Paul Cornell and Associates

Inspection Report prepared for:

Josephine McNeil

Property Address:
54 Taft Avenue
Newton MA

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COMMONWEALTH OF MASSACHUSETTS
William
Cornell
No. 693
REGISTERED
PROFESSIONAL HOME INSPECTOR

Table of Contents

Date: 10/24/2014	Time: 01:30 PM	Report ID:
Property: 54 Taft Avenue Newton MA	**Customer:** Josephine McNeil	**Real Estate Professional:**

Homes more than 5 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current building standards. While this inspection makes every effort to point out safety issues, it does not inspect for code compliance. It is common that homes of any age will have had repairs performed and some repairs may not be in a workman like manner. Some areas of repair may appear substandard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood boring insects. This is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection. Permit searches should also be done on any previous work performed on the house.

DEFINITION OF TERMS:

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

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

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

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

Present At Inspection: Client	**Inspector(s) Present:** Paul Cornell & Bill Cornell	**Age Of Structure:** Built In 1916
Radon Test: No	**Water Test:** No	**Weather:** Cloudy
Temperature: 50-55 Degrees	**Precipitation in last 3 days:** Yes	**Soil Conditions:** WET
Stories: 2	**Type of Construction:** Wood Framed / Balloon Framing	**Style:** Single Family : Colonial
On Site Start Time: 12:30 PM	**On Site Stop Time:** 2:30 PM	

1. ROOF

Styles & Materials

VIEWED ROOF COVERING FROM:
FROM GROUND
FROM GROUND WITH BINOCULARS

ROOF PITCH:
MEDIUM
STEEP

EXPOSED ROOF COVERING:
3-TAB / ASPHALT COMPOSITION

ROOF STYLE/STYLES:
GABLE
HIP

VENTILATION SYSTEM:
SOFFIT VENTS
SURFACE VENTS

FLASHING MATERIAL(S):
ALUMINUM
LEAD
RUBBER

EXPOSED ROOF:
1ST LAYER

SKY LIGHT(S):
NONE

APPROXIMATE AGE:
17-18 YEARS

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

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

S S/E M P CN U I/N

Comments:

1.0 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. Unseen conditions may exist.

1.1 The roof cover has outlived its useful service life and should be replaced.


1.1 Item 1(Picture)


1.1 Item 2(Picture)


1.1 Item 3(Picture)


1.1 Item 4(Picture)

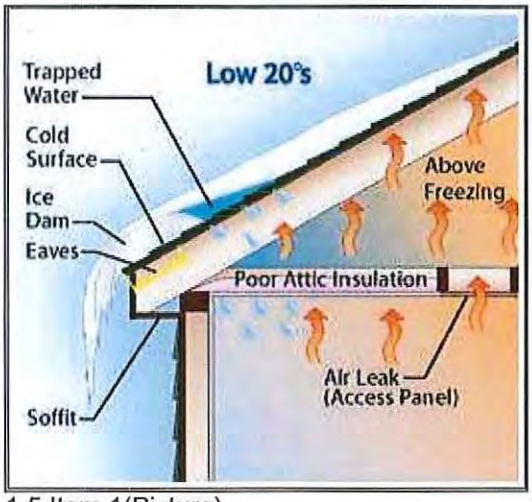

1.1 Item 5(Picture)


1.1 Item 6(Picture)

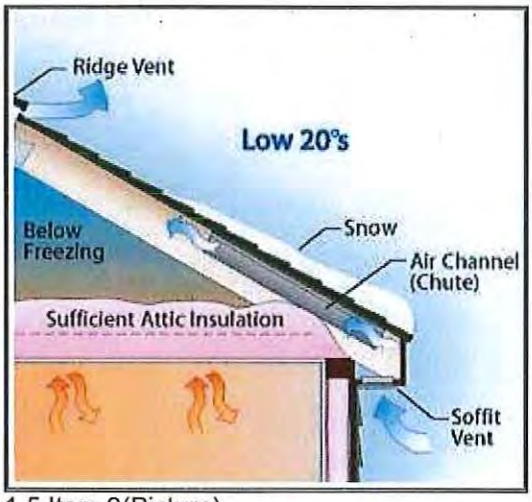
1.2 Tar laden chimney and plumbing vent flashings should be replaced.

1.2 Item 1(Picture)

1.5 Limited roof ventilation will contribute to ice damming and condensation problems during winter months, and excessive heat build up during warmer months. These conditions can considerably shorten the serviceable life of the roof cover as well as contribute to mold and decay issues. See attic section of report for recommended improvements.



1.5 Item 1(Picture)



1.5 Item 2(Picture)

THE TRUTH ABOUT ROOF LEAKS

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

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

The most frequent causes of 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. CHIMNEY(S)

Styles & Materials

CHIMNEY EXTERIOR:
BRICK

FLUE LINING:
UNKNOWN

CHIMNEY TOP:
BRICK

INSPECTED FROM:
GROUND
GROUND WITH BINOCULARS

TOTAL NUMBER OF FLUES:
1

NUMBER OF CHIMNEY STRUCTURES:
1

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

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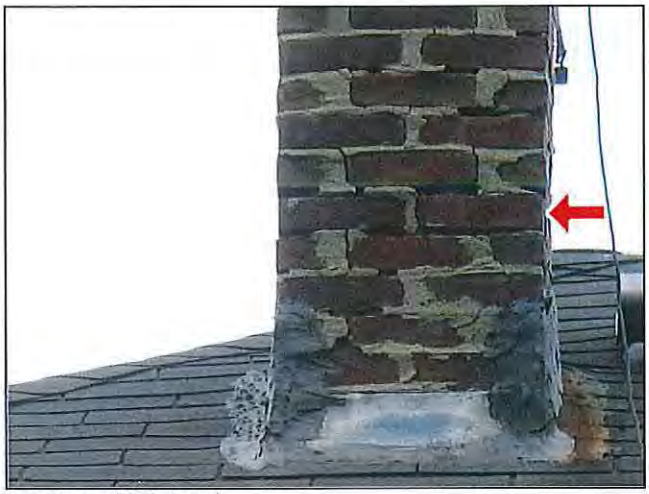
S S/E M P CN U I/N

Comments:

2.0 The chimney shows evidence of deep rooted water damage. It is recommended that the chimney be rebuilt. A qualified mason should be consulted for further evaluation.



2.0 Item 1(Picture)

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

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

CHIMNEYS

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

3. EXTERIOR WALLS

Styles & Materials

SIDING:
WOOD

SHEATHING:
PLANK/BOARD

TRIM / FASCIAS AND SOFFITS:
WOOD

SOLID MASONRY:
POURED CONCRETE FOUNDATION

ELECTRICAL ENTRANCE:
OVERHEAD

ELECTRIC ENTRANCE TYPE:
METALLIC CONDUIT

ELECTRICAL ENTRANCE LOCATION:
RIGHT FRONT

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

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Comments:

3.2 (1) Some of the exterior trim, soffits and fascias show signs of water intrusion and decay. They should be repaired as needed. A qualified contractor should be consulted for cost estimates now.

3.2 Item 1(Picture)

3.2 Item 2(Picture)

3.2 Item 3(Picture)

3.2 Item 4(Picture)

3.2 (2) All other exterior trim, soffits and fascias need to be properly prepped and painted.

3.2 Item 5(Picture)

3.5 Caulking is needed where siding meets all vertical trim to help resist water penetration and related damages.

3.5 Item 1(Picture)

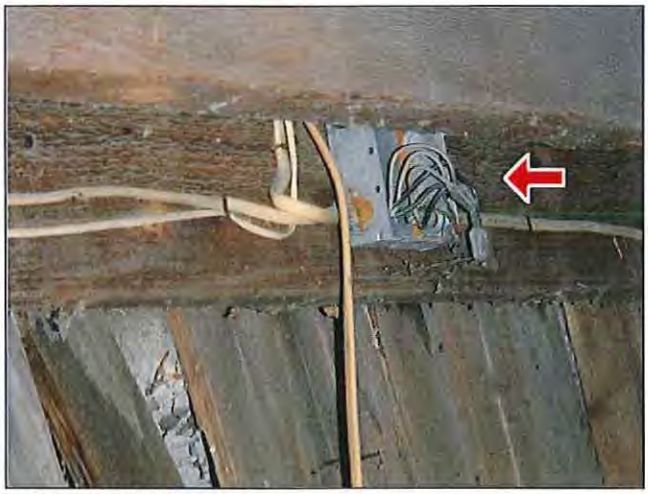
3.6 Consideration should be given to updating cellar windows with more energy efficient units.

3.6 Item 1(Picture)

3.7 Tree limbs that overhang or are against power lines pose a significant hazard. They should be cut back as needed, at once by qualified personal.

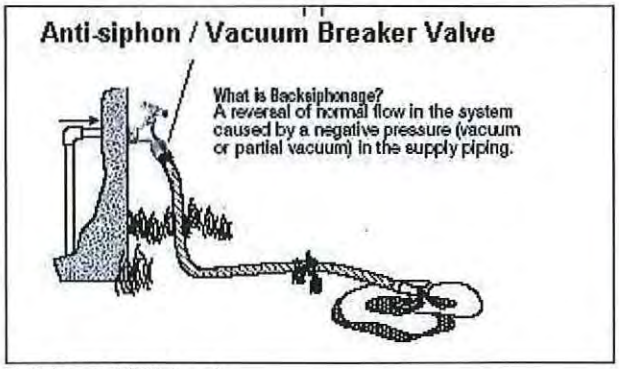
3.7 Item 1(Picture)

3.8 Sub-standard wiring below the porch should be evaluated by a qualified electrician.



3.8 Item 1(Picture)

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



3.9 Item 1(Picture)

3.9 Item 2(Picture)

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

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

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 20 feet of the foundation should be removed. Any limbs hanging over any portion of a building should also be removed.

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

4. GROUNDS AND PROPERTY DRAINAGE

Styles & Materials

GUTTERS:
ALUMINUM

DOWNSPOUTS:
ALUMINUM

EXTENSIONS:
ALUMINUM

WALKS:
CONCRETE

STAIRS AND LANDINGS:
CONCRETE
WOOD

RAILINGS:
WOOD

DECKS:
N/A

PORCH(S):
N/A

DRIVEWAY:
ASPHALT

RETAINING WALLS:
CONCRETE BLOCK

BALCONY:
N/A

FIRE ESCAPE:
N/A

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

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S S/E M P CN U I/N

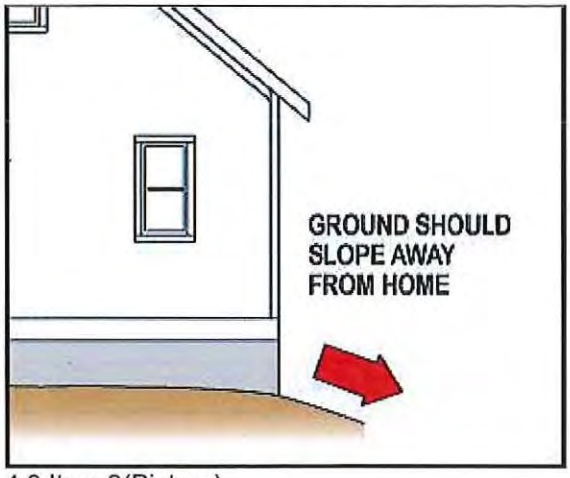
Comments:

4.0 All gutters need to be cleaned. Gutters should be cleaned semi annually. The installation of gutter strainers is recommended as they can help prevent clogging of down spouts, extensions and/or buried drains.

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

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

4.3 Item 1(Picture)



4.3 Item 2(Picture)

4.5 Uneven settlement and deterioration of walks has created safety hazards. Correction is needed.

4.5 Item 1(Picture)

4.5 Item 2(Picture)

4.5 Item 3(Picture)

4.6 The front stairs need restoration or replacement.

4.6 Item 1(Picture)

4.7 (1) All exterior steps should have a graspable handrail for safety.

4.7 Item 1(Picture)

4.7 (2) The right side entry guard rail is deteriorated and should be replaced. The base of the right side entry roof support posts are also deteriorated. Replacement is needed.

4.7 Item 2(Picture)

4.7 Item 3(Picture)

4.7 Item 4(Picture)

4.8 (1) The under side of the front porch was not accessible for inspection. The condition of the structure and the quality of workmanship is unknown. Lattice work in ground contact is conducive to decay and wood boring insects.

4.8 Item 1(Picture)

4.8 (2) Deteriorated lalley columns below the front porch should be replaced.

4.8 Item 2(Picture)

4.9 The driveway is worn, settled, is breaking apart and needs to be replaced as it is beyond repair.

4.9 Item 1(Picture)

4.10 Block retaining walls have failed and need to be replaced.

4.10 Item 1(Picture)

4.10 Item 2(Picture)

4.10 Item 3(Picture)

4.11 Barbs at the top of the chain link fencing pose a risk for personal injury. Correction is recommended.

4.11 Item 1(Picture)

GUTTERS AND DOWNSPOUTS are an extremely important element in basement dampness control. Keep gutters clean and downspout extensions in place (3 to 5 feet or more). Put strainers in downspout entrances to prevent blockage and subsequent freezing and splitting. Shortly after a rain or a thaw in winter, look for leaks at seams in the gutters. These can be re-caulked before they cause damage to fascia or soffit boards.

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.

STAIRWAYS AND RAILINGS are some of the most commonly used elements inside and outside of a dwelling. Stairways and landings under the right conditions can be dangerous and pose a certain liability. The same is so of hand and guard rails especially when they are not present. Any excessive opening, rise, inconsistency, poor workmanship, poor maintenance or deterioration in a stairway/rail system poses hazards and risks of personal injury. If any of these conditions on a stairway or rail system exist, a qualified contractor should be consulted for immediate correction.

5. DOORS & WINDOWS

Styles & Materials

EXTERIOR DOORS: WOOD

WINDOWS TYPE: DOUBLE HUNG

WINDOW MATERIALS: WOOD

WINDOW GLAZING: SINGLE

WINDOWS FITTED WITH: COMBINATION STORMS/SCREENS OF ALUMINUM

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

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S S/E M P CN U I/N

Comments:

5.0 The threshold of the right side entry door is rotted, Replacement is recommended..

5.0 Item 1(Picture)

5.1 Original wood windows need to be reglazed and painted at least. Front porch windows need to be replaced.

5.1 Item 1(Picture)

5.1 Item 2(Picture)

6. CELLAR / BASEMENT






Styles & Materials

FOUNDATION WALLS:
POURED CONCRETE

FLOOR:
CONCRETE

BEAMS:
WOOD TIMBERS

BEAM SUPPORTS:
CONCRETE FILLED STEEL COLUMNS

JOISTS:
WOOD

SILLS:
WOOD

SUBFLOOR:
BOARD

VISIBLE INSULATION:
NONE

MISCELLANEOUS:
CELLAR

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

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S S/E M P CN U I/N

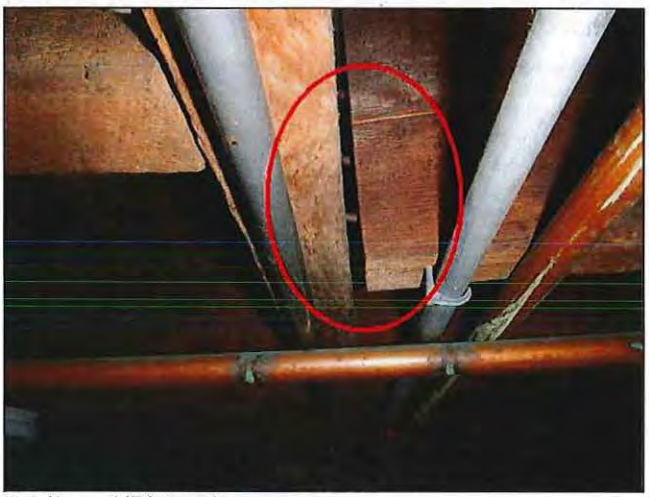
Comments:

6.3 (1) Joist end connections at the stairway framing header should be carried by properly sized and fastened hangers to resist any further nail bend, separation or connection failure as is evident.

6.3 Item 1(Picture)

6.3 Item 2(Picture)

6.3 Item 3(Picture)



6.3 Item 4(Picture)

6.3 (2) The basement stairway framing header junctures should be post supported to better resist sag and settlement typical of this area.

6.3 Item 5(Picture)

6.3 (3) Any joist that has been notched is considered compromised and should be sistered.

6.3 Item 6(Picture)

6.3 (4) Joist end connections in shear should be carried by properly sized and fastened hangers to resist nail bend, separation or connection failure.

6.3 Item 7(Picture)

6.7 No basement is impervious to water entry. Under certain conditions seepage or flooding may occur. The owner needs to be consulted as to any history of past water entry. The basement shows evidence of past water entry. Exterior control measures are recommended.

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

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

6.11 (1) Balloon framing should be fire stopped as needed.

6.11 Item 1(Picture)

6.11 (2) The underside of the first floor platform should be insulated to help conserve energy.

6.11 Item 2(Picture)

6.11 (3) Sill areas should be insulated and air sealed to resist cold air infiltration.

6.12 Corroded bulkhead door hinges need to be replaced

6.12 Item 1(Picture)

6.13 (1) The cellar stairway needs proper hand and guard rails for safety.

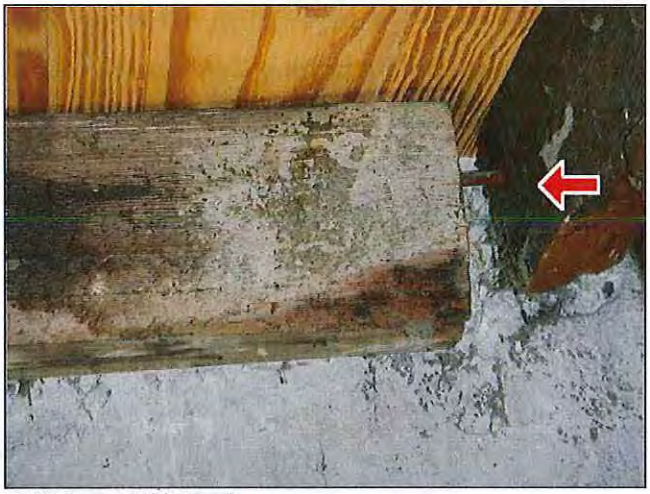
6.13 Item 1(Picture)

6.13 (2) The base of the cellar stairs are decayed. Repair is recommended.

6.13 Item 2(Picture)

6.13 (3) The cellar stairs need to be properly re-supported. Consideration should be given to re-building the stairs.

6.13 Item 3(Picture)



6.13 Item 4(Picture)

6.13 Item 5(Picture)

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

7. HYDRONIC HEATING SYSTEM

A service contract should be obtained on the heating system as anything mechanical can fail without notice.

Styles & Materials

UNIT SERVES:
WHOLE HOUSE

APPROXIMATE AGE OF SYSTEMS:
5 YEARS

SYSTEM TYPE:
FORCED HOT WATER

 # OF HEATING ZONES:
2

THERMOSTAT TYPE:
PROGRAMMABLE

RATED INPUT CAPACITY:
80000 BTU / HR

TYPE OF BOILER:
STAINLESS STEEL
CAST ALUMINUM

FLUE PIPE MATERIAL:
GALVANIZED

HEATING SYSTEM MANUFACTURER:
MUNCHKIN

TYPE OF FUEL:
GAS

TYPE OF PIPING AND FITTINGS:
COPPER
BLACK IRON

UNIT LOCATED:
IN THE CELLAR

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

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S S/E M P CN U I/N

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

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S S/E M P CN U I/N

Comments:

7.14 The installation of a condensate neutralizer cartridge is recommended.

7.14 Item 1(Picture)

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

CIRCULATORS are mechanical devices that can fail without notice. Older style circulator pumps require periodic oiling of the bearing assembly. Oiling 2-3 times a year is recommended. 30 weight motor oil should be used. Armatures on the older style pumps should also be oiled annually. 1-2 drops is recommended. This should be done with the annual servicing of the boiler. Modern cartridge style circulator pumps are water lubricated and require no maintenance.

8. WATER HEATER

Styles & Materials

MANUFACTURER:
SUPER STOR (Heat Transfer Products)

APPROXIMATE AGE OF UNIT:
5 YEARS

FUEL TYPE:
INDIRCECT GAS

CAPACITY OF TANK(s):
45 GALLONS

FLUE PIPE MATERIAL:
N/A

		S	S/E	M	P	CN	U	I/N
8.0	COLD WATER SHUTOFF	•						
8.1	PLUMBING CONNECTIONS	•						
8.2	VACUUM RELIEF VALVE	•						
8.3	TEMPERATURE / PRESSURE RELIEF VALVE	•						
8.4	COMBUSTION AIR SOURCE	•						
8.5	EXTERIOR CASING	•						
8.6	CIRCULATOR	•						
8.7	HOT WATER: SUPPLY	•						

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

S S/E M P CN U I/N

Comments:

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

9. PLUMBING SYSTEM

Styles & Materials

MAIN WATER SHUT OFF LOCATION:
FRONT OF CELLAR

WATER SOURCE:
PUBLIC/MUNICIPAL

TYPE OF WATER MAIN:
IRON

WATER SUPPLY PIPES:
COPPER TUBING

WASTE DISPOSAL SYSTEM:
PUBLIC/MUNICIPAL

WASTE AND VENT PIPES:
CAST IRON
PLASTIC (PVC)

		S	S/E	M	P	CN	U	I/N
9.0	VISIBLE SUPPLY PLUMBING		•					
9.1	VISIBLE WASTE AND VENT PIPES		•					
9.2	CROSS-CONNECTION	•						
9.3	WATER PRESSURE	•						

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

S S/E M P CN U I/N

Comments:

9.0 (1) Visible supply plumbing appeared functional as intended at this time. Copper tubing should be supported with proper hangers. Copper or plastic is recommended as steel will and has caused galvanic action to occur.

9.0 Item 1(Picture)

9.0 (2) The main water line in from the street is iron. This type of pipe tends to corrode and fail internally. Failure typically occurs with out warning.

9.0 Item 2(Picture)

9.1 Visible waste plumbing appears functional as intended at this time. Pipes below the floor should be scoped to know there integrity.

9.1 Item 1(Picture)

10. ELECTRICAL SERVICE PANELS

Styles & Materials

MAIN BOX LOCATION:
RIGHT FRONT OF THE CELLAR

MAIN SERVICE WIRE:
ALUMINUM CABLES

ELECTRIC PANEL MANUFACTURER:
GENERAL ELECTRIC

BOX RATED:
100-AMPS

MAIN OVERLOAD PROTECTION:
BREAKER

BRANCH WIRING:
COPPER
TIN COATED COPPER

TYPE OF BRANCH WIRING:
NON-METALLIC CABLE
ARMORED CABLE
CONDUIT

BRANCH PROTECTION:
BREAKERS

CIRCUIT LABELING:
PARTIALLY / ACCURACY OF LABELING IS UNKNOWN

SYSTEM GROUNDED AT:
WATER PIPES
ELECTRIC COMPANY

 # OF BRANCH CIRCUTS AT THE MAIN PANEL(s):
17

SYSTEM RATED AT:
100 AMPS / 220 VOLTS

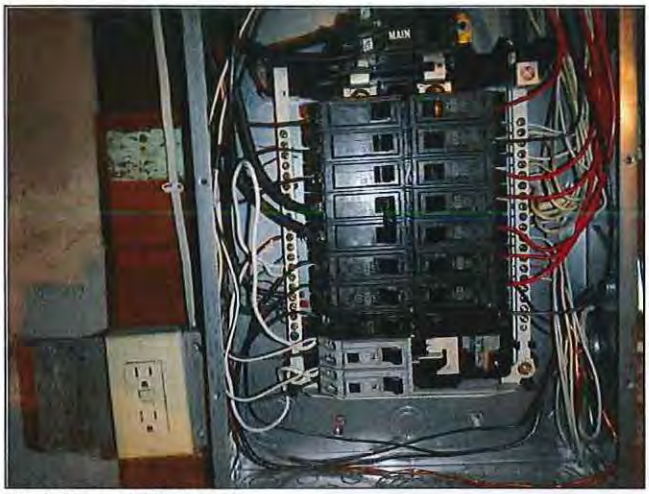
		S	S/E	M	P	CN	U	I/N
10.0	GROUNDING	•						
10.1	SERVICE CABLE AT MAIN BOX	•						
10.2	BUSHINGS / KNOCK-OUTS / TWIST-OUTS	•						
10.3	CIRCUIT BREAKERS (MAIN PANEL)		•					
10.4	OTHER VISIBLE WIRING	•						

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

S S/E M P CN U I/N

Comments:

10.3 All circuits appear properly protected at this time.



10.3 Item 1(Picture)

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

11. LAUNDRY

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

Dryer vents should be cleaned semi-annually. Metal ducting should be used on all dryer vents. Lint build up in a dryer vent can dramatically reduce efficiency and is a potential fire hazard.

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

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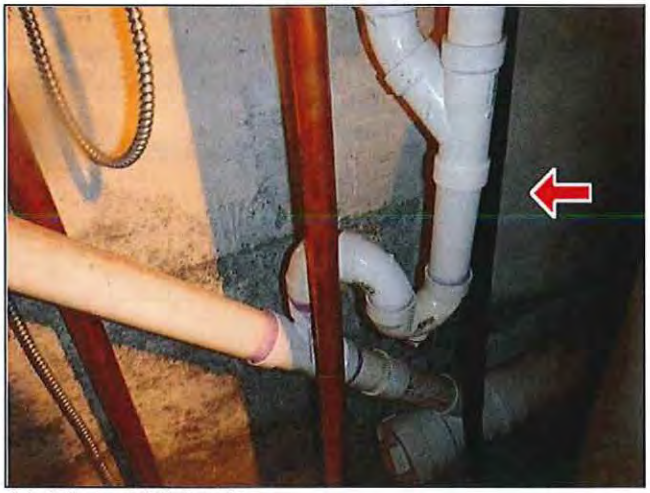
S S/E M P CN U I/N

Comments:

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

11.2 Item 1(Picture)

11.4 The washer trap is not vented and may be subject to siphoning.



11.4 Item 1(Picture)

12. KITCHEN & BREAKFAST AREA

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

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S	S/E	M	P	CN	U	I/N

Comments:

12.0 The walls and ceiling need general cosmetic care.

12.1 Wood floors need to be refinished.

12.3 Any outlet in the kitchen other than the refrigerator outlet that are not ground fault protected should be updated with GFCI devices.

13. HALLWAYS AND ENTRIES

Styles & Materials

WALLS AND CEILINGS:
DRYWALL

FLOORS:
WOOD

DOORS:
WOOD

TYPE OF HEAT SOURCE:
FORCED HOT WATER RADIATORS

TYPE OF COOLING SOURCE:
NONE

		S	S/E	M	P	CN	U	I/N
13.0	WALLS AND CEILINGS		•					
13.1	FLOORS			•		•		
13.2	DOORS AND WINDOWS	•						
13.3	ELECTRICAL SWITCHES	•						
13.4	ELECTRICAL OUTLETS AND FIXTURES	•						
13.5	HEAT SOURCE PRESENT	•						
13.6	STAIRWAYS AND RAILINGS	•						
13.7	WATER SIGNS	•						
13.8	PRESENCE OF SMOKE AND CO DETECTORS		•					

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S S/E M P CN U I/N

Comments:

13.0 The walls and ceiling need general cosmetic care.

13.1 The sag in the foyer floor is due to failed framing techniques below. Repairs are needed.

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

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

14(A) . SUN ROOM

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

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S S/E M P CN U I/N

Comments:

14.0.A The walls and ceilings need minor cosmetic touch-up.

14.4.A The entry door binds due to settlement. Frayed or broken window ropes pose a hazard and should to be replaced at once.

14(B) . DINING ROOM

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

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S S/E M P CN U I/N

Comments:

14.0.B The walls and ceiling need general cosmetic care.

14.4.B Frayed or broken window ropes pose a hazard and should to be replaced at once.

14(C) . LIVING ROOM

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

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S S/E M P CN U I/N

Comments:

14.4.C Frayed or broken window ropes pose a hazard and should to be replaced at once.

15(A) . LEFT FRONT BEDROOM

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

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

S S/E M P CN U I/N

Comments:

15.0.A The walls and ceiling need general cosmetic care.

15(B) . LEFT REAR BEDROOM

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

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

S	S/E	M	P	CN	U	I/N

Comments:

15.0.B The walls and ceiling need general cosmetic care.

15(C) . RIGHT REAR BEDROOM

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

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

S	S/E	M	P	CN	U	I/N

Comments:

15.0.C The walls and ceiling need general cosmetic care.

15.4.C Outlets are limited. Additional outlets should be added.

16. 2ND FLOOR BATHROOM

Styles & Materials

WALLS AND CEILINGS:
DRYWALL
TILE

FLOORS:
TILE

SINK(s):
PLASTIC

TUB:
CAST IRON

TUB WALLCOVERING:
TILE

		S	S/E	M	P	CN	U	I/N
16.0	WALLS AND CEILING		•					
16.1	FLOOR	•						
16.2	DOORS AND WINDOWS	•						
16.3	OUTLET(S) AND FIXTURES			•				
16.4	SWITCHES	•						
16.5	EXHAUST FAN			•				
16.6	SINK BASE AND CABINETRY	•						
16.7	SINK FAUCET(S)	•						

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

S S/E M P CN U I/N

		S	S/E	M	P	CN	U	I/N
16.8	SINK DRAIN STOPPER			•				
16.9	SINK BASIN	•						
16.10	EXPOSED SUPPLY PLUMBING AND STOPS	•						
16.11	SINK WASTE PLUMBING	•						
16.12	TOILET BOWL AND TANK	•						
16.13	TOILET SECURE/OPERATIONAL	•						
16.14	HEAT SOURCE PRESENT	•						
16.15	WATER SIGNS	•						
16.16	TUB	•						
16.17	TUB FAUCET(S) & SHOWER HEAD	•						
16.18	TUB DRAIN STOPPER			•				
16.19	TUB DRAINS	•						
16.20	CAULKING	•						
16.21	TUB WALL COVERINGS	•						
16.22	WATER PRESSURE AND FUNCTIONAL FLOW	•						

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

S	S/E	M	P	CN	U	I/N

Comments:

16.0 The walls and ceiling need general cosmetic care.

16.3 There is no outlet. The installation of a GFCI outlet is recommended.

16.5 The installation of an exhaust fan that vents to the exterior is recommended.

16.8 The sink drain stopper is broken and needs to be replaced.

16.18 The trip waste is corroded and should be replaced.

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

SLOW DRAINS on sinks, tubs, and showers are usually due to build-up of hair and soap scum. Most sink pop-ups can be easily removed for cleaning. Some tubs have a spring attached to the closing lever that acts as a catch for hair. It may require removing a couple of screws to disassemble. If you cannot mechanically remove the obstruction, be kind to your pipes. ***Don't use* a *caustic cleaner.*** There are several bacteria-based drain cleaners available. They are available at hardware stores in areas where septic tanks are used. These drain cleaners take a little longer to work, but are safe for you and your pipes.

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

17. ATTIC / INSULATION / VENTILATION

Styles & Materials

ACCESS BY:
PERMANENT STAIRS

INSPECTED FROM:
ACCESSIBLE ATTIC AREAS

TYPE OF SHEATHING:
PLANK / BOARD

ATTIC INSULATION:
FIBERGLASS ROLL/BATTS

APPROXIMATE "R" VALUE:
APPROXIMATE R-19

ATTIC ROOF FRAMING:
WOOD FRAMED

ATTIC FLOOR FRAMING:
WOOD FRAMED

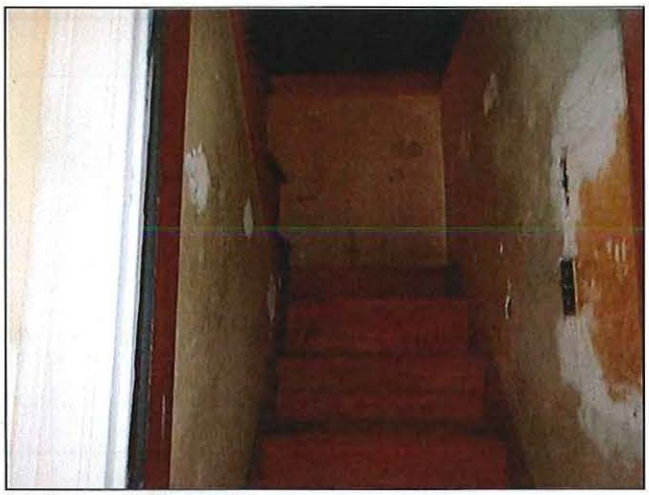
		S	S/E	M	P	CN	U	I/N
17.0	ACCESS			•				
17.1	FRAMING		•					
17.2	SHEATHING		•					
17.3	INSULATION			•				
17.4	VENTILATION			•				
17.5	EXPOSED WIRING			•		•		
17.6	PLUMBING VENT PIPES	•						
17.7	CHIMNEYS AND/OR FLUES		•					
17.8	EXTERIOR WALL INSULATION						•	
17.9	WATER SIGNS		•				•	

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

S S/E M P CN U I/N

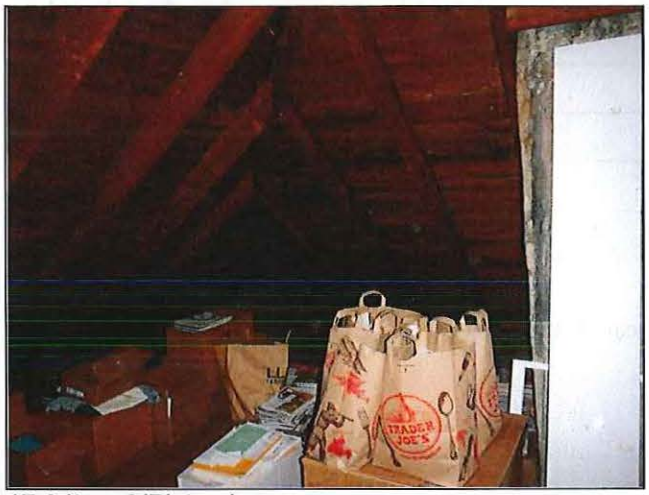
Comments:

17.0 (1) The attic stairway needs a handrail for safety.

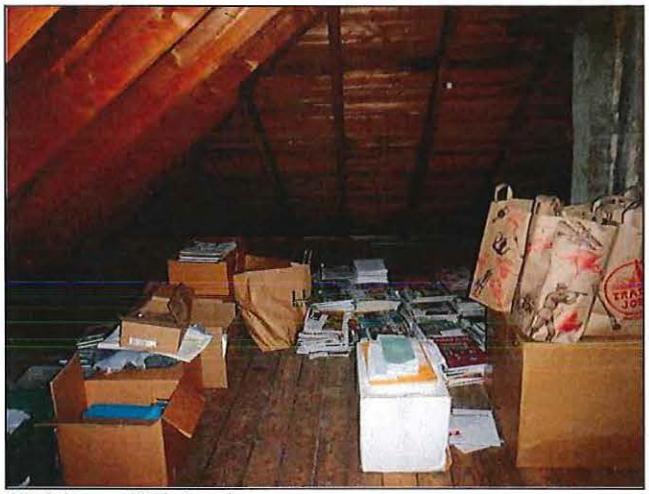


17.0 Item 1(Picture)

17.0 Item 2(Picture)



17.0 Item 3(Picture)



17.0 Item 4(Picture)

17.0 (2) Guard rails are needed around the attic stairway opening for safety.

17.0 Item 5(Picture)

17.0 (3) The attic inspection was limited due to depth of insulation, obstructions/storage, lack of adequate lighting and floor coverings. Unseen conditions may exist.

17.0 Item 6(Picture)

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

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

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

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

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

17.5 Wiring to the attic outlet needs to be protected by conduit.

17.5 Item 1(Picture)

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

17.9 Item 1(Picture)

17.9 Item 2(Picture)

INSULATION in the attic floor is one of the most cost-effective measures you can take. Modern construction will have insulation values of R30 to R40 in attic floors. Older homes with attic floors can have insulation blown in without tearing up the floor. Have your local utility do an energy survey before deciding on any conservation project.

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

INVOICE

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Inspected By: Paul Cornell

Inspection Date: 10/24/2014
Report ID:

Customer Info:	Inspection Property:
Josephine McNeil **Customer's Real Estate Professional:**	54 Taft Avenue Newton MA

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 0 - 2,000	575.00	1	575.00

Tax $0.00
Total Price $575.00

Payment Method:
Payment Status: Awaiting Payment
Note:

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Report Attachments

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

266 CMR Standards of Practice and Definitions

REQUIRED HANDOUT PURSUANT TO 266 CMR 6.08

Questions to ask of the seller

Paul Cornell and Associates

Paul Cornell

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