Paul Cornell and Associates

Inspection Report
prepared for:

Kenneth Schalk

Property Address:
384 - 386 High Street
Clinton, MA

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

Date of Inspection : 6/4/2008	**Time Started :** 01:00 PM	**Time Completed :** 05:23 PM
Property Adress : 384 - 386 High Street Clinton, MA	**Report Prepared For :** Kenneth Schalk	**Report ID :** Clinton_384 - 386 High Street_JUN08

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	Commercial : Mixed Use
Age Of Building:	**Type of Construction:**	**Stories:**
80 Years	Solid Masonry & Wood Framed	2.5
Weather Conditions:	**Temperature:**	**Rain in last 3 days:**
Cloudy and Light Rain	55-60 Degrees	Yes
Soil Conditions:	**Radon Test:**	**Water Test:**
Wet	No	No

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site. The report was performed in accordance with the standards of practice CMR 266.
http://www.mass.gov/
?pageID=ocaterminal&L=6&L0=Home&L1=Licensee&L2=Division+of+Professional+Licensure+Boards&L3=Bo
http://www.mass.gov/
?pageID=ocaterminal&L=6&L0=Home&L1=Licensee&L2=Division+of+Professional+Licensure+Boards&L3=Bo

Table of Contents

1. ROOF

Styles & Materials

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

EXPOSED ROOF COVERING(S):
ARCHITECTURAL ASPHALT / FIBERGLASS SHINGLES
MODIFIED BITUMINOUS

EXPOSED ROOF:
2ND LAYER

APPROXIMATE AGE OF ROOF COVER:
5-7 YEARS

ROOF STYLE/STYLES:
GABLE
SHED

ROOF PITCH:
STEEP

FLASHING MATERIAL/S:
ALUMINUM
LEAD
PLASTIC

VENTILATION SYSTEM:
RIDGE VENT
SOFFIT VENTING (LIMITED)

SKY LIGHT (S):
NONE

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

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

Comments:

1.0 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.

1.0 Picture 1

1.0 Picture 2

1.1 ROOF COVERING : The roof cover appears to have been more recently replaced. The owner should be consulted as to when the roof was replaced and on any warranty information.

1.2 FLASHINGS : Lead chimney 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. Framing in the attic showed signs of recent water penetration. 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 and the walkable roof surface(s).

1.5 VENTILATION : Perforated soffit coverage has been installed on the underside of eaves. It is unclear if soffit venting is truly functional. Proper ventilation of the roof system and attic requires an adequate air flow from the soffit to the upper vents. The lack of proper 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 the attic attic section of report for additional information.

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.

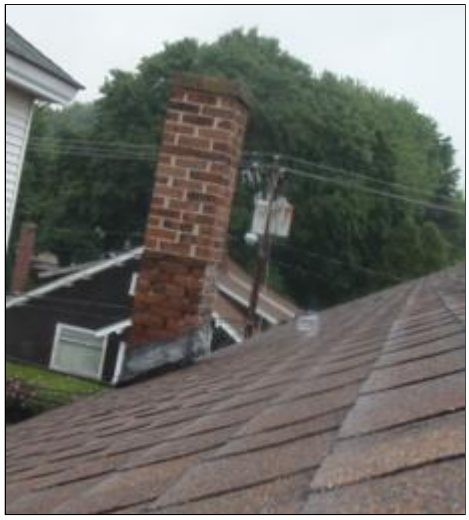
The best way to start tracking a roof leak is to become familiar with the many possible causes. Then, by carefully examining the roof and using the process of elimination, you should be able to locate its source.

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). RIGHT CHIMNEY



Styles & Materials

CHIMNEY EXTERIOR:	FLUE LINING:	NUMBER OF FLUES:
BRICK	TILE	1
CHIMNEY TOP:	**INSPECTED FROM:**	
CAST CEMENT	GROUND	

		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	**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:

2.0.A 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.

2.0.A Picture 1

2.1.A FLUE LINING(S) : 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.A RAIN CAP/ANIMAL SCREEN : The chimney has no rain cap/ animal screen. The lack of a rain cap animal screen can allow for water penetration and wildlife to nest in the flues. The installation of a 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:
METAL

FLUE LINING:
METAL

NUMBER OF FLUES:
1

CHIMNEY TOP:
METAL

INSPECTED FROM:
ROOF SURFACE

		S	S/E	M	P	CN	U	I/N
2.0.B	EXTERIOR CHIMNEY	X						
2.1.B	FLUE LINING(S)	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

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

A Level II Inspection is the recommended level of inspection:

- Upon addition or removal of one or more connected appliances, or replacement of an appliance with one of dissimilar type, input rating or efficiency.
- Prior to relining or replacement of flue lining.
- Upon sale or transfer of the property.
- After an operating malfunction or external event likely to have caused damage to the chimney.

3. EXTERIOR WALLS

Styles & Materials

SIDING:
T111 PLYWOOD
VINYL(Clapbaord)

SHEATHING:
PLANK/BOARD

TRIM / FASCIAS AND SOFFITS:
WOOD
METAL
VINYL/PLASTIC

MASONRY VENEER:
BRICK

ELECTRICAL ENTRANCE:
OVERHEAD

ELECTRIC ENTRANCE TYPE:
NON-METALLIC CONDUIT

ELECTRICAL ENTRANCE LOCATION:
RIGHT SIDE

		S	S/E	M	P	CN	U	I/N
3.0	SIDING			X				
3.1	SHEATHING						X	
3.2	TRIM			X				
3.3	FASCIAS AND SOFFITS			X				
3.4	CAULKING			X				
3.5	MASONRY VENEER			X				
3.6	SOLID MASONRY			X				
3.7	FLASHINGS						X	
3.8	OUTSIDE ELECTRICAL OUTLETS/FIXTURES	X						
3.9	EXTERIOR FAUCET(S)			X				
3.10	CELLAR WINDOWS			X				
3.11	SERVICE DROP AND ELECTRIC ENTRY CABLES (OVERHEAD)	X						
3.12	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:

3.0 SIDING : T 111 siding on the right side of the rear addition is not fully painted. Some of this siding is starting to decay and needs to be replaced.

3.0 Picture 1

3.0 Picture 2

3.2 (1) **TRIM** : Several pieces of the plastic trim around the store front are damaged and need to be replaced. A few pieces are loose and need to be secured. Some are missing and need to be replaced.

3.2 Picture 1

3.2 Picture 2

3.2 Picture 3

(2) Wooden trim on the right rear corner of the rear addition is decayed. Replacement is needed.

3.2 Picture 4

3.3 FASCIAS AND SOFFITS : Metal coverage on the left rear soffit is loose and falling off. Repairs are needed.

3.3 Picture 1

3.3 Picture 2

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

(2) Conduits through the brick veneer needs to be sealed with caulking.

3.4 Picture 1

3.5 MASONRY VENEER : The masonry veneer is in need of tuck pointing. The brick veneer should be coated with an active water repellent to help resist related damages. Bricks are made of clay and will absorb water causing expansion, cracking and spalling. A quality sealant will penetrate brick, mortar and reduce the risk for potential problems.

3.6 SOLID MASONRY :

3.9 EXTERIOR FAUCET(S) : Faucets were inoperative when turned on at the time of the inspection.
All exterior faucets should be fitted with vacuum breakers / anti-siphon devices to prevent potential cross connections and contamination of the potable water supply system. The rear faucet should be secured to a weather tight mounting block designed for vinyl siding. Hoses should be disconnected from faucets in the fall prior to freezing weather to allow for proper draining and winterizing. Hoses being left on can cause to faucets or supply piping to freeze and split.

3.10 CELLAR WINDOWS : Cellar windows are weather beaten, fit loosely and will allow for cold air infiltration. Windows need to be restored. Replacement with modern insulated windows is recommended.

3.12 OTHER OBSERVATIONS : The left rear, right rear and right forward posts supporting the rear addition are water damaged and decayed. Replacement is needed. A qualified & licensed contractor should be consulted for needed repairs.

3.12 Picture 1

3.12 Picture 2

3.12 Picture 3

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.

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.

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

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.

Styles & Materials

GUTTERS:	DOWNSPOUTS:	EXTENSIONS:
NONE	NONE	NONE
WALKS:	**STAIRS AND LANDINGS:**	**RAILINGS:**
CONCRETE	CONCRETE WOOD	WOOD
DRIVEWAYS:	**RETAINING WALLS:**	**PORCH:**
ASPHALT	STONE	WOOD FRAMED

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

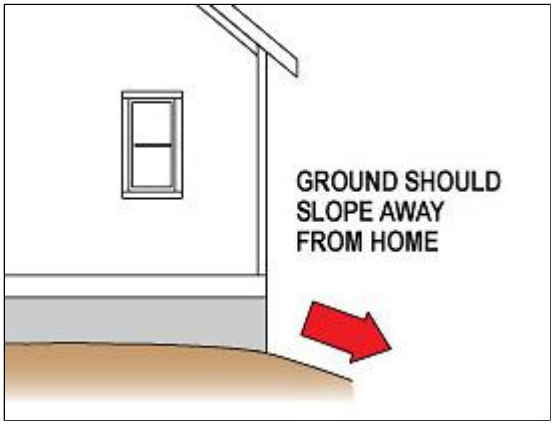
S=Satisfactory, S/E=Satisfactory Except as Noted, M=Marginal, P=Poor, CN=Concern, U=Unknown, I/N=Inoperative/Not Operated

Comments:

4.0 GUTTERS : There are no gutters. Proper gutter and downspout installation on all soffits is strongly recommended to more effectively manage roof water. They would be most beneficial in directing roof water away from the foundation and controlling splash back and related problems. The installation of seamless aluminum gutters is recommended.

4.2 EXTENSIONS : Extensions will be needed at all points of surface discharge if gutters are to be installed. 3 to 5 feet off of the foundation is recommended.

4.3 FOUNDATION GRADING : For proper drainage foundation grading needs to be built up and maintained to slope away from the house for a minimum of 1" per foot for 5 feet, wherever possible.



4.3 Picture 1

4.4 PROPERTY DRAINAGE : The house is down grade of a hill. This can contribute to drainage problems and water related issues.

4.5 WALKS : The concrete walk along the left side of the house has settled is uneven and should be replaced, as trip hazards exist.

4.8 PORCHES : The wooden post and skirt walls supporting the rear porch are rotted, carpenter ant damaged and termite damaged. Repairs are needed. The post needs to be replaced. Active carpenter ants were observed. Treatment is needed.

4.8 Picture 1

4.8 Picture 2

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

4.11 FENCING : Chain link fencing along the right side and rear of the property has sharp and jagged edges which poses a risk for personal injury. Fencing should be installed sharp side down.

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

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

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

5. DOORS & WINDOWS

Styles & Materials

EXTERIOR DOORS:
WOOD & GLASS
METAL & GLASS
STEEL INSULATED WITH GLASS
W/ STORM DOORS

WINDOWS TYPE:
DOUBLE HUNG
FIXED
AWNING

WINDOW MATERIALS:
VINYL
ALUMINUM

WINDOW GLAZING:
SINGLE
MULTIPLE

WINDOWS FITTED WITH:
PLASTIC AND METAL SCREENS

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

S=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 cellar entry door has a broken piece of glass. The frame of this door is termite damaged. Complete replacement of the door is needed.

5.0 Picture 1

5.0 Picture 2

(2) The double doors in the storage area off the rear of the store front open with no landing, deck or railings in front of the doors. This is a safety hazard and poses a risk for serious injury. These doors are less than weather tight and will be a waste of energy. Removal is recommended. If doors are to remain guard rails need to be installed.

5.1 (1) **PRIMARY WINDOWS, EXTERIOR** : One of the store front windows is damaged, has a hole and needs to be repaired or replaced.

5.1 Picture 1

5.1 Picture 2

(2) Original wooden windows in the store front need to be re-glazed and painted. Windows of this age tend to be worn, loose fitting and drafty. Replacement with modern insulated windows should be considered.

(3) Several of the insect screens in the 2nd floor are damaged and need to be replaced.

6. GARAGE

Styles & Materials

LOCATION:

UNDER

		S	S/E	M	P	CN	U	I/N
6.0	ACCESS			X				
6.1	WALLS AND CEILINGS			X				
6.2	FLOOR	X						
6.3	ELECTRICAL SWITCHES			X				
6.4	ELECTRICAL FIXTURES AND OTHER VISIBLE WIRING			X				
6.5	OUTLETS : GFCI			X				
6.6	GARAGE DOOR(S)			X				
6.7	SERVICE DOOR HOUSE	X						
6.8	FIRE SEPARATION				X			

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

Comments:

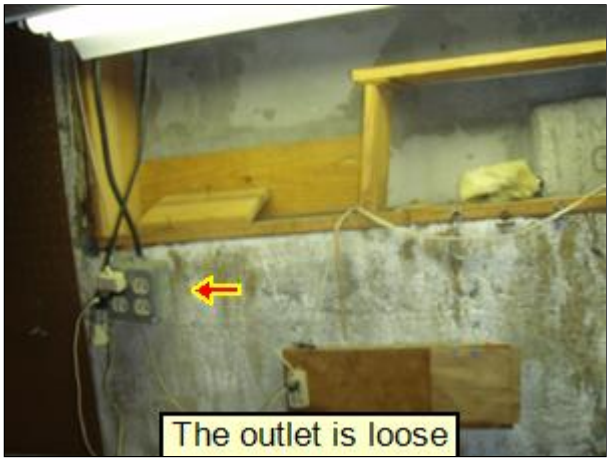
6.0 ACCESS : The interior of the garage was filled with storage at the time of the inspection. Access was greatly limited, as a result. Unseen conditions may exist and be exposed when storage is removed. Framing members are not readily accessible due to finished ceiling.

6.1 WALLS AND CEILINGS : The ceiling in the rear of the garage is poorly installed, is loose and falling down. Repair is needed.

6.3 ELECTRICAL SWITCHES : The switch for the light fixture is not permanently installed.

6.4 ELECTRICAL FIXTURES AND OTHER VISIBLE WIRING : The existing light fixtures are not permanently installed. The installation of permanent hard wired light fixtures is recommended.

6.5 OUTLETS, GFCI : The outlet is loose and needs to be secured. The outlet is not GFCI protected as is current standard. Updating is recommended as GFCI protection can prevent shock or electrocution. A licensed electrician should be consulted.



6.5 Picture 1

6.6 GARAGE DOOR(S) : Consideration should be given for complete replacement of the garage door with a steel insulated unit for energy efficiency.

6.8 FIRE SEPARATION : The ceiling needs covering with fire rated sheetrock.

6.8 Picture 1

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

FIRE SEPARATION as used in this report refers to a building practice that requires a one-hour nominal firewall separating an attached garage from the house. This practice began in the mid-1950's, so earlier homes are not expected to have this feature; newer homes accomplish the separation by covering the common garage wall with a special gypsum board and using a solid core door to the house. The most common breach of this separation is improper materials used for hatches to that connect to the home's attic. Most municipalities will accept plywood with a sheet metal covering on the garage side as a rated opening.

7. BASEMENT / CELLAR AREA

Styles & Materials

FOUNDATION WALLS:
POURED CONCRETE

TYPE OF FLOOR:
CONCRETE

BEAMS:
WOOD TIMBERS

BEAM SUPPORTS:
CONCRETE FILLED STEEL COLUMNS

FLOOR FRAMING:
WOOD JOISTS

MISCELLANEOUS:
CELLAR

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

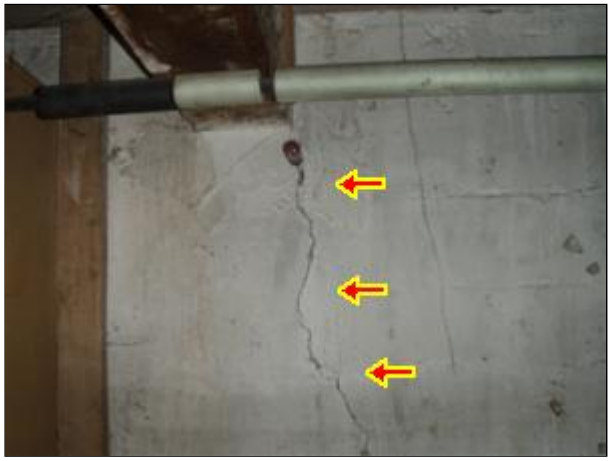
S=Satisfactory, S/E=Satisfactory Except as Noted, M=Marginal, P=Poor, CN=Concern, U=Unknown, I/N=Inoperative/Not Operated

Comments:

7.0 ACCESS : The cellar was filled with storage at the time of the inspection. This greatly limited access to foundation walls, the floor and sills around the perimeter. Unseen conditions may exist. Further evaluation is recommended, prior to closing, when the basement is cleaned out. Inadequate lighting also greatly limited evaluation at the time of inspection.

7.1 FLOOR : Expected shrinkage cracks are visible in the floor.

7.2 FOUNDATION WALLS : Foundation walls show typical and expected settlement cracking. Cracks of this nature can allow for water seepage and cold air infiltration. Repair with epoxy injection is recommended.



7.2 Picture 1

7.2 Picture 2

7.3 OUTLETS AND FIXTURES : Outlets are the ungrounded style and should be replaced with modern 3 pole receptacles. All outlets should be updated with GFCI protection for safety.

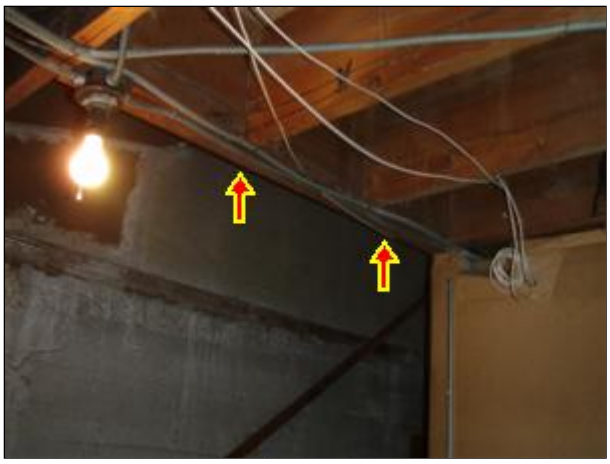
7.4 CHIMNEY BASE : The chimney base is full of debris and needs to be cleaned. Immediate attention is needed as debris within can obstruct the flue passage at the flue pipe connection from the heating system and allow for flue gas spillage into the house. A certified chimney sweep should be consulted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

7.4 Picture 1

7.5 (1) **JOISTS / SILLS** : The sill at the right front of the basement is water damaged and needs to be replaced.

7.5 Picture 1

(2) Joist ends at the stairway framing header should be carried by hangers to resist nail bend or separation.



7.5 Picture 2

7.9 (1) **DRYNESS / WATER SIGNS** : Under severe conditions any basement or cellar can get wet or flood. The cellar showed signs of past water entry. Water stains were noted on the wall between the garage and the cellar area.The owners should be questioned as to any history of past issues.

(2) The basement shows signs of recent water seepage through the foundation. Cracks in the foundation need to be repaired. Epoxy injection is recommended. Exterior conditions as noted on the drainage section of the report appear to be a contributing factor to water issues and should be addressed.

7.9 Picture 1

7.11 (1) **INSULATION / FIRE STOPPING** : Plumbing chases and framing by the chimney need to be fire stopped.

7.11 Picture 1

(2) The building is balloon framed. Exterior wall framing above sills needs to be fire stopped.

7.11 Picture 2

7.11 Picture 3

7.11 Picture 4

7.12 CELLAR STAIRS : Stringers at the bottom of the cellar stairway are termite damaged. Repair is needed.

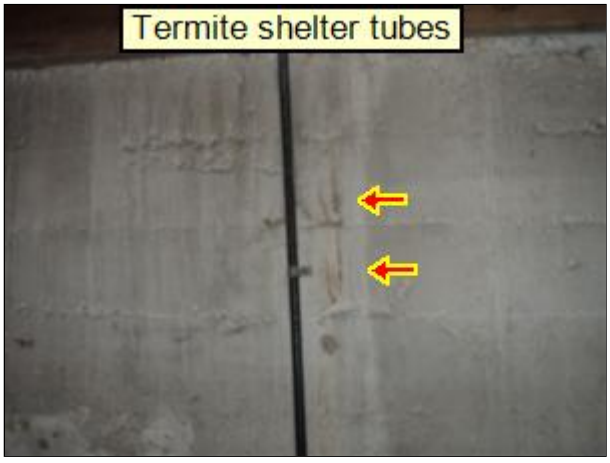
7.12 Picture 1

7.12 Picture 2

7.13 (1) **OTHER OBSERVATIONS** : The abandon oil tank at the right front corner of the cellar should be removed as it can no longer be used. The local fire marshall should be consulted on regulations for abandon tanks.

7.13 Picture 1

(2) Termite shelter tubes were noted on the front foundation wall. Termite damage was noted to the bottom of the cellar stair stringers and the frame of the basement door. treatment for termites is recommended. A licensed pest control specialist should be consulted.



7.13 Picture 2

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.

8. HOT AIR HEATING SYSTEM

THE HEATING SYSTEM WAS NOT OPERATIONAL AT THE TIME OF THE INSPECTION. The pilot lite was out. A qualified heating contractor should be consulted.

Styles & Materials

TYPE OF SYSTEM:
FORCED HOT AIR

UNIT SERVES:
OFFICES

TYPE OF FUEL:
GAS

THERMOSTAT TYPE:
MANUAL

HEATING SYSTEM MANUFACTURER:
MODINE

APPROXIMATE AGE OF SYSTEM:
25 Years

BLOWER FAN:
DIRECT DRIVE

		S	S/E	M	P	CN	U	I/N
8.0	SERVICE SWITCH	X						
8.1	VISIBLE HEAT EXCHANGER						X	
8.2	GAS SUPPLY PIPE	X						
8.3	GAS CONTROL VALVE	X						
8.4	BURNER(S)						X	X
8.5	FLUE PIPE CONNECTOR	X						
8.6	BLOWER / FAN MOTOR							X
8.7	OTHER OBSERVATIONS				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:

8.1 VISIBLE HEAT EXCHANGER : The heat exchanger is not readily accessible. Evaluation of the heat exchanger would require dismantling of the furnace which is beyond the scope of inspection.

8.4 BURNER(S) : The pilot lite was off at the time of the inspection.

8.7 OTHER OBSERVATIONS : Exposed insulation above the furnace is charred. This poses a fire hazard. Immediate correction is needed if the furnace is to be used. Proper sheetrock needs to be installed.

CLOCK OR SETBACK THERMOSTATS have the potential of paying for themselves in just a few months. If your home is not equipped with one, ask your heating contractor about the many models available.

HUMIDIFIERS can be troublesome accessories on furnaces. It is difficult to determine if they are working properly, and they require regular care, cleaning and annual servicing to assure proper operation, especially if the water source for the home is from a private, municipal or community well. Manuals and operating instructions should be obtained from the seller. The use of furnace-mounted humidifiers is not recommended; a malfunctioning humidifier can rust out a furnace rather quickly, and can also have serious health impacts. Reservoir-type humidifiers have been criticized by health experts because of the risk of bacteria and mold growth. The flow through type humidifiers are less likely to develop bacteria, although there is that possibility. Improperly adjusted humidifiers can allow for excessive moisture to be introduce into the living areas and can contribute to condensation and potential mold issues. Humidifier settings need to be adjusted depending on outside air temperature to perform correctly .

FORCED AIR SYSTEMS should have filters changed every 30 to 60 days during the heating and cooling seasons. This is especially true if you have central air conditioning. A dirty air filter can dramatically reduce the efficiency of the system and lead to premature failure of your compressor.

9(A). HYDRONIC HEATING SYSTEM / 1ST FLOOR

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:
WEIL MCLAIN

TYPE OF BOILER:
CAST IRON

TYPE OF FUEL:
GAS

APPROXIMATE AGE OF SYSTEM:
14 YEARS

RATED INPUT CAPACITY:
140000 BTU / HR

THERMOSTAT TYPE:
MANUAL

TYPE OF PIPING AND FITTINGS:
COPPER
BLACK IRON
CAST IRON

 # OF HEATING ZONES:
2

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

S	S/E	M	P	CN	U	I/N

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

Comments:

9.4.A BURNER(S) : Gas burners should be inspected and serviced annually. A combustion analysis should be performed to ensure proper operation. Improperly adjusted or dirty burners can produce elevated and dangerous levels of carbon monoxide.

9.5.A PRESSURE RELIEF VALVE : The relief valve is leaking and needs to be replaced. A licensed plumber or heating contractor should be consulted for repair.

9.6.A EXPOSED PIPES / VALVES AND FITTINGS : Heating pipes running through garage need to be insulated to protect from freezing problems during winter months.

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

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

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

CLOCK OR SETBACK THERMOSTATS have the potential of paying for themselves in just a few months. If your home is not equipped with one, ask your heating contractor about the many models available.

9(B). HYDRONIC HEATING SYSTEM / 2ND FLOOR

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

Styles & Materials

SYSTEM TYPE:
STEAM

HEATING SYSTEM MANUFACTURER:
BURNHAM

TYPE OF BOILER:
CAST IRON

TYPE OF FUEL:
GAS

APPROXIMATE AGE OF SYSTEM:
6 YEARS

RATED INPUT CAPACITY:
140000 BTU / HR

THERMOSTAT TYPE:
MANUAL

TYPE OF PIPING AND FITTINGS:
BLACK IRON
CAST IRON

		S	S/E	M	P	CN	U	I/N
9.0.B	SERVICE SWITCH	X						
9.1.B	BACK FLOW PREVENTER			X				
9.2.B	BURNER(S)		X					
9.3.B	PRESSURE RELIEF VALVE	X						
9.4.B	EXPOSED PIPES / VALVES AND FITTINGS				X			
9.5.B	FIREBOX / REFRACTORY	X						
9.6.B	FLUE PIPE CONNECTOR	X						
9.7.B	HEAT EXCHANGER		X					
9.8.B	EXPOSED WIRING AND CONTROLS	X						
9.9.B	LOW WATER CUT OFF		X					
9.10.B	AUTO FEED	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

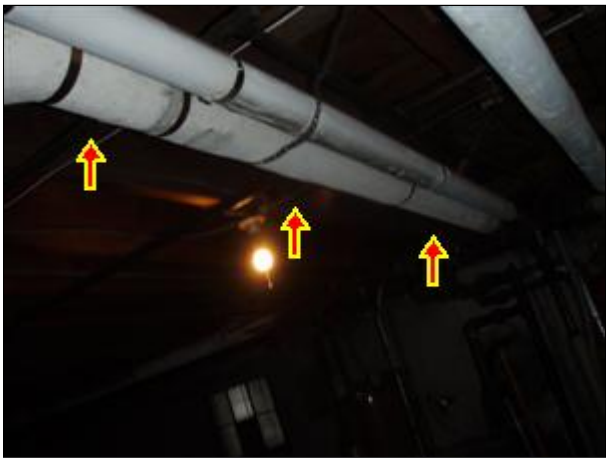
Comments:

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

9.2.B BURNER(S) : Gas burners should be inspected and serviced annually. A combustion analysis should be performed to ensure proper operation. Improperly adjusted or dirty burners can produce elevated and dangerous levels of carbon monoxide.

9.4.B EXPOSED PIPES / VALVES AND FITTINGS : Insulation on heat pipes appears to contain asbestos. Much of this insulation throughout the cellar area is damaged, loose and can pose an environmental hazard and health risk. Removal is recommended. A licensed abatement contractor should be consulted for further evaluation and cost estimates, **prior to commitment**.

9.4.B Picture 1



9.4.B Picture 2

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

9.9.B LOW WATER CUT OFF : The low water cut off responded normally at this time when flushed.

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

CLOCK OR SETBACK THERMOSTATS have the potential of paying for themselves in just a few months. If your home is not equipped with one, ask your heating contractor about the many models available.

STEAM HEATING SYSTEMS require a working knowledge by the home owner. The low water cut off should be flushed off at least once a week during the heating system. Sludge can build up in the cut off and prevent it from working as designed. The water level must be maintained. The sight glass should be between 2/3 to 3/4. Boilers and their components require annual servicing. A service contract should be obtained as any mechanical can fail at anytime without notice.

10. PLUMBING SYSTEM

Styles & Materials

WATER SOURCE:
PUBLIC/MUNICIPAL

MAIN WATER SHUT OFF LOCATION:
FRONT LEFT OF THE CELLAR

TYPE OF WATER MAIN:
IRON

WATER SUPPLY PIPES:
TYPE"L" COPPER TUBING
TYPE"M" COPPER TUBING
COPPER PIPE
BRASS PIPE
GALVANIZED STEEL

WASTE DISPOSAL SYSTEM:
PUBLIC/MUNICIPAL

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

		S	S/E	M	P	CN	U	I/N
10.0	VISIBLE SUPPLY PLUMBING				X			
10.1	VISIBLE WASTE AND VENT PIPES				X	X		
10.2	WATER PRESSURE	X						
10.3	CROSS-CONNECTION			X				
10.4	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:

10.0 (1) **VISIBLE SUPPLY PIPES** : There is a fair amount of original supply plumbing is still in service. Visible pipes and fittings show evidence of serious corrosion at threaded joints and are leaking. Replacement is needed.

10.0 Picture 1

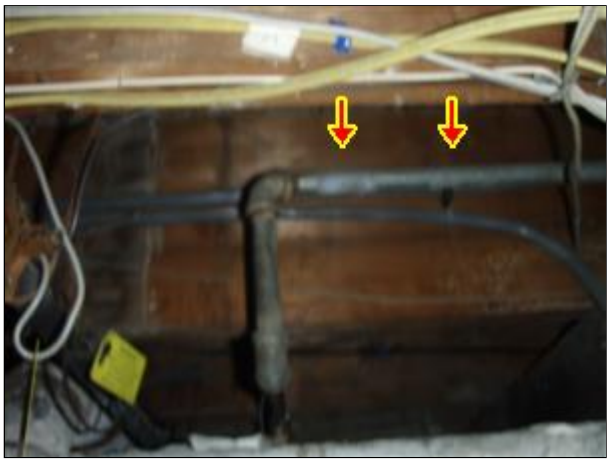
10.0 Picture 2

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

10.0 Picture 3

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

(4) Galvanized supply pipes for the exterior faucets should be replaced as needed.



10.0 Picture 4

10.1 (1) **VISIBLE WASTE AND VENT PIPES** : There is a fair amount of older waste plumbing still in use. Waste plumbing from the tub in the 2nd floor is leaking and needs immediate repair. Waste plumbing for the 2nd floor kitchen sink and washer drain is not properly configured and will be problematic with clogging and siphoning issues. Correction is needed. A licensed plumber should be consulted for further evaluation , prior to commitment.

10.1 Picture 1

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

10.1 Picture 2

(3) Galvanized steel waste piping will be problematic with clogging and should be replaced with PVC.

(4) The toilet in the 1st floor is leaking and needs repair.

10.3 CROSS-CONNECTION : Exterior faucets should be equipped with anti siphon devices to prevent potential cross connections and contamination of the water supply system. Water supply to the 2nd floor heating system needs a back flow preventer, as this poses a cross connection.

10.4 OTHER OBSERVATIONS : Galvanized steel pipes were used for gas supply. Galvanized steel is not allowed for gas supply. Replacement with an approved material is needed. A licensed plumber should be consulted for further evaluation and needed repairs.

10.4 Picture 1

CROSS-CONNECTION is a plumbing term used to identify locations in which the potable water supply could become contaminated by wastewater, even if the potable lines would have to suck up the contaminated water. The most common example is a hose attached to a laundry sink spout and lying in a basin of dirty water. A negative pressure on the water system, as might be caused by a fire department pumper, could suck up the dirty water and contaminate the drinking water. Water supply to hydronic heating systems can also pose a cross connection if water supply is shut off at the main or if pressure is loss. Today Hydronic heating system are required to have a back flow preventer as water in these systems could also contaminate potable water. Although cross-connections are not allowed on new plumbing, they are still found in older homes. Cross-connection codes in older homes are enforced differently from one municipality to the next; most require correction only when remodeling/replacement is done.

WATER HAMMER is a phenomenon you may notice when you run your washing machine or dishwasher. If you hear the pipes bang, you have water hammer. Air chambers can be added to the pipes in the basement. There are several types available, including mechanical shock absorber that can be put on the water heater. Talk to a plumbing store, or call your plumber. Besides being annoying, water hammer can actually cause failures and leaks. It should be corrected.

11. WATER HEATER

Styles & Materials

MANUFACTURER:
VAUGHN

APPROXIMATE AGE OF UNIT:
10 Years

FUEL TYPE:
ELECTRIC

CAPACITY OF TANK:
60 GALLON

		S	S/E	M	P	CN	U	I/N
11.0	COLD WATER SHUTOFF			X				
11.1	PLUMBING CONNECTIONS	X						
11.2	VACUUM RELIEF VALVE	X						
11.3	TEMPERATURE / PRESSURE RELIEF VALVE	X						
11.4	EXTERIOR CASING	X						
11.5	ELECTRIC SERVICE CABLE	X						
11.6	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:

11.0 COLD WATER SHUTOFF : The cold water shut is not readily accessible and should be relocated.

11.6 OTHER OBSERVATIONS : The water heater has a tag indicating it is rented. The owner should be consulted.

11.6 Picture 1

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.

12(A). ELECTRICAL SERVICE PANEL / 1ST FLOOR

The main panel is a Federal Pacific Stab Lok Panel. These panels have known latent defects and have been found to cause fires. Circuit breakers may not disconnect when overloaded. Some breakers in these panels are not well bonded and can overheat or arc at spine. Federal Pacific is no longer in business. Immediate replacement of the panel is recommended. A licensed electrician should be consulted for further evaluation, prior to commitment.

Styles & Materials

MAIN BOX LOCATION:
RIGHT FRONT OF THE CELLAR

MAIN SERVICE WIRE:
ALUMINUM CABLES

SYSTEM RATED AT:
100 AMPS / 220 VOLTS

MAIN OVERLOAD PROTECTION:
CIRCUIT BREAKER
(AL RATED)

ELECTRIC PANEL MANUFACTURER:
SIEMENS

BOX RATED:
125-AMPS

BRANCH PROTECTION:
CIRCUIT BREAKERS
(AL RATED)

 # OF BRANCH CIRCUTS AT THE MAIN PANEL:
11

BRANCH WIRING:
COPPER
ALUMINUM CABLE
TIN COATED COPPER

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

CIRCUIT LABELING:
ALL (Accuracy Of Labeling Unkown)

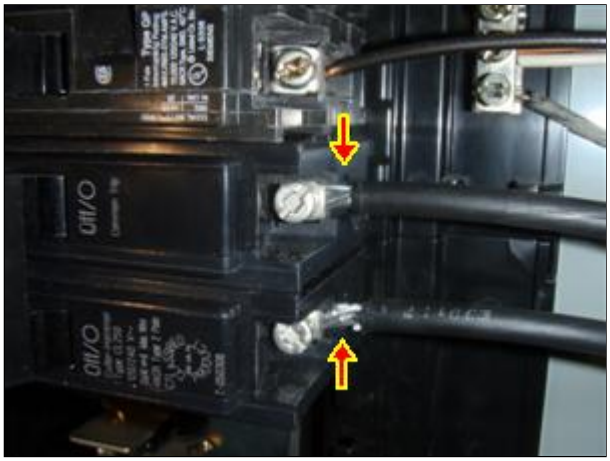
SYSTEM GROUNDED AT:
WATER PIPES
ELECTRIC COMPANY
GROUND ROD

		S	S/E	M	P	CN	U	I/N
12.0.A	SERVICE CABLE AT MAIN BOX	X						
12.1.A	GROUNDING	X						
12.2.A	BUSHINGS / KNOCK-OUTS / TWIST-OUTS	X						
12.3.A	CIRCUIT BREAKERS(Main Panel)		X					
12.4.A	SUB PANEL(S)				X	X		

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

Comments:

12.3.A CIRCUIT BREAKERS : The panel is rated for 20 breakers, it has 13. All circuits appear to be properly protected at this time. Aluminum service cables connected to terminals of the 40 amp 220 volt circuit breaker need to be coated with an anti-oxidant compound to prevent corrosion, resistance and to ensure a good bond.



12.3.A Picture 1

12.4.A (1) **SUB PANEL** : The panel is manufactured by Federal Pacific. Federal Pacific breakers have known latent defects and may not disconnect power in the case of an overload. This could pose a fire hazard. Breakers can also arc where they attach to the buss. Replacement of the panel is recommended. A licensed electrician should be consulted for further evaluation, **prior to commitment.** See the attached link for additional information: http://www.inspect-ny.com/fpe/fpepanel.htm

12.4.A Picture 1

12.4.A Picture 2

(2) One circuit breaker in the panel is double tapped. 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.

12.4.A Picture 3

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.

12(B). ELECTRICAL SERVICE PANEL / 2ND FLOOR

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

Styles & Materials

MAIN BOX LOCATION:
RIGHT FRONT OF THE CELLAR

MAIN SERVICE WIRE:
ALUMINUM CABLES

SYSTEM RATED AT:
100 AMPS / 220 VOLTS

MAIN OVERLOAD PROTECTION:
CIRCUIT BREAKER
(AL RATED)

ELECTRIC PANEL MANUFACTURER:
SIEMENS

BOX RATED:
125-AMPS

BRANCH PROTECTION:
CIRCUIT BREAKERS

 # OF BRANCH CIRCUTS AT THE MAIN PANEL:
9

BRANCH WIRING:
COPPER
TIN COATED COPPER

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

CIRCUIT LABELING:
ALL (Accuracy Of Labeling Unkown)

SYSTEM GROUNDED AT:
WATER PIPES
ELECTRIC COMPANY
GROUND ROD

		S	S/E	M	P	CN	U	I/N
12.0.B	SERVICE CABLE AT MAIN BOX	X						
12.1.B	GROUNDING	X						
12.2.B	BUSHINGS / KNOCK-OUTS / TWIST-OUTS	X						
12.3.B	CIRCUIT BREAKERS(Main Panel)		X					
12.4.B	AFCI BREAKERS	X						

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

Comments:

12.3.B CIRCUIT BREAKERS : All circuits appear to be properly protected at this time. The panel is rated for 20 breakers, it has 11.

12.3.B Picture 1

12(C). ELECTRICAL SERVICE PANEL / HOUSE

Styles & Materials

MAIN BOX LOCATION:
RIGHT FRONT OF THE CELLAR

MAIN SERVICE WIRE:
ALUMINUM CABLES

SYSTEM RATED AT:
125 AMPS / 220 VOLTS

MAIN OVERLOAD PROTECTION:
CIRCUIT BREAKER
(AL RATED)

ELECTRIC PANEL MANUFACTURER:
SIEMENS

BOX RATED:
100-AMPS

BRANCH PROTECTION:
CIRCUIT BREAKERS

 # OF BRANCH CIRCUTS AT THE MAIN PANEL:
8

BRANCH WIRING:
COPPER
ALUMINUM CABLE
TIN COATED COPPER

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

CIRCUIT LABELING:
ALL (Accuracy Of Labeling Unkown)

SYSTEM GROUNDED AT:
WATER PIPES
ELECTRIC COMPANY
GROUND ROD

		S	S/E	M	P	CN	U	I/N
12.0.C	SERVICE CABLE AT MAIN BOX	X						
12.1.C	GROUNDING	X						
12.2.C	BUSHINGS / KNOCK-OUTS / TWIST-OUTS	X						
12.3.C	CIRCUIT BREAKERS(Main Panel)		X					
12.4.C	GFCI AT PANEL	X						
12.5.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:

12.3.C CIRCUIT BREAKERS : The panel is rated for 20 breakers, it has 9. All circuits appear to be properly protected at this time.

12.3.C Picture 1

12.5.C OTHER VISIBLE WIRING : Loose wiring throughout the basement needs to be properly secured. Secondary wiring throughout the basement is sloppy and appears non professional. Wire splices need to be made in secure junction boxes. A licensed electrician should be consulted for further evaluation and needed repairs.

12.5.C Picture 1

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. LAUNDRY

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

Dryer vents should be cleaned at least once a year. Metal ducting should be used on all dryer vents. Lint build up in a dryer vent can dramatically reduce efficiency and is a potential fire hazard.

		S	S/E	M	P	CN	U	I/N
13.0	110 VOLT OUTLET	X						
13.1	DRYER HOOKUP ELECTRIC/220	X						
13.2	DRYER VENT			X				
13.3	WASHER HOT / COLD FAUCETS	X						
13.4	WASHER DRAIN AND TRAP			X				
		S	**S/E**	**M**	**P**	**CN**	**U**	**I/N**

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

Comments:

13.2 DRYER VENT : The dryer vent in the 2nd floor unit is not permanently installed.

13.4 WASHER DRAIN AND TRAP : The washer drain in the 2nd floor is not properly plumbed. The drain ties into the same pipe as the kitchen sink and may prove to be problematic. A licensed plumber should be consulted for correction.

14. HALLWAYS AND ENTRIES

Styles & Materials

WALLS AND CEILINGS:
DRYWALL AND PLASTER
PLASTER AND LATHE
WOOD
METAL(TIN CEILINGS)

FLOORS:
CARPET
HARDWOOD
TILE
9" SQUARE TILE (POSSIBLE ASBESTOS CONTENT)

DOORS:
WOOD

TYPE OF HEAT SOURCE:
FORCED HOT WATER / BASEBOARD RADIATORS
STEAM RADIATORS

TYPE OF COOLING SOURCE:
THROUGH WALL AIR CONDITIONER(S)

		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	STAIRWAYS AND RAILINGS	X						

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

Comments:

14.0 (1) **WALLS AND CEILINGS** : Walls and ceiling show a need for general cosmetic care and touch up. Some of the plaster in the 2nd floor hallway is damaged, loose and needs repair.

14.0 Picture 1

(2) Ceilings show evidence of chronic paint peeling problems. This appears to be a result of calcimine. Correction usually requires resurfacing of the ceiling with new drywall.

14.1 FLOORS : Floors show typical signs of settlement. Hardwood floors need to be sanded and refinished.

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

		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	STOVE HOOK UP GAS/ELECTRIC	X						
15.14	EXHAUST FAN		X					
15.15	WATER SIGNS	X						

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

Comments:

15.0 WALLS AND CEILINGS : Walls and ceiling show a need for general cosmetic care and touch up.

15.1 FLOOR : Vinyl flooring is loose, damaged and lifted. Vinyl floor tiles beneath may contain asbestos.

15.4 ELECTRICAL OUTLETS : Outlets are not grounded. Correction is needed as this can negate branch protection and poses a risk for electrical shock or electrocution. A licensed electrician should be consulted for evaluation and repair.

15.11 EXPOSED SUPPLY PIPING : Supply pipes are older and are corroded at threaded fittings. Replacement is needed.

15.12 EXPOSED WASTE PIPING : Waste plumbing is not properly configured, will be prone to clogging and leaking problems. Correction is needed. The drain is an S trap which are no longer permitted as they are not vented and prone to siphoning. A licensed plumber should be consulted.

15.12 Picture 1

15.14 EXHAUST FAN : There is no exhaust fan. The installation of an exhaust fan, vented to the exterior, is recommended.

16(A). LIVING ROOM

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

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

Comments:

16.0.A Walls and ceiling show a need for general cosmetic care and touch up. The ceiling shows evidence of chronic paint peeling problems. This appears to be a result of calcimine. Correction usually requires resurfacing of the ceiling with new drywall.

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

16.4.A One window screen is damaged. Windows are are not well installed. Sashes do not fit tight against the balances. This will allow for cold air infiltration. Repairs are needed.

16(B). DINING ROOM

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

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

Comments:

16.0.B Walls and ceiling show a need for general cosmetic care and touch up. The rear wall needs crack repair. The ceiling shows evidence of chronic paint peeling problems. This appears to be a result of calcimine. Correction usually requires resurfacing of the ceiling with new drywall.

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

16.3.B Outlets are limited. Outlets are not grounded. Correction is needed as this can negate branch protection and poses a risk for electrical shock or electrocution. A licensed electrician should be consulted for evaluation and repair.

16(C). STOREFRONT

		S	S/E	M	P	CN	U	I/N
16.0.C	WALLS AND CEILING			X				
16.1.C	FLOOR			X				
16.2.C	ELECTRICAL SWITCHES	X						
16.3.C	OUTLETS AND FIXTURES			X				
16.4.C	DOORS AND WINDOWS			X				
16.5.C	HEAT SOURCE PRESENT		X					X
16.6.C	COOLING SOURCE PRESENT	X						
16.7.C	WET BAR	X						
16.8.C	WATER SIGNS				X			
16.9.C	OTHER OBSERVATIONS				X	X		

S	S/E	M	P	CN	U	I/N

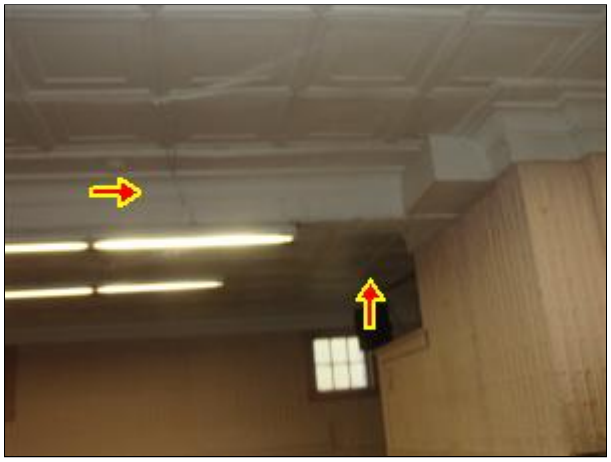
S=Satisfactory, S/E=Satisfactory Except as Noted, M=Marginal, P=Poor, CN=Concern, U=Unknown, I/N=Inoperative/Not Operated

Comments:

16.0.C (1) Walls and ceiling show a need for general cosmetic care and touch up.

(2) The ceiling below the 2nd floor bathroom is water damaged.

16.0.C Picture 1



16.0.C Picture 2

(3) Exposed insulation in the rear store room is flammable and must be covered by sheetrock. Insulation above the furnace is charred and burnt. Immediate correction is needed.

16.0.C Picture 3

16.0.C Picture 4

16.1.C Carpeting is soiled damaged and worn.

16.3.C Outlets by the sink are not GFCI protected and should be updated for safety.

16.4.C The rear doors are less than weather tight. Removal or replacement is needed.

16.4.C Picture 1

16.5.C The gas space heater in the storage area was not operational at the time of the inspection.

16.8.C The ceiling and rear wall in the store room area is water damaged.

16.9.C (1) The hole in the chimney can allow for flue gas spillage and poses a fire hazard. This opening needs to be properly capped and sealed off. Immediate correction is needed as hazards exist A qualified chimney weep should be consulted for correction.

16.9.C Picture 1

(2) Rafters of the rear store room room are not properly supported by the rear wall. Repairs are needed. A qualified contractor should be consulted.

16.9.C Picture 2

17(A). LEFT FRONT BEDROOM

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

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

Comments:

17.0.A Walls and ceiling show a need for general cosmetic care and touch up.

17.1.A The floor finish is worn. Hardwood flooring needs to be sanded and re-finished. 3 coats of polyurethane is recommended.

17.2.A One window screen is damaged.

17.4.A Outlets are limited.

17.5.A The light fixture is not safely wired. Removal is needed.

17(B). CENTER BEDROOM

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

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

Comments:

17.0.B Walls and ceiling show a need for general cosmetic care and touch up.

17.1.B The floor shows typical signs of settlement and slopes to the center of the house. The floor finish is worn. Hardwood flooring needs to be sanded and re-finished. 3 coats of polyurethane is recommended.

17.4.B Outlets are limited. Outlets are not grounded. Correction is needed as this can negate branch protection and poses a risk for electrical shock or electrocution. A licensed electrician should be consulted for evaluation and repair.

17(C). LEFT REAR BEDROOM

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

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

Comments:

17.0.C Walls and ceiling show a need for general cosmetic care and touch up. The ceiling shows evidence of chronic paint peeling problems. This appears to be a result of calcimine. Correction usually requires resurfacing of the ceiling with new drywall.

17.1.C The floor shows typical signs of settlement. The floor finish is worn. Hardwood flooring needs to be sanded and re-finished. 3 coats of polyurethane is recommended.

17.2.C Several of the windows are not properly connected to their balances and need repair as windows won't stay up.

17.4.C Outlets are limited. An outlet on each wall is recommended. Extension cord usage is an unsafe practice and poses a fire hazard. Outlets are not grounded. Correction is needed as this can negate branch protection and poses a risk for electrical shock or electrocution. A licensed electrician should be consulted for evaluation and repair.

18(A). 1st FLOOR BATHROOM

Styles & Materials

WALLS AND CEILINGS:	FLOORS:	SINK(s):
WOOD	CONCRETE	PORCELAIN GLAZED CAST IRON
SUSPENDED CEILING		

		S	S/E	M	P	CN	U	I/N
18.0.A	WALLS AND CEILING				X			
18.1.A	FLOOR	X						
18.2.A	DOORS AND WINDOWS	X						
18.3.A	OUTLET(S) AND FIXTURES			X				
18.4.A	SWITCHES							X
18.5.A	EXHAUST FAN			X				
18.6.A	SINK FAUCET(S)			X				
18.7.A	SINK BASIN	X						
18.8.A	EXPOSED SUPPLY PLUMBING AND STOPS			X				
18.9.A	SINK WASTE PLUMBING			X				
18.10.A	TOILET BOWL AND TANK	X						
18.11.A	TOILET SECURE/OPERATIONAL				X			
18.12.A	HEAT SOURCE PRESENT		X					

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

Comments:

18.0.A The ceiling is water damaged due to the leaking bathroom above.

18.0.A Picture 1

18.3.A There is no outlet. A GFCI outlet is needed. The light fixture is not working.

18.5.A There is no exhaust fan. The installation of an exhaust fan, vented to the exterior, is recommended.

18.6.A The faucet is corroded, leaking and needs to be replaced.

18.8.A Supply stops are corroded.

18.9.A Sink waste plumbing is antiquated and may prove problematic.

18.11.A The toilet is leaking at the floor. Immediate repair is needed.

18.11.A Picture 1

18.12.A There is no heat source.

18(B). 2nd FLOOR BATHROOM

Styles & Materials

WALLS AND CEILINGS:
DRYWALL & PLASTER
PLASTIC TILE

FLOORS:
TILE

SINK(s):
PLASTIC

TUB:
PORCELAIN GLAZED / CAST IRON

TUB WALLCOVERING:
TILE
PLASTIC WALL TILE

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

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

Comments:

18.1.B Floor tiles have lost their bond, are loose and lifting and need repair. This is typically a result of improper installation. Repair will most likely require replacement of the floor. A licensed contractor should be consulted.

18.2.B The window in the shower area will be problematic with water penetration and related problems.

18.3.B There is no outlet. A GFCI outlet is needed.

18.5.B There is no exhaust fan. The installation of an exhaust fan, vented to the exterior, is recommended.

18.11.B The tailpiece is leaking and needs to be repaired.

18.11.B Picture 1

18.18.B Tub faucets are leaking and need to be rebuilt. Tub faucets should be updated with an anti scald valve. A licensed plumber should be consulted. The tub spout is within the flood level of the tub and poses a cross connection.

18.18.B Picture 1

18.19.B The drain stopper is not working and needs to be adjusted.

18.20.B Waste plumbing is leaking in the bathroom below. Immediate repair is needed. A licensed plumber should be consulted.

18.21.B The perimeter of the tub needs to be caulked. Caulking is needed where the floor and tub meet.

18.22.B Many of the wall tiles have fallen off. repairs are needed. This may entail remodeling.

19. ATTIC / INSULATION / VENTILATION

Styles & Materials

ACCESS BY:
DISAPPEARING/PULLDOWN STAIRWAY

INSPECTED FROM:
IN THE ACCESSIBLE AREAS

ATTIC INSULATION:
NONE

"R" VALUE:
NONE

ATTIC / ROOF FRAMING:
WOOD FRAMED

TYPE OF SHEATHING:
PLANK / BOARD

		S	S/E	M	P	CN	U	I/N
19.0	ACCESS			X				
19.1	FRAMING		X					
19.2	SHEATHING	X						
19.3	WATER / MOISTURE SIGNS				X			
19.4	VENTILATION			X				
19.5	INSULATION				X			
19.6	EXPOSED WIRING	X						
19.7	PLUMBING VENT PIPES	X						
19.8	CHIMNEYS AND FLUES	X						
19.9	EXTERIOR WALL INSULATION			X				
19.10	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:

19.0 Inspection of the attic was limited due to obstructions/storage. Unseen conditions may exist.

19.1 The roof has been re-framed. The original structure had a flat roof. The owner should be consulted as to when this work was performed.

19.3 Active water penetration was noted around the chimney. This can be attributed to the condition of flashings as noted on the roof section of the report. Immediate attention is needed.

19.3 Picture 1

19.3 Picture 2

19.4 Soffit venting is not functional. Correction is needed to allow for more effective ventilation of attic spaces. Soffits must be free of insulation in order for ventilation to be effective.

19.5 The attic is not insulated. The attic floor should be blown full of insulation 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.http://www.masssave.com/ .

19.5 Picture 1

19.5 Picture 2

19.9 The was no visible evidence of exterior wall insulation.

19.10 Birds are nesting in the soffit at the left rear corner of the attic. This is where soffit coverage is missing. Repair is needed.

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 for the SellerCMR 266 Standards of PracticeCMR 266 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: 6/4/2008
Report ID: Clinton_384 - 386 High Street_JUN08

Customer Info:	Inspection Property:
Kenneth Schalk 22 Shafner Street Worcester MA 01605 **Customer's Real Estate Professional:** Joanne Mallozzi ReMax First Choice	384 - 386 High Street Clinton, MA

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 3,501 - 4,000	700.00	1	700.00
50-99 Years Old	50.00	1	50.00

Tax $0.00
Total Price $750.00

Payment Method: Check # 159
Payment Status: Paid At Time Of Inspection
Note: Thank You

Paul Cornell and Associates

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