13	EXPOSED WIRING AND CONTROLS	X						
8.14	OTHER OBSERVATIONS			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:

8.14 OTHER OBSERVATIONS : The condensate drain off the power vent has no provisions for drainage. Condensation is from the trap is currently drained onto the cellar floor. A condensate drain pump should be installed.

9. HYDRONIC HEATING SYSTEM : UNIT # 3

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:
FORCED HOT WATER

HEATING SYSTEM MANUFACTURER:
BURNHAM

TYPE OF BOILER:
CAST IRON

TYPE OF FUEL:
NATURAL GAS

APPROXIMATE AGE OF SYSTEM:
9 YEARS

RATED INPUT CAPACITY:
62,000 BTU / HR

THERMOSTAT TYPE:
PROGRAMMABLE

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

		S	S/E	M	P	CN	U	I/N
9.0	SERVICE SWITCH	X						
9.1	GAS BURNERS	X						
9.2	BACK FLOW PREVENTER	X						
9.3	PRESSURE REGULATOR	X						
9.4	PRESSURE RELIEF VALVE	X						
9.5	EXPANSION TANK	X						
9.6	EXPOSED PIPES / VALVES AND FITTINGS	X						
9.7	CIRCULATOR(S)	X						
9.8	FIREBOX / REFRACTORY	X						
9.9	FLUE PIPE CONNECTOR	X						
9.10	POWER VENT / DRAFT INDUCER	X						
9.11	GAS SUPPLY PIPING	X						
9.12	HEAT EXCHANGER	X						

		S	S/E	M	P	CN	U	I/N
9.13	EXPOSED WIRING AND CONTROLS	X						
9.14	OTHER OBSERVATIONS			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:

9.14 OTHER OBSERVATIONS : The condensate drain off the power vent has no provisions for drainage. Condensation is from the trap is currently drained onto the cellar floor. A condensate drain pump should be installed.

10. HYDRONIC HEATING SYSTEM : UNIT # 4

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:
FORCED HOT WATER

HEATING SYSTEM MANUFACTURER:
BURNHAM

TYPE OF BOILER:
CAST IRON

TYPE OF FUEL:
NATURAL GAS

APPROXIMATE AGE OF SYSTEM:
9 YEARS

RATED INPUT CAPACITY:
62,000 BTU / HR

THERMOSTAT TYPE:
PROGRAMMABLE

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

		S	S/E	M	P	CN	U	I/N
10.0	SERVICE SWITCH	X						
10.1	GAS BURNERS	X						
10.2	BACK FLOW PREVENTER	X						
10.3	PRESSURE REGULATOR	X						
10.4	PRESSURE RELIEF VALVE	X						
10.5	EXPANSION TANK	X						
10.6	EXPOSED PIPES / VALVES AND FITTINGS	X						
10.7	CIRCULATOR(S)	X						
10.8	FIREBOX / REFRACTORY	X						
10.9	FLUE PIPE CONNECTOR	X						
10.10	POWER VENT / DRAFT INDUCER	X						
10.11	GAS SUPPLY PIPING	X						
10.12	HEAT EXCHANGER	X						
10.13	EXPOSED WIRING AND CONTROLS	X						
10.14	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:

10.14 OTHER OBSERVATIONS : The condensate drain off the power vent has no provisions for drainage. Condensation is from the trap is currently drained onto the cellar floor. A condensate drain pump should be installed.

11. PLUMBING SYSTEM

Styles & Materials

WATER SOURCE:
PUBLIC/MUNICIPAL

MAIN WATER SHUT OFF LOCATION:
RIGHT FRONT OF THE CELLAR

TYPE OF WATER MAIN:
IRON

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

WASTE DISPOSAL SYSTEM:
PUBLIC/MUNICIPAL

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

		S	S/E	M	P	CN	U	I/N
11.0	VISIBLE SUPPLY PLUMBING			X				
11.1	VISIBLE WASTE AND VENT PIPES			X				
11.2	WATER PRESSURE	X						
11.3	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:

11.0 (1) **VISIBLE SUPPLY PIPES** : Some older copper supply plumbing is still in service, although still functional it may become problematic. Repairs and updating should be expected.

(2) 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.

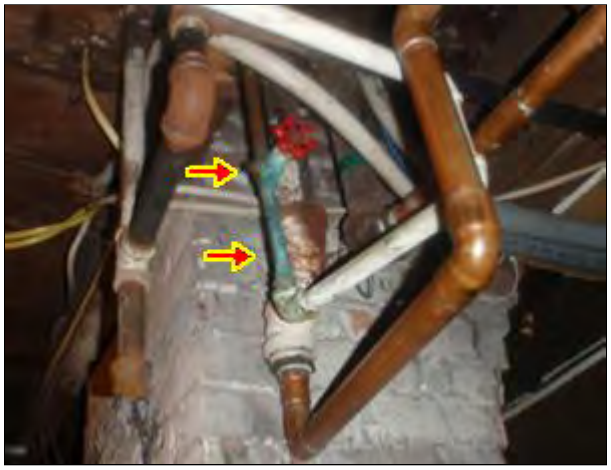
11.0 Picture 1

(3) Supply pipes at the right front of the main cellar have been wrapped with electric heat tape to help prevent freezing problems. The owner should be questioned as to any history of past problems. These pipes should be relocated or insulated.

11.0 Picture 2

(4) Several supply stops in the basement are corroded. Repair or replacement is needed. Replacement with modern ball style valves is recommended.

11.0 Picture 3



11.0 Picture 4

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

11.1 (1) **VISIBLE WASTE AND VENT PIPES** : There is a fair amount of older waste plumbing still in service. Repairs and updating should be expected. Several sections of cast iron waste pipes in the basement are corroded, shows signs of leakage and will need to be replaced in the near future.

11.1 Picture 1

(2) The main sanitary waste pipe is under the cellar floor and is not visible or readily accessible. 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. The owner should be questioned as of any history of clogging problems. A sewer camera inspection should be considered to inform you of the condition of the sewer pipe connection to the street.

11.3 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.

12. WATER HEATER

Styles & Materials

MANUFACTURER:
BRADFORD WHITE

APPROXIMATE AGE:
2 Years

FUEL TYPE:
NATURAL GAS

CAPACITY OF TANK:
75 GALLONS

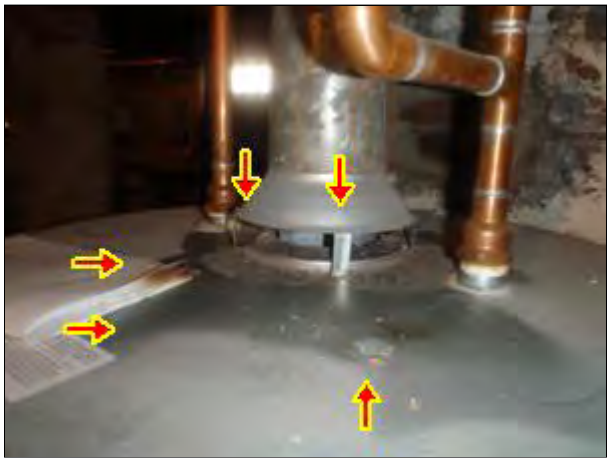
		S	S/E	M	P	CN	U	I/N
12.0	COLD WATER SHUTOFF	X						
12.1	PLUMBING CONNECTIONS	X						
12.2	VACUUM RELIEF VALVE	X						
12.3	TEMPERATURE / PRESSURE RELIEF VALVE	X						
12.4	GAS SUPPLY PIPING AND VALVE	X						
12.5	GAS CONTROL VALVE / BURNER	X						
12.6	FLUE PIPE CONNECTOR				X	X		
12.7	EXTERIOR CASING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

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

Comments:

12.6 FLUE PIPE CONNECTOR : The flue pipe is completely obstructed where it ties into the chimney(Picture 1). The chimney is not lined. The interior of the chimney is collapsed. This poses a grave life safety hazard as flue gases are spilling at the draft hood(Picture 2). **IMMEDIATE CORRECTION IS NEEDED.** The owner of the property was informed of this condition at the time of the inspection.

12.6 Picture 1



12.6 Picture 2

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 or replaced annually to extend tank life and efficiency. (In some tanks anodes are not serviceable). Hot water temperature can vary greatly depending on a number of different factors. Hot water temperature should always be checked before showing or bathing. This is especially important if you have young children. Hot water temperature should be set no greater than 125 degrees. Temperature limiting devices(mixing valve) are available which can help prevent scalding hot water at the faucets. Read the owners manual and familiarize yourself with the operating controls and suggested manufacturers maintenance for your water heater . A periodic inspection of the water heater is recommended. If anything looks suspicious such a corrosion or leakage at fittings you should contact a qualified plumber for repairs or replacement. Gas or oil fire water heaters will produce carbon monoxide. The venting system of the water heater and gas burner(s) should be inspected at least once a year. A damaged, corroded, disconnected or clogged vent can result in spillage of dangerous flue gases which contain carbon monoxide. Never store gasoline or other flammable material next to or near the water heater due the risk for fire or explosion.

13(A). ELECTRICAL PANEL : PUBLIC

Styles & Materials

MAIN BOX LOCATION:
LEFT FRONT OF THE BASEMENT

MAIN SERVICE WIRE:
COPPER

ELECTRICAL SYSTEM RATED FOR:
100 AMPS / 220 VOLTS

MAIN OVERLOAD PROTECTION:
CIRCUIT BREAKER

ELECTRIC PANEL MANUFACTURER:
MURRAY(SIEMENS)

BOX RATED FOR:
125-AMPS

 # OF BRANCH CIRCUTS AT THE MAIN PANEL:
5

BRANCH PROTECTION:
CIRCUIT BREAKERS

BRANCH WIRING:
COPPER

TYPE OF BRANCH WIRING:
NON-METALLIC CABLE

CIRCUIT LABELING:
ALL (Accuracy Of Labeling Unkown)

SYSTEM GROUNDED AT:
THE ELECTRIC COMPAMNY, GROUND ROD, WATER MAIN & SUPPLY PIPES

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

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

Comments:

13.0.A SERVICE CABLE AT MAIN BOX : The main disconnect is located outside below the meter.

13.3.A CIRCUIT BREAKERS : One breaker in the panel is double tapped which is typically not permitted. This is typically overlooked with the door bell transformer. The panel is rated for 24 circuit breakers, it has 4.

13.3.A Picture 1

13.5.A OTHER VISIBLE WIRING : Clothesline wiring throughout the basement needs to be placed on running boards or needs re-routing so as to be protected by framing.

FUSES AND CIRCUIT BREAKERS are safety devices to prevent overloading of wires. Oversized fuses and breakers need to 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

Ground **F**ault **C**ircuit **I**nterrupter also commonly referred to as **GFCI** or **GFI**, is a device that can protect you from an electric shock or electrocution. The most common locations to find GFCI outlets are in the kitchen, bathrooms, garage and on exterior of a house. They are easily spotted by their distinctive face. Normally there are two buttons in the middle of the face of the outlet, a test button and a reset button. Sometimes knowing a if a circuit is ground fault protected is not as easy as simply spotting it because the ground fault interrupter may be located somewhere else like in another bathroom, in the basement or in the main circuit panel box. It is possible to ground fault protect an outlet from another device. A GFCI circuit breaker can be identified by a yellow test button. If properly wired, outlets downstream from a GFCI will protect other outlets(up to approx. 4-6 outlets). The latest National Electric Code(NEC) states that GFCI protected outlets are required to be installed in all wet locations in new construction as well as remodeling projects. This means that countertop outlets in kitchens and bathrooms and exterior outlets should be protected if it is a newer house or has been recently remodeled. In older homes built prior to the invention and the requirement GFCI protection may not have any in the house. Although not required in existing homes prior to this requirement it is strongly recommended installing GFCI protected outlets in any potentially wet location. **GFCI'**s must be tested periodically, as they can fail mechanically. Simply push the test button on the outlet or circuit breaker and the reset button should pop or trip. If the reset button does not pop the GFCI device may be defective and needs to be replaced. This circuit should not be used until corrected. Modern GFCI outlets will not reset if the device of defective or is improperly wired. Always consider having any repairs or updating performed by a qualified and licensed electrician.

13(B). ELECTRICAL PANEL : UNIT # 1

Styles & Materials

MAIN BOX LOCATION:
KITCHEN OF THE UNIT

MAIN SERVICE WIRE:
COPPER

ELECTRICAL SYSTEM RATED FOR:
100 AMPS / 220 VOLTS

MAIN OVERLOAD PROTECTION:
CIRCUIT BREAKER

ELECTRIC PANEL MANUFACTURER:
MURRAY(SIEMENS)

BOX RATED FOR:
125-AMPS

 # OF BRANCH CIRCUTS AT THE MAIN PANEL:
10

BRANCH PROTECTION:
CIRCUIT BREAKERS

BRANCH WIRING:
COPPER

TYPE OF BRANCH WIRING:
NON-METALLIC CABLE

CIRCUIT LABELING:
ALL (Accuracy Of Labeling Unkown)

SYSTEM GROUNDED AT:
THE ELECTRIC COMPAMNY, GROUND ROD, WATER MAIN & SUPPLY PIPES

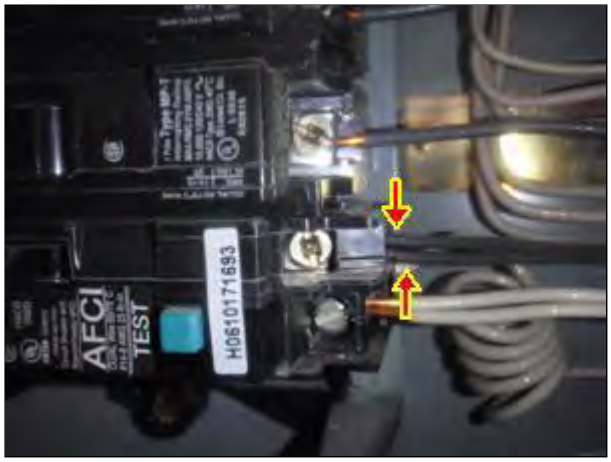
		S	S/E	M	P	CN	U	I/N
13.0.B	SERVICE CABLE AT MAIN BOX		X					
13.1.B	GROUNDING	X						
13.2.B	BUSHINGS / KNOCK-OUTS / TWIST-OUTS	X						
13.3.B	CIRCUIT BREAKERS			X				
13.4.B	OTHER VISIBLE WIRING	X						

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

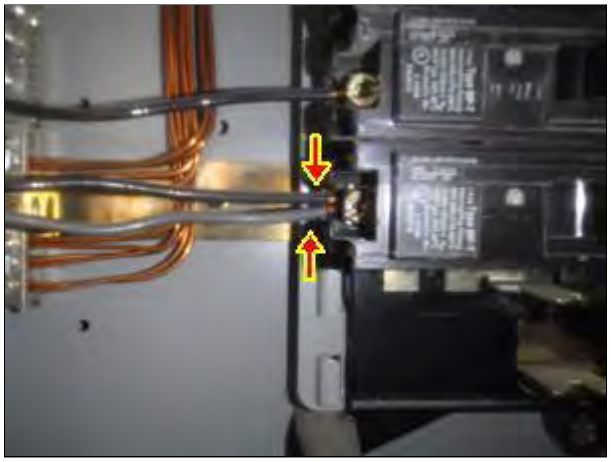
Comments:

13.0.B SERVICE CABLE AT MAIN BOX : The main disconnect is located outside by the meter.

13.3.B CIRCUIT BREAKERS : Two circuit breakers in the panel are double tapped(Pictures 1& 2). This is typically not permitted as terminals on breakers are designed to secure only one wire. Loose wires could result in overheating. This could also result in nuisance tripping of the breakers if both circuits are being used simultaneously. These wires should be broken up to individual breakers. The panel is rated for 24 circuit breakers, it has 9.



13.3.B Picture 1



13.3.B Picture 2

AFCI is an arc fault circuit interrupter. AFCI's are newly-developed electrical devices designed to protect against fires caused by arcing faults in the home electrical wiring. Arcing faults often occur in damaged or deteriorated wires and cords. Some

causes of damaged and deteriorated wiring include puncturing of wire insulation from picture hanging or cable staples, poorly installed outlets or switches, cords caught in doors or under furniture, furniture pushed against plugs in an outlet, natural aging, and cord exposure to heat vents and sunlight. AFCI's should be tested once a month to make sure they are working properly and providing protection from fires initiated by arcing faults. If the device does not trip when tested, the AFCI is defective and should be replaced.

13(C). ELECTRICAL PANEL : UNIT # 2

Styles & Materials

MAIN BOX LOCATION:
KITCHEN OF THE UNIT

MAIN SERVICE WIRE:
COPPER

ELECTRICAL SYSTEM RATED FOR:
100 AMPS / 220 VOLTS

MAIN OVERLOAD PROTECTION:
CIRCUIT BREAKER

ELECTRIC PANEL MANUFACTURER:
MURRAY(SIEMENS)

BOX RATED FOR:
125-AMPS

 # OF BRANCH CIRCUTS AT THE MAIN PANEL:
10

BRANCH PROTECTION:
CIRCUIT BREAKERS

BRANCH WIRING:
COPPER

TYPE OF BRANCH WIRING:
NON-METALLIC CABLE

CIRCUIT LABELING:
ALL (Accuracy Of Labeling Unkown)

SYSTEM GROUNDED AT:
THE ELECTRIC COMPAMNY, GROUND ROD, WATER MAIN & SUPPLY PIPES

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

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

Comments:

13.0.C SERVICE CABLE AT MAIN BOX : The main disconnect is located outside by the meter.

13.3.C CIRCUIT BREAKERS : All circuits appear to be properly protected at this time. The panel is rated for 24 circuit breakers, it has 11.

13(D). ELECTRICAL PANEL : UNIT # 3

Styles & Materials

MAIN BOX LOCATION:
HALLWAY OF THE UNIT

MAIN SERVICE WIRE:
COPPER

ELECTRICAL SYSTEM RATED FOR:
100 AMPS / 220 VOLTS

MAIN OVERLOAD PROTECTION:
CIRCUIT BREAKER

ELECTRIC PANEL MANUFACTURER:
MURRAY(SIEMENS)

BOX RATED FOR:
100-AMPS

 # OF BRANCH CIRCUTS AT THE MAIN PANEL:
10

BRANCH PROTECTION:
CIRCUIT BREAKERS

BRANCH WIRING:
COPPER

TYPE OF BRANCH WIRING:
NON-METALLIC CABLE

CIRCUIT LABELING:
ALL (Accuracy Of Labeling Unkown)

SYSTEM GROUNDED AT:
THE ELECTRIC COMPAMNY, GROUND ROD, WATER MAIN & SUPPLY PIPES

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

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

Comments:

13.0.D SERVICE CABLE AT MAIN BOX : The main disconnect is located outside by the meter.

13.3.D CIRCUIT BREAKERS : All circuits appear to be properly protected at this time. The panel is rated for 24 circuit breakers, it has 10.

13.3.D Picture 1

13(E). ELECTRICAL PANEL : UNIT # 4

Styles & Materials

MAIN BOX LOCATION:
LEFT FRONT OF THE CELLAR

MAIN SERVICE WIRE:
COPPER

ELECTRICAL SYSTEM RATED FOR:
100 AMPS / 220 VOLTS

MAIN OVERLOAD PROTECTION:
CIRCUIT BREAKER

ELECTRIC PANEL MANUFACTURER:
MURRAY(SIEMENS)

BOX RATED FOR:
100-AMPS

 # OF BRANCH CIRCUTS AT THE MAIN PANEL:
7

BRANCH PROTECTION:
CIRCUIT BREAKERS

BRANCH WIRING:
COPPER

TYPE OF BRANCH WIRING:
NON-METALLIC CABLE

CIRCUIT LABELING:
SOME(few)

SYSTEM GROUNDED AT:
THE ELECTRIC COMPAMNY, GROUND ROD, WATER MAIN & SUPPLY PIPES

		S	S/E	M	P	CN	U	I/N
13.0.E	SERVICE CABLE AT MAIN BOX		X					
13.1.E	GROUNDING	X						
13.2.E	BUSHINGS / KNOCK-OUTS / TWIST-OUTS	X						
13.3.E	CIRCUIT BREAKERS		X					

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

Comments:

13.0.E SERVICE CABLE AT MAIN BOX : The main disconnect is located outside by the meter.

13.3.E CIRCUIT BREAKERS : All circuits appear to be properly protected at this time. The panel is rated for 24 circuit breakers, it has 7.

13.3.E Picture 1

13.3.E Picture 2

14. HALLWAYS AND ENTRIES

Styles & Materials

WALLS AND CEILINGS:
DRYWALL AND PLASTER
PLASTER AND LATHE
WOOD PANELING
SUSPENDED CEILINGS

FLOORS:
CARPET, HARDWOOD, TILE & VINYL

DOORS:
WOOD
HOLLOW CORE LUAN

TYPE OF HEAT SOURCE:
REGISTERS FROM FORCED WARM AIR
FORCED HOT WATER : CAST IRON RADIATORS

		S	S/E	M	P	CN	U	I/N
14.0	WALLS AND CEILINGS		X					
14.1	FLOORS		X					
14.2	DOORS AND WINDOWS			X				
14.3	ELECTRICAL SWITCHES	X						
14.4	ELECTRICAL OUTLETS AND FIXTURES	X						
14.5	HEAT SOURCE	X						
14.6	STAIRWAYS AND RAILINGS			X				
14.7	OTHER OBSERVATIONS			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 WALLS AND CEILINGS : Walls show a need for general cosmetic care.

14.1 FLOORS : Floors show typical signs of settlement.

14.2 DOORS AND WINDOWS : The common front entry door needs to be weather stripped.

14.6 (1) **STAIRWAYS AND RAILINGS** : The 3rd floor stairway has inconsistent rise, is steep, has low headroom and has narrow treads. The risk for personal injury exists. The handrail in this stairway is loose and needs to be securer.

(2) Handrails in all stairways should return and terminate into walls for safety.

(3) The cellar stairway needs intermediate guard rails for safety. Headroom in this stairway is low and poses a risk for personal injury.

14.6 Picture 1

14.7 OTHER OBSERVATIONS : There were no carbon monoxide detectors visible in the apartments. Smoke detectors are hard wired. Several appear to be different manufacturers. Smoke detectors and carbon monoxide detectors are required to be inspected by the local fire department, prior to closing. The owner will need to provide a certificate. Smoke and carbon monoxide detectors are life safety devices and should be tested monthly.

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.

15. KITCHEN : UNIT # 1

		S	S/E	M	P	CN	U	I/N
15.0	WALLS AND CEILING	X						
15.1	FLOOR		X					
15.2	DOORS AND WINDOWS			X				
15.3	ELECTRICAL SWITCHES	X						
15.4	ELECTRICAL OUTLETS			X				
15.5	ELECTRICAL FIXTURES AND EXPOSED WIRING	X						
15.6	HEAT SOURCE PRESENT	X						
15.7	CABINETS AND COUNTERTOPS	X						
15.8	SINK BASIN	X						
15.9	HOT AND COLD WATER FAUCETS	X						
15.10	HAND SPRAYER/THIRD FAUCET	X						
15.11	EXPOSED SUPPLY PIPING	X						
15.12	EXPOSED WASTE PIPING	X						
15.13	GARBAGE DISPOSAL		X					
15.14	STOVE HOOK UP GAS/ELECTRIC			X				
15.15	EXHAUST FAN		X					
15.16	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:

15.1 FLOOR : The floor shows noticeable signs of settlement.

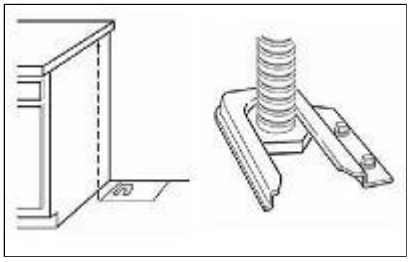
15.2 DOORS AND WINDOWS : The right rear casement windrow does not open and needs repair.

15.4 ELECTRICAL OUTLETS : There are limited outlets on the counter. Additional outlets should be installed to safely meet modern needs.

15.6 HEAT SOURCE PRESENT :

15.13 GARBAGE DISPOSAL : There is no disposal.

15.14 STOVE HOOK UP GAS : The stove was installed without its required anti tip bracket. The stove is easily tipped as a result and poses a safety hazard. Immediate correction is needed.



15.14 Picture 1

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

16. LIVING ROOM : UNIT # 1

		S	S/E	M	P	CN	U	I/N
16.0	WALLS AND CEILING		X					
16.1	FLOOR			X				
16.2	ELECTRICAL SWITCHES	X						
16.3	OUTLETS AND FIXTURES	X						
16.4	DOORS AND WINDOWS	X						
16.5	HEAT SOURCE PRESENT	X						
16.6	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:

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

16.1 The floor shows noticeable signs of settlement. This appears to be result of the over spanned main beam as noted in the basement below.

17. BEDROOMS : UNIT # 1

		S	S/E	M	P	CN	U	I/N
17.0	WALLS AND CEILING		X					
17.1	FLOOR			X				
17.2	DOORS AND WINDOWS			X				
17.3	SWITCHES	X						
17.4	OUTLETS AND FIXTURES	X						
17.5	CLOSET	X						
17.6	HEAT SOURCE PRESENT	X						
17.7	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:

17.0 The ceiling needs crack repair

17.1 The floor shows noticeable signs of settlement. This appears to be result of the over spanned main beam as noted in the basement below.

17.2 The rear window is original. This window fits loosely and will be drafty. Replacement is recommended.

18. BATHROOM : UNIT # 1

Styles & Materials

WALLS AND CEILINGS:
DRYWALL & PLASTER

FLOORS:
TILE

SINK(s):
PLASTIC

TUB:
PORCELAIN GLAZED / STEEL

TUB WALLCOVERING:
TILE

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

18.0 Walls show a need for general cosmetic care.

18.1 A few floor tiles are loose and cracked. Repair is needed. This is typically a result of improper installation. Repair may require replacement of the entire floor.

18.2 (1) The entry door is binding due to settlement, is difficult ot close and needs repair.

(2) There is no window.

18.18 The tub faucet hammers when closed. Repair is needed.

18.22 The perimeter of the tub needs to be caulked into tile walls.

19. KITCHEN : UNIT #2

		S	S/E	M	P	CN	U	I/N
19.0	WALLS AND CEILING	X						
19.1	FLOOR		X					
19.2	DOORS AND WINDOWS			X				
19.3	ELECTRICAL SWITCHES	X						
19.4	ELECTRICAL OUTLETS			X				
19.5	ELECTRICAL FIXTURES AND EXPOSED WIRING	X						
19.6	HEAT SOURCE PRESENT	X						
19.7	CABINETS AND COUNTERTOPS	X						
19.8	SINK BASIN	X						
19.9	HOT AND COLD WATER FAUCETS	X						
19.10	HAND SPRAYER/THIRD FAUCET							X
19.11	EXPOSED SUPPLY PIPING	X						
19.12	EXPOSED WASTE PIPING				X			
19.13	GARBAGE DISPOSAL		X					
19.14	STOVE HOOK UP GAS/ELECTRIC	X						
19.15	EXHAUST FAN		X					
19.16	WATER SIGNS	X						
19.17	INSTALLED APPLIANCES		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 FLOOR : The floor shows typical signs of settlement.

19.2 DOORS AND WINDOWS : The right front window has a failed thermal seal. Moisture is condensing between panes of glass. Replacement is needed.

19.4 ELECTRICAL OUTLETS : There are limited outlets on the counter. Additional outlets should be installed to safely meet modern needs.

19.10 HAND SPRAYER/THIRD FAUCET : The hand sprayer faucet is leaking and needs to be replaced.

19.12 EXPOSED WASTE PIPING : The tailpiece connection to the basin is broken, leaking and needs to be replaced.

19.13 GARBAGE DISPOSAL : There is no disposal.

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

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

20. LIVING ROOM : UNIT #2

		S	S/E	M	P	CN	U	I/N
20.0	WALLS AND CEILING			X				
20.1	FLOOR			X				
20.2	ELECTRICAL SWITCHES	X						
20.3	OUTLETS AND FIXTURES	X						
20.4	DOORS AND WINDOWS	X						
20.5	HEAT SOURCE PRESENT	X						
20.6	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:

20.0 Walls and the ceiling show a need for general cosmetic care. The ceiling is older horse hair plaster, is sagging, cracked and will need to be replaced.

20.1 The floor shows noticeable signs of settlement. This appears to be result of the over spanned main beam as noted in the basement below.

21. BEDROOMS : UNIT #2

		S	S/E	M	P	CN	U	I/N
21.0	WALLS AND CEILING		X					
21.1	FLOOR			X				
21.2	DOORS AND WINDOWS			X				
21.3	SWITCHES	X						
21.4	OUTLETS AND FIXTURES			X				
21.5	CLOSET	X						
21.6	HEAT SOURCE PRESENT	X						
21.7	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:

21.0 Walls and ceiling show a need for general cosmetic care.

21.1 The floor shows noticeable signs of settlement. This appears to be result of the over spanned main beam as noted in the basement below.

21.2 The entry door is noticeably out of square due to settlement. Closet doors are off their trolleys and need repair.

21.4 Outlets were not accessible and could not be checked. Outlets are limited. Additional outlets are recommended to safely accommodate modern needs. An outlet on each wall is recommended.

22. BATHROOM : UNIT #2

Styles & Materials

WALLS AND CEILINGS:
DRYWALL & PLASTER

FLOORS:
TILE

SINK(s):
PORCELAIN GLAZED CAST IRON

TUB:
PORCELAIN GLAZED / CAST IRON

TUB WALLCOVERING:
TILE

		S	S/E	M	P	CN	U	I/N
22.0	WALLS AND CEILINGS	X						
22.1	FLOOR			X				
22.2	DOORS AND WINDOWS			X				
22.3	OUTLET(S) AND FIXTURES	X						
22.4	SWITCHES	X						
22.5	EXHAUST FANS	X						
22.6	SINK BASE AND CABINETRY	X						
22.7	SINK FAUCET(S)	X						
22.8	SINK DRAIN STOPPER	X						
22.9	SINK BASIN	X						
22.10	SINK WASTE PLUMBING	X						
22.11	EXPOSED SUPPLY PLUMBING AND STOPS	X						
22.12	TOILET BOWL AND TANK	X						
22.13	TOILET SECURE/OPERATIONAL	X						
22.14	HEAT SOURCE PRESENT		X					
22.15	WATER SIGNS	X						
22.16	HOT WATER: SUPPLY	X						
22.17	TUB	X						
22.18	TUB FAUCET(S) & SHOWER HEAD			X				
22.19	TUB DRAIN STOPPER	X						
22.20	TUB DRAINS	X						
22.21	TUB WALL COVERINGS	X						
22.22	CAULKING			X				
22.23	WATER PRESSURE AND FUNCTIONAL FLOW	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:

22.1 The floor shows typical signs of settlement.

22.2 The entry door is binding due to settlement and needs to be adjusted.

22.14 This room has a supplemental electric baseboard heater.

22.18 The tub spout is corroded and needs to be replaced.

22.22 The perimeter of the tub needs to be caulked into tile walls.

23. KITCHEN : UNIT # 3

		S	S/E	M	P	CN	U	I/N
23.0	WALLS AND CEILING			X				
23.1	FLOOR		X					
23.2	DOORS AND WINDOWS			X				
23.3	ELECTRICAL SWITCHES	X						
23.4	ELECTRICAL OUTLETS	X						
23.5	ELECTRICAL FIXTURES AND EXPOSED WIRING	X						
23.6	HEAT SOURCE PRESENT	X						
23.7	COOLING SOURCE PRESENT	X						
23.8	CABINETS AND COUNTERTOPS	X						
23.9	SINK BASIN	X						
23.10	HOT AND COLD WATER FAUCETS	X						
23.11	HAND SPRAYER/THIRD FAUCET	X						
23.12	EXPOSED SUPPLY PIPING	X						
23.13	EXPOSED WASTE PIPING	X						
23.14	GARBAGE DISPOSAL	X						
23.15	STOVE HOOK UP GAS/ELECTRIC	X						
23.16	EXHAUST FAN		X					
23.17	WATER SIGNS	X						
23.18	INSTALLED APPLIANCES		X					

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

Comments:

23.0 (1) **WALLS AND CEILINGS** : Walls and the ceiling show a need for general cosmetic care.

(2) The original horse hair plaster ceiling above the suspended ceiling is cracked, shows evidence of chronic paint peeling problems and past water damage. This appears to be a result of calcimine. Correction usually requires resurfacing of the ceiling with new drywall.

23.1 FLOOR : The floor shows typical signs of settlement.

23.2 DOORS AND WINDOWS : Windows fit loosely and will be drafty. Repair is needed.

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

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

24. LIVING ROOM : UNIT # 3

		S	S/E	M	P	CN	U	I/N
24.0	WALLS AND CEILING			X				
24.1	FLOOR		X					
24.2	ELECTRICAL SWITCHES	X						
24.3	OUTLETS AND FIXTURES	X						
24.4	DOORS AND WINDOWS	X						
24.5	HEAT SOURCE PRESENT	X						
24.6	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:

24.0 (1) Walls and the ceiling show a need for general cosmetic care.

(2) The original horse hair plaster ceiling above the suspended ceiling is cracked, shows evidence of chronic paint peeling problems and past water damage. This appears to be a result of calcimine. Correction usually requires resurfacing of the ceiling with new drywall.

24.1 The floor shows typical signs of settlement.

25. BEDROOMS : UNIT # 3

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

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

25.1 The floor shows noticeable signs of settlement.

26. KITCHEN : UNIT # 4

		S	S/E	M	P	CN	U	I/N
26.0	WALLS AND CEILING		X					
26.1	FLOOR				X			
26.2	DOORS AND WINDOWS			X				
26.3	ELECTRICAL SWITCHES	X						
26.4	ELECTRICAL OUTLETS			X				
26.5	ELECTRICAL FIXTURES AND EXPOSED WIRING	X						
26.6	HEAT SOURCE PRESENT	X						
26.7	CABINETS AND COUNTERTOPS	X						
26.8	SINK BASIN	X						
26.9	HOT AND COLD WATER FAUCETS	X						
26.10	HAND SPRAYER/THIRD FAUCET	X						
26.11	EXPOSED SUPPLY PIPING	X						
26.12	EXPOSED WASTE PIPING	X						
26.13	GARBAGE DISPOSAL	X						
26.14	STOVE HOOK UP GAS/ELECTRIC	X						
26.15	EXHAUST FAN		X					
26.16	INSTALLED APPLIANCES		X					

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

Comments:

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

26.1 FLOOR : The floor shows noticeable signs of deflection and slopes to the stairway. This can be attributed to decay and the lack of adequate support in the cellar below.

26.2 DOORS AND WINDOWS : Windows have no storm windows on the exterior. They should be replaced.

26.4 ELECTRICAL OUTLETS : There are limited outlets on the counter. Additional outlets should be installed to safely meet modern needs.

26.7 CABINETS AND COUNTERTOPS :

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

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

27. LIVING ROOM : UNIT # 4

		S	S/E	M	P	CN	U	I/N
27.0	WALLS AND CEILING				X			
27.1	FLOOR			X				
27.2	ELECTRICAL SWITCHES	X						
27.3	OUTLETS AND FIXTURES	X						
27.4	DOORS AND WINDOWS			X				
27.5	HEAT SOURCE PRESENT	X						
27.6	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

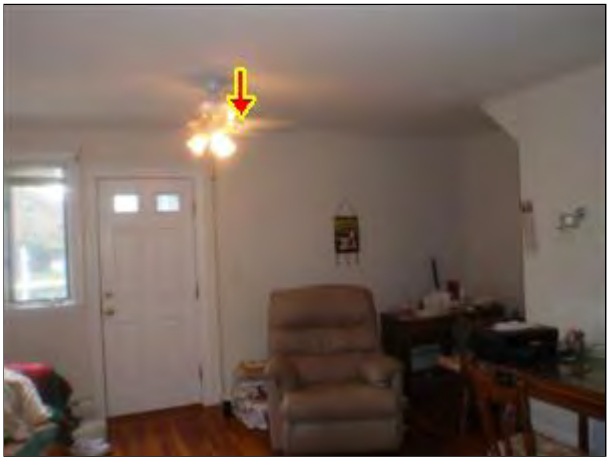
Comments:

27.0 (1) Walls and the ceiling show a need for general cosmetic care. The ceiling is cracked and needs repair.

(2) The wall by the exterior door is water damaged and rotted. The bottom of the wall is loose and shows signs of compression into the floor. Sill decay below this wall is suspected. This appears to be a result of the lack of flashing where the exterior steps meet the house. Further investigation is needed.

27.0 Picture 1

(3) The ceiling by the front entry door is water stained. This appears to be a result of the roof design.



27.0 Picture 2

27.0 Picture 3

(4) The wall along the exterior wall of the 2nd floor stairway shows signs of water penetration. This is on the opposites wall of where decay was found. Further investigation is needed.

27.1 The floor shows noticeable signs of deflection and slopes to the stairway. This can be attributed to decay and the lack of adequate support in the cellar below.

27.4 Casement windows do not close tightly and will be drafty. Replacement is recommended.

28. BEDROOMS : UNIT # 4

		S	S/E	M	P	CN	U	I/N
28.0	WALLS AND CEILING			X				
28.1	FLOOR			X				
28.2	DOORS AND WINDOWS				X			
28.3	SWITCHES	X						
28.4	OUTLETS AND FIXTURES	X						
28.5	CLOSET				X			
28.6	HEAT SOURCE PRESENT	X						
28.7	WATER SIGNS				X	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:

28.0 Walls and ceiling show a need for general cosmetic care. The ceiling needs crack repair

28.1 The floor shows noticeable signs of deflection and slopes to the stairway. This can be attributed to decay and the lack of adequate support in the cellar below.

28.2 The sill of the right front window is rotted and needs to be replaced.

28.5 The bottom of the wall in the front closet is water damaged. There is mold growth on the wall at this point(Picture 1). This appears to be a result of the roof design above. Further evaluation is needed.

28.5 Picture 1

29. BATHROOM : UNIT # 4

Styles & Materials

WALLS AND CEILINGS:
DRYWALL, PLASTER & TILE

FLOORS:
TILE

SINK(s):
PLASTIC

TUB:
PORCELAIN GLAZED / CAST IRON

TUB WALLCOVERING:
TILE

		S	S/E	M	P	CN	U	I/N
29.0	WALLS AND CEILINGS		X					
29.1	FLOOR		X					
29.2	DOORS AND WINDOWS			X				
29.3	OUTLET(S) AND FIXTURES	X						
29.4	SWITCHES	X						
29.5	EXHAUST FANS	X						
29.6	SINK BASE AND CABINETRY	X						
29.7	SINK FAUCET(S)	X						
29.8	SINK DRAIN STOPPER			X				
29.9	SINK BASIN	X						
29.10	SINK WASTE PLUMBING	X						
29.11	EXPOSED SUPPLY PLUMBING AND STOPS	X						
29.12	TOILET BOWL AND TANK	X						
29.13	TOILET SECURE/OPERATIONAL			X				
29.14	HEAT SOURCE PRESENT	X						
29.15	WATER SIGNS	X						
29.16	HOT WATER: SUPPLY	X						
29.17	TUB	X						
29.18	TUB FAUCET(S) & SHOWER HEAD	X						
29.19	TUB DRAIN STOPPER	X						
29.20	TUB DRAINS	X						
29.21	TUB WALL COVERINGS			X				
29.22	CAULKING			X				
29.23	WATER PRESSURE AND FUNCTIONAL FLOW	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:

29.0 Walls show a need for general cosmetic care.

29.1 The floor shows noticeable signs of settlement.

29.2 The entry door is out of square due to settlement.

29.8 The drain stopper is loose and needs to be repaired.

29.13 Water to the the toilet continues to run after being flushed. The fill valve in the tank needs to be replaced.

29.21 Tile walls need to be re-grouted.

29.22 The perimeter of the tub needs to be caulked into tile walls. Inside corners of tile walls need to be caulked.

30. ATTIC / INSULATION / VENTILATION

Styles & Materials

ACCESS BY:	INSPECTED FROM:	ATTIC INSULATION:
HATCH/SCUTTLE HOLE	IN THE ACCESSIBLE AREAS	ROCK WOOL LOOSE FILL/BLOWN IN
"R" VALUE:	**ATTIC / ROOF FRAMING:**	**TYPE OF SHEATHING:**
BELOW R-11	WOOD FRAMED	PLANK / BOARD

		S	S/E	M	P	CN	U	I/N
30.0	ACCESS				X			
30.1	FRAMING	X						
30.2	SHEATHING	X						
30.3	WATER / MOISTURE SIGNS			X				
30.4	INSULATION			X				
30.5	BATHROOM EXHAUST FAN(S)				X			
30.6	EXPOSED WIRING				X	X		
30.7	PLUMBING VENT PIPES	X						
30.8	CHIMNEYS AND FLUES				X	X		
30.9	EXTERIOR WALL INSULATION						X	
30.10	OTHER OBSERVATIONS			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:

30.0 (1) Inspection of the attic area was limited due to no installed floor, the lack of adequate lighting and unsafe conditions. Conditions reported reflect only the readily accessible and observable areas. Unseen conditions may exist.

(2) There was no accessible attic in unit # 4.

30.3 Framing and sheathing around the chimneys is water stained. This can be attributed to the flashing on the roof. Flashings around the chimney have been sealed with tar to resist water penetration. This type of repair is temporary at best. Monitoring is recommended.

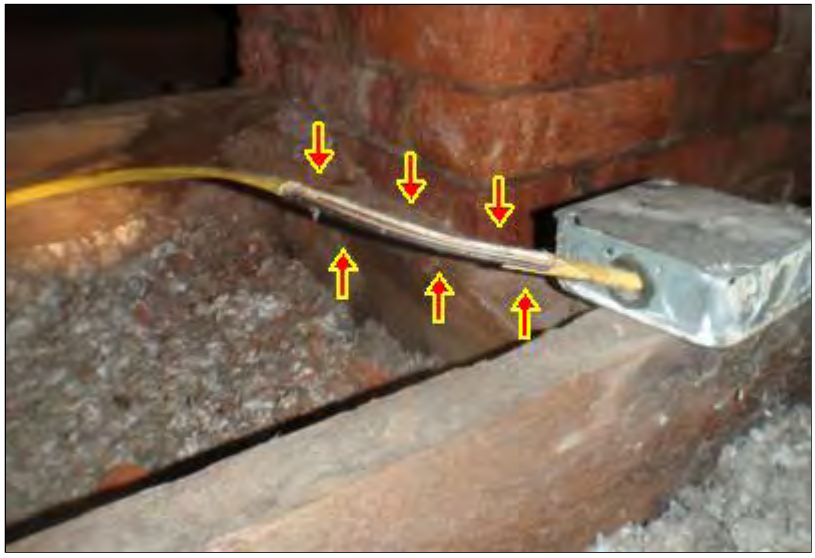
30.3 Picture 1

30.4 The attic has limited insulation by current standards. Limited insulation will promote heat loss, is a waste of energy and can contribute to ice damming and condensation issues. The attic should be better insulated for energy efficiency. It is recommended that you add additional insulation to bring "R" value to 30 or 40. Penetrations such as plumbing vents, wires and recessed light fixtures are a big source of heat loss and should be sealed with an expanding foam insulation. An insulating contractor or an energy efficiency specialist should be consulted for further evaluation and cost estimates. A well insulated attic can dramatically reduce heating and cooling expenses by nearly 30 %. For more information check the attached link.masssave.com .

30.4 Picture 1

30.5 The 3rd floor bathroom exhaust fan vents into the attic. Moisture from the bathroom venting into the attic will promote mold, mildew, decay and other problems. Correction is needed. The bathroom exhaust fan must be vented to the exterior. Rigid metal ducting, tapped at seams with an exhaust hood through the roof is recommended.

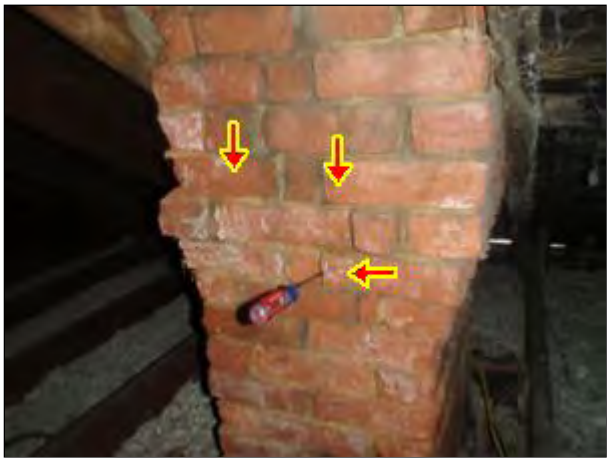
30.6 Insulation on several wires has been damaged by squirrels. This poses a fire hazard. Immediate repairs are needed. Any damaged wire must be replaced. A licensed electrician should be consulted for evaluation and needed repairs.



30.6 Picture 1

30.6 Picture 2

30.8 The chimney is severely spalling, flaking and is deteriorated. Holes were visible through to the interior. The chimney is not lined. This will allow for flue gases to enter into the attic. This is a **safety hazard** and needs immediate correction. The chimney needs to be rebuilt from at least the attic floor up. A qualified mason or chimney sweep should be consulted for further evaluation and needed repairs, prior to commitment.



30.8 Picture 1

30.9 The was no visible evidence of exterior wall insulation.

30.10 Rodent droppings were noted throughout the attic spaces(Pictures 1& 2). Squirrels have been nesting in the attic. The owner should be questioned as to any history of problems. Feces was noted on the floor throughout the attic. Decaying feces left in the attic can contribute to odor issues and indoor air quality problems. All droppings need to be properly cleaned out.

30.10 Picture 1

30.10 Picture 2

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/

Paul Cornell and Associates

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

Report Attachments

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

Questions to ask of the seller

MASSSAVE

Mass Standards of Practice & Definitions

INVOICE

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

Inspection Date: 10/14/2010
Report ID: OCT10_61 Pearl St_Newton

Customer Info:	Inspection Property:
Josesphine McNeil **Customer's Real Estate Professional:**	61 Pearl Street Newton, MA 02458

Inspection Fee:

Service	Price	Amount	Sub-Total
Multi Family - 4 Units	850.00	1	850.00

Total Price $850.00

Payment Status: Paid At Time Of Inspection
Payment Method: Check # 6633
Note: Thank You

Paul Cornell and Associates

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