

GRAJNY

Consulting, LLC.

Building Inspection Report

1 Sample Street, Town, NY, USA

Inspection Date:
2006

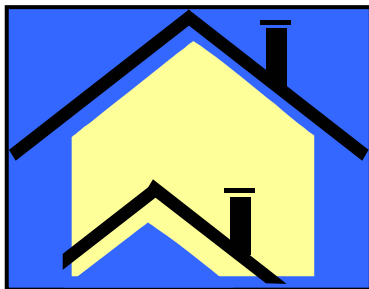
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NYS BUILDING INSPECTION LICENSE - 16000006241

Report Overview

THE HOUSE IN PERSPECTIVE

This is an average quality 100 year old (approximate age) Building. Some of the systems of the Building are aging and will require updating over time. As with all Buildings, ongoing maintenance is also required. ***Despite the older systems, the improvements that are recommended in this report are not considered unusual for a Building of this age and location.*** Please remember that there is no such thing as a perfect Building.

NOTE: For the purpose of this report, it is assumed that the house faces north.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a Building buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 32 degrees F. Occasional rain has been experienced in the days leading up to the inspection. Winter weather conditions have been experienced in the days leading up to the inspection.

Executive Summary

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

- ⊗ denotes **major** discoverable items which may have a cost significance greater than \$1500 to correct and/or have structural, operating or safety implication.
- ⊗ denotes items where correction is recommended. These items were of a **safety** type and none should require greater than a \$1500 expenditure if taken individually.
- ☑ denotes items of a **maintenance** type and none should require greater than a \$1500 expenditure if taken individually.
- ◇ denotes an area where further investigation and/or **monitoring** is needed. These items are for note only.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR ITEMS

- ⊗ The slate roofing on the entire house is approaching end of its life cycle. Several tiles are damaged and attempts of improper repairs are visible. Also, there are visible prior and active leaks in the attic and upper floor kitchen ceiling. An annual budget should be established for roof maintenance or replacement should be considered. It is recommended that roofing materials be removed prior to re-roofing. When re-roofing, it is recommended that all flashings be replaced at that time. Seek roofing contractor estimates.
- ⊗ Damaged sub-flooring (i.e. the material below floor finishes) was observed at the left/rear corner, under the bathroom and above boilers. Major repair and subfloor support improvement is recommended.
- ⊗ The windows in most locations are dilapidated and should be replaced or major repair/improvements as listed in this report will be required.
- ⊗ It is suspected that an underground oil storage tank exists on the property. The oil cooper tubing with oil filter is visible at the basement center left wall. According to the Environmental Protection Agency (E.P.A.), this situation can represent a significant environmental risk. In most cases, these tanks must be removed. Contaminated soil around the tank, if any, should be also be removed. The cost for this work can be substantial. It is recommended that a specialist be consulted. Also, seek owner additional information.
- ⊗ Damage to the interior finish was observed. On the whole, the interior finishes of the Building are considered to be lacking maintenance in many locations. Major repairs and improvements to interior finishes, appliances and fixtures will be required.

FUTURE MAJOR ITEMS

- ⊗ Given the age of the American Standard Boiler, it may be nearing the end of its useful life. It would be wise to budget for a new boiler and replacement should be anticipated in the near future.

SAFETY ITEMS

- ⊗ The openings in the deck railing at the rear wall are large enough to allow a child to fall through. It is recommended that this be altered for improved safety.
- ⊗ Abandoned wiring in various locations of the attic should be replaced or appropriately terminated.
- ⊗ Loose wiring in various locations should be secured.
- ⊗ Extension cords in various locations should not be used as permanent wiring.
- ⊗ Improper electrical connections in the main attic should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.

- All junction boxes in various locations should be fitted with cover plates, in order to protect the wire connections.
- Missing or damaged outlet cover plates in various locations should be replaced.
- The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
- Operational smoke and CO detectors are recommended outside sleeping areas within the Building.

MAINTENANCE ITEMS

- Evidence of prior roof leakage was observed on the underside of the roof sheathing in various locations of the attic.
- The foundation exhibits evidence of moderate bowing and cracking in the basement left wall. This is usually the result of excessive soil pressure on the foundation. Lot drainage and foundation improvements should be addressed. This area should, of course, be monitored. The rate of movement cannot be predicted during a one-time inspection.
- Surface deterioration was observed on the interior of the exposed foundation walls in various locations. This condition is common in many older Buildings and does not usually represent a serious structural concern. In an effort to prevent long term deterioration, it would be wise to consider parging deteriorated areas. Lot drainage improvements, as outlined in the "Exterior" section of this report are also recommended.
- Evidence of foundation repair/patching was observed in various locations. It is recommended that the history of the changes to the foundation be investigated.
- The floor structure has experienced some typical sagging and movement in various locations. This is usually the result of the age and framing design of the building.
- The floor members show evidence of minor rot under the bathroom. Over time, this form of decay can weaken the wood structure and cause distress to the building. Rot develops where untreated wood is in contact with moisture at temperatures above 40 degrees F. Damaged wood should be repaired or replaced and the conditions that have promoted the rot should be remedied.
- Floor joists are cracked in various locations. While cracked joists could be "sistered" or re-supported, this work is not considered high priority.
- Prior repairs to the slate roofing are evident on the entire house. This would suggest that problems have been experienced in the past. This area should be monitored.
- The single ply roofing on the front and rear flat roof is nearing the end of its life cycle. The useful remaining life of this roof covering is impossible to predict.
- The flat single ply roofing on the front and rear flat roof exhibits flaws (such as blistering, cracking, etc.) that are symptomatic of an older flat roof. Undertaking repairs to the affected areas might help to prolong the life expectancy of this roofing.
- A rain cap and vermin screen should be installed on the masonry chimney on the main slope.
- The chimney flashing on the main slope is older and should be monitored. If leakage occurs, patching could be attempted. If this is unsuccessful, replacement may be necessary.
- The grading in various locations should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.
- The steps serving the porch at the front wall have settled somewhat. If this condition persists, or if the steps become a trip hazard, improvements should be undertaken.
- The front porch is rotted/damaged in localized areas. Minor repairs could be undertaken to extend the useful life of this deck.
- Wood/soil contact around the perimeter of the deck and deck posts in various locations should be avoided.
- The porch/patio at the front wall has settled relative to the house proper. This is a common condition that should be monitored.
- Sections of the soffit/fascia in various locations were observed to be damaged. Damage to the eave in various locations is suspected to be the result of vermin activity. Repairs should be undertaken. Depending on the nature of the vermin activity, consulting an animal control specialist may be desirable.
- Localized rot was observed in the fascia (the wooden board to which the gutter is typically fastened) in various locations. Improvement is not considered necessary at present, although this condition should be monitored.

- The wood siding should be painted in various locations. The damaged siding in various locations should be resecured.
- Localized rot was observed in the siding in various locations. This condition should be monitored. Proper maintenance of the siding will prevent the rot from spreading.
- The asbestos cement siding in various locations is considered to be a good long term siding. It is relatively brittle and may be subject to physical damage. If removal of this siding is anticipated, special precautions should be taken with respect to handling and disposing of the asbestos. An evaluation of asbestos, or any other environmental issue, is beyond the scope of this inspection.
- Localized rot was observed in the trim in various locations. This condition should be monitored. Proper maintenance of the trim will prevent the rot from spreading.
- Localized evidence of rot was visible at window sills in various locations. Repairs should be undertaken in conjunction with painting.
- As is very typical, the basement windows in various locations have been neglected. They should be repaired or replaced as desired. Wood/soil contact should be avoided.
- Missing storm windows in various locations should, ideally, be repaired or replaced as necessary.
- Damage was observed adjacent to the exterior door at the rear wall. Improving caulking and weather-stripping could be undertaken as a first step to improving this situation.
- The heating system requires servicing.
- A leak was observed at the zone valve. A heating technician should be engaged to remedy this condition.
- Corrosion was observed at the return leg. This condition should be carefully monitored.
- Evidence of prior leakage and/or corrosion was observed at various control valves and pipe connections. This is a common condition in older hot water heating systems.
- The installation of a "set back" thermostat may help to reduce heating costs.
- Attic insulation improvements are recommended in the main attic. This should help to reduce heating costs and help keep the Building cooler during warm weather.
- The level of attic ventilation in the main attic should be improved. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In colder climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.
- The older steel piping in the basement center location is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.
- Older galvanized steel piping in various locations is subject to corrosion on the interior of the pipe that can release rust particles resulting in leaky faucets. Simple replacement of faucet washers can usually solve this problem. However in aging systems the seats may have to be resurfaced or the fixture replaced.
- For the most part, the waste piping is older in various locations. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.
- The lead waste piping in various locations is older and prone to leakage at the connections.
- Evidence of corrosion of the heating piping was observed close to the boiler. The heating contractor should be consulted.
- The plaster finishes show evidence of weakening in many locations, as is common in many older Buildings. The plaster shows evidence of bulging in many locations. Repairs may be desirable.
- The ceiling and wall in various locations shows evidence of patching and staining. The cause of this condition is unknown. It is recommended that the seller be consulted for explanation.
- Sagging floors are apparent in various locations. Movement of the floors is apparent in various locations. Refer also to the Structural Components section of this report.

MONITOR ITEMS

- ◇ The basement shows evidence of moisture penetration in the form of: efflorescence, water staining, wet areas and interior finish damage. It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a Building. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is considered above average for a Building of this age, construction and location. Further monitoring of the foundations will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a Building.
- ◇ Insulation on the boiler and/or distribution piping may contain asbestos. This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if “friable” (damaged, crumbling, or in any state that allows the release of fibers). If replacement of the boiler necessitates the removal of the asbestos containing insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the Building that contain asbestos but are not identified by this inspection report.
- ◇ There is the potential for lead content in the drinking water within the Building. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- ◇ Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- ◇ Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a Building). Long term exposure to high levels of radon gas can cause cancer. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard. A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- ◇ Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. It would be wise to consider the installation of carbon monoxide detectors within the Building.

Structural Components

DESCRIPTION OF STRUCTURAL COMPONENTS

Foundation:	•Stone •Basement Configuration
Floor Structure:	•Wood Floor Joist •Joist/Truss Size: 2X8 •Wood Columns •Wood Floor Beams •Board/Plank Sub Floor
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Size: 2X8
Roof Sheathing:	•Solid Plank
Attic Access Location:	•Hallway •Attic Method Of Inspection: Entered - Inaccessible Areas

STRUCTURAL COMPONENT OBSERVATIONS

As is typical of Buildings of this age, the building exhibits many unusual conditions. Numerous structural improvements could be undertaken. In practice, however, most Buildings of this nature are improved on an as needed basis only. Many less than ideal conditions are simply tolerated. Older timbers, for example, may exhibit evidence of rot and prior insect activity. In a perfect world, these timbers would be replaced. In most cases, improvement is only undertaken if the timber fails or is substantially weakened. It is not the intention of this report to make this old house new again. Improvements will only be recommended where they are considered critical. Unless substantial renovation is anticipated, it is important that one have an “old house mentality” when it comes to living in a Building of this nature.

RECOMMENDATIONS / OBSERVATIONS

- Evidence of prior roof leakage was observed on the underside of the roof sheathing in various locations of the attic.
- The foundation exhibits evidence of moderate bowing and cracking in the basement left wall. This is usually the result of excessive soil pressure on the foundation. Lot drainage and foundation improvements should be addressed. This area should, of course, be monitored. The rate of movement cannot be predicted during a one-time inspection.
- Surface deterioration was observed on the interior of the exposed foundation walls in various locations. This condition is common in many older Buildings and does not usually represent a serious structural concern. In an effort to prevent long term deterioration, it would be wise to consider parging deteriorated areas. Lot drainage improvements, as outlined in the “Exterior” section of this report are also recommended.
- Evidence of foundation repair/patching was observed in various locations. It is recommended that the history of the changes to the foundation be investigated.
- The floor structure has experienced some typical sagging and movement in various locations. This is usually the result of the age and framing design of the building.
- The floor members show evidence of minor rot under the bathroom. Over time, this form of decay can weaken the wood structure and cause distress to the building. Rot develops where untreated wood is in contact with moisture at temperatures above 40 degrees F. For example, rot often develops where wood/soil contact exists. Damaged wood should be repaired or replaced and the conditions that have promoted the rot should be remedied.
- Floor joists are cracked in various locations. While cracked joists could be “sistered” or re-supported, this work is not considered high priority.
- Damaged sub-flooring (i.e. the material below floor finishes) was observed at the left/rear corner, under the bathroom and above boilers. Major repair and support improvement is recommended.**
- The basement shows evidence of moisture penetration in the form of: •efflorescence •water staining •wet areas •mold •interior finish damage. ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a Building.*** Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is considered above average for a Building of this age, construction and location. Further monitoring of the foundations will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a Building. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a

functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, dampproofing and/or the installation of drainage tiles should be considered a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

- For owners of many older Buildings, basement leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As basement leakage rarely influences the structural integrity of a Building, and because basements of older Buildings usually remain unfinished, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal belongings.

DISCRETIONARY IMPROVEMENTS

- Parging of the interior of the older foundation walls may be desirable. This improves the appearance and reduces erosion over time.

LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical Building inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Concealed foundation walls and ceilings could not be examined.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing System

DESCRIPTION OF ROOFING SYSTEM

Roof Covering:	<ul style="list-style-type: none"> •Single Ply Membrane •Slate •Number of roofing layers observed: One •Number of roofing layers observed: Not Visible for flat roof
Chimneys:	<ul style="list-style-type: none"> •Masonry
Gutters and Downspouts:	<ul style="list-style-type: none"> •Built In At Eave
Method of Inspection:	<ul style="list-style-type: none"> •Viewed With Binoculars

ROOFING OBSERVATIONS

The roof coverings are older as is typical for Buildings in this area.

RECOMMENDATIONS / OBSERVATIONS

- The slate roofing on the entire house is approaching end of its life cycle. Several tiles are damaged and attempts of improper repairs are visible. Also, there are visible prior and active leaks in the attic and upper floor kitchen ceiling. An annual budget should be established for roof maintenance or replacement should be considered. It is recommended that roofing materials be removed prior to re-roofing. When re-roofing, it is recommended that all flashings be replaced at that time. Seek roofing contractor estimates.**
- Prior repairs to the slate roofing are evident on the entire house. This would suggest that problems have been experienced in the past. This area should be monitored.
- The single ply roofing on the front and rear flat roof is nearing the end of its life cycle. The useful remaining life of this roof covering is impossible to predict.
- The flat single ply roofing on the front and rear flat roof exhibits flaws (such as blistering, cracking, etc.) that are symptomatic of an older flat roof. Undertaking repairs to the affected areas might help to prolong the life expectancy of this roofing.
- A rain cap and vermin screen should be installed on the masonry chimney on the main slope.
- The chimney flashing on the main slope is older and should be monitored. If leakage occurs, patching could be attempted. If this is unsuccessful, replacement may be necessary.

LIMITATIONS OF ROOFING INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- Evidence of prior leakage may be disguised by interior finishes.
- Portions of the roof were viewed from the ground using binoculars. Some sections of the roof and chimney could not be viewed.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior Components

DESCRIPTION OF EXTERIOR

Lot Grading:	•Level Grade •Graded Towards House
Porches, Decks, and Steps:	•Wood •Concrete
Soffit and Fascia:	•Wood •Aluminum
Wall Cladding:	•Wood Siding •Asbestos Cement Siding
Window Frames:	•Wood •Metal
Entry Doors:	•Wood •Metal

EXTERIOR OBSERVATIONS

The exterior of the Building has lacked maintenance.

RECOMMENDATIONS / OBSERVATIONS

- The grading in various locations should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.
- The front porch is rotted/damaged in localized areas. Minor repairs could be undertaken to extend the useful life of this deck.
- Wood/soil contact around the perimeter of the deck and deck posts in various locations should be avoided.
- The openings in the deck railing at the rear wall are large enough to allow a child to fall through. It is recommended that this be altered for improved safety.
- The porch/patio at the front wall has settled relative to the house proper. This is a common condition that should be monitored.
- Sections of the soffit/fascia in various locations were observed to be damaged. Damage to the eave in various locations is suspected to be the result of vermin activity. Repairs should be undertaken. Depending on the nature of the vermin activity, consulting an animal control specialist may be desirable.
- Localized rot was observed in the fascia (the wooden board to which the gutter is typically fastened) in various locations. Improvement is not considered necessary at present, although this condition should be monitored.
- The wood siding should be painted in various locations. The damaged siding in various locations should be resecured.
- Localized rot was observed in the siding in various locations. This condition should be monitored. Proper maintenance of the siding will prevent the rot from spreading.
- The asbestos cement siding in various locations is considered to be a good long term siding. It is relatively brittle and may be subject to physical damage. If removal of this siding is anticipated, special precautions should be taken with respect to handling and disposing of the asbestos. An evaluation of asbestos, or any other environmental issue, is beyond the scope of this inspection.
- Localized rot was observed in the trim in various locations. This condition should be monitored. Proper maintenance of the trim will prevent the rot from spreading.
- Localized evidence of rot was visible at window sills in various locations. Repairs should be undertaken in conjunction with painting.
- As is very typical, the basement windows in various locations have been neglected. They should be repaired or replaced as desired. Wood/soil contact should be avoided.
- Missing storm windows in various locations should, ideally, be repaired or replaced as necessary.
- The windows in most locations are dilapidated and should be replaced or major repair/improvements as listed in this report will be required.**
- Damage was observed adjacent to the exterior door at the rear wall. Improving caulking and weather-stripping could be undertaken as a first step to improving this situation.

LIMITATIONS OF EXTERIOR INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.
- Access below decks and/or porches was not possible.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical System

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	Service •100 Amps, 120/240 Volt Second Service •100 Amps, 120/240 Volt Main Service
Service Entrance Wires:	•Overhead •Aluminum
Main Disconnect:	•Fuses •Located in the basement •Main Service Rating 100 Amps
Service Ground:	•Aluminum •Water Pipe Connection
Main Distribution Panel:	•Fuses •Located in the basement •Panel Rating 100 Amps
Branch/Auxiliary Panel(s):	•Fuses •Located in the basement
Distribution Wiring:	•Copper
Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•None found

ELECTRICAL OBSERVATIONS

Inspection of the electrical system revealed the need for several minor improvements. Although these improvements are not especially costly to repair, they should be considered high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

- Abandoned wiring in various locations of the attic should be replaced or appropriately terminated.
- Loose wiring in various locations should be secured.
- Extension cords in various locations should not be used as permanent wiring.
- Improper electrical connections in various locations should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.
- All junction boxes in various locations should be fitted with cover plates, in order to protect the wire connections.
- Missing or damaged outlet cover plates in various locations should be replaced.

DISCRETIONARY IMPROVEMENTS

- The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

LIMITATIONS OF ELECTRICAL INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.

Please also refer to the pre-inspection leakage contract for a detailed explanation of the scope of this inspection.

Heating System

DESCRIPTION OF HEATING SYSTEM

Primary Energy Source:	•Gas
Heating System Type:	•Hot Water - Manufacturer: Smith And American Standard BTU Rating: 2X100,000 # Of Zones: 2
Heat Distribution Methods:	•Radiators

HEATING OBSERVATIONS

The boiler is estimated to be 3&40+ years old. The typical life cycle for a unit such as this is 20-25 years. Some units will last longer; others can fail prematurely. The heating system has been lacking maintenance somewhat.

RECOMMENDATIONS / OBSERVATIONS

- Given the age of the American Standard Boiler, it may be nearing the end of its useful life. It would be wise to budget for a new boiler and replacement should be anticipated in the near future.
- Insulation on the boiler and/or distribution piping may contain asbestos. This can only be verified by laboratory analysis. *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers).* If replacement of the boiler necessitates the removal of the asbestos containing insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the Building that contain asbestos but are not identified by this inspection report.
- The heating system requires servicing.
- A leak was observed at the zone valve. A heating technician should be engaged to remedy this condition.
- Corrosion was observed at the return leg. This condition should be carefully monitored.
- Evidence of prior leakage and/or corrosion was observed at various control valves and pipe connections. This is a common condition in older hot water heating systems.
- It is suspected that an underground oil storage tank exists on the property. The oil cooper tubing with oil filer is visible at the basement center left wall. According to the Environmental Protection Agency (E.P.A.), this situation can represent a significant environmental risk. In most cases, these tanks must be removed. Contaminated soil around the tank, if any, should be also be removed. *The cost for this work can be substantial.* It is recommended that a specialist be consulted. Also, seek owner additional information.

DISCRETIONARY IMPROVEMENTS

- The installation of a "set back" thermostat may help to reduce heating costs.

LIMITATIONS OF HEATING INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection.

The inspection was limited by (but not restricted to) the following conditions:

- The adequacy of heat distribution is difficult to determine during a one time visit to a Building.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•2-3 inches of Cellulose in the main attic
Roof Cavity Insulation:	•None visible
Exterior Wall Insulation:	•None visible
Basement Wall Insulation:	•None visible
Floor Cavity Insulation:	•None visible
Air / Vapor Barrier(s):	•None Visible
Roof / Attic Ventilation:	•Gable small openings

INSULATION / VENTILATION OBSERVATIONS

Insulation levels within the Building are considered to be relatively low. When undertaking renovation work to the Building, insulation improvements would be both practical and logical.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- Attic insulation improvements are recommended in the main attic. This should help to reduce heating costs and help keep the Building cooler during warm weather.
- The level of attic ventilation in the main attic should be improved. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In colder climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing System

DESCRIPTION OF PLUMBING SYSTEM

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Lead •Service Pipe Size: 3/4 inch
Main Valve Location:	•Basement
Supply Piping:	•Copper •Galvanized Steel
Waste Disposal System:	•Public Sewer System
Drain / Waste / Vent Piping:	•Plastic •Galvanized Steel •Cast Iron •Lead
Cleanout Location:	•Basement
Water Heater:	Manufacturer: B-W •Approximately 2X40 gallon capacity •Approximate age: 5 years •Gas •Location: Basement

PLUMBING OBSERVATIONS

The plumbing system is showing signs of age. Updating the system will be required over time. The plumbing fixtures in the Building are, for the most part, very old. Substantial improvements are recommended in the short term.

RECOMMENDATIONS / OBSERVATIONS

- The older steel piping in the basement center location is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.
- Older galvanized steel piping in various locations is subject to corrosion on the interior of the pipe that can release rust particles resulting in leaky faucets. Simple replacement of faucet washers can usually solve this problem. However in aging systems the seats may have to be resurfaced or the fixture replaced.
- For the most part, the waste piping is older in various locations. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.
- The lead waste piping in various locations is older and prone to leakage at the connections.
- Evidence of corrosion of the heating piping was observed in various locations. The heating contractor should be consulted.

DISCRETIONARY IMPROVEMENTS

- During the process of plumbing fixture renovation, it would be wise to replace older piping that is exposed.

LIMITATIONS OF PLUMBING INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
 - Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.
- Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior Components

DESCRIPTION OF INTERIOR

Wall Finishes:	•Drywall/Plaster •Paneling
Ceiling Finishes:	•Drywall/Plaster •Acoustical Tile
Floor Surfaces:	•Carpet •Vinyl/Resilient •Wood
Doors:	•Solid Core
Window Styles and Glazing:	•Double/Single Hung •Single Pane with Storm Window
Laundry Facility:	•240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer
Other Components Tested:	•Smoke Detectors

INTERIOR OBSERVATIONS

The appliances are showing signs of aging. As such, they are more prone to breakdowns. A few years of serviceable life should still remain.

RECOMMENDATIONS / OBSERVATIONS

- The plaster finishes show evidence of weakening in many locations, as is common in many older Buildings. The plaster shows evidence of bulging in many locations. Repairs may be desirable.
- Damage to the interior finish was observed. On the whole, the interior finishes of the Building are considered to be lacking maintenance in many locations. Major repairs and improvements to interior finishes, appliances and fixtures will be required.**
- The ceiling and walls in various locations shows evidence of patching and staining. The cause of this condition is unknown. It is recommended that the seller be consulted for explanation.
- Sagging floors are apparent in various locations. Movement of the floors is apparent in various locations. Refer also to the Structural Components section of this report.
- There is the potential for lead content in the drinking water within the Building. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a Building). Long term exposure to high levels of radon gas can cause cancer. *The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard.* A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. It would be wise to consider the installation of carbon monoxide detectors within the Building.

DISCRETIONARY IMPROVEMENTS

- Operational smoke and CO detectors are recommended outside sleeping areas within the Building.

LIMITATIONS OF INTERIOR INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- Extensive furniture and storage in various locations restricted the inspection of the interior.
- The First floor apartment was not accessible at the time of the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new Building, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the Building. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your Building. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the Building for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your Building inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the Building inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.

- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the Building.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your Building is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the Building inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your Building. Enjoy your Building!