Building Inspection Report

Fire Station No. 1 - 13 Ayer Road, Harvard, MA

Inspection Date:
01 December 2011

Prepared For:
The Town of Harvard

Prepared By:
Galeota Associates, Inc.
P.O. Box 424
Townsend, MA 01469

(978) 597-1300
(978) 597-1391 Fax

Report Number:
120111GA

Inspector:
Greg A. Galeota, President

SUMMARIZATION REPORT FOR

The Town of Harvard

AT

Fire Station No.1 - 13 Ayer Road, Harvard, MA

We hope you had the advantage of being present during the inspection. If so, you have a better perspective and more detail that any written report can give.

Your inspection has been done incorporating with the principles and standards developed for professional home inspections by the **"AMERICAN SOCIETY OF HOME INSPECTORS"** and in compliance with the Commonwealth of Massachusetts' ***Rules and Regulations Governing Home Inspectors: 266 CMR 1.00-11.00.*** In addition, during the inspection we have tried to offer constructive suggestions and to answer as many of your questions as we were able. You will, however, recall that we do not move furniture, disassemble equipment or get into dangerous areas, or see behind covered sections.

Due to licensing requirements/restrictions we cannot provide you verbal "ball park" estimates for repairs suggested in this report. Ethically we are not allowed to recommended any specific contractors. We are not contractors or construction estimators therefore we cannot provide written estimates for work suggested in the report.

Your inspector has done his very best for you! He has given his honest, unbiased opinions to the very best of his ability--and that is what you have purchased--nothing else--but alas, he is but human. He is a trained and experienced "building generalist" but neither he nor anyone can be an "expert" in **everything** about a building. Neither does he make any pretensions of either total completeness or infallibility.

Remember, in doing the inspection and preparing this report, no consideration has been given to the price which you have agreed to purchase the premises or whether or not the premises should be purchased.

Since appliances such as refrigerators, dishwashers, stoves, ovens and disposals are **not** considered mechanicals, they are not inspected and are not part of this report.

We wish you the best of luck!

GALEOTA ASSOCIATES, INC.
P.O. BOX 424, TOWNSEND, MA 01469-0424
TELEPHONE: (978) 597-1300

YOUR INSPECTOR: Greg A. Galeota, President

MA Home Inspector License #: 424

Table Of Contents

Report Overview

THE BUILDING IN PERSPECTIVE

This is an average quality 35+ year old (approximate age) building that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, ***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.

Time at the Inspection: 2 hours.

CONVENTIONS USED IN THIS REPORT

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

⊠ denotes a major improvement recommendation that is in need of immediate repair.

☒ denotes a observation or recommendation that is considered an immediate safety concern.

☑ denotes improvements that should be anticipated over the short term.

◈ denotes an area where further investigation and/or monitoring is needed. Repairs may be necessary. During the inspection, there was insufficient information. Improvements cannot be determined until further investigation or observations are made.

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

NOTE: For the purpose of this report, it is assumed that the building faces east.

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 details and recommendations.

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. 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.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 44 degrees F.

Structural Components

DESCRIPTION OF STRUCTURAL COMPONENTS

Foundation:	•Poured Concrete
Floor Structure:	•Slab on Grade
Wall Structure:	•Masonry
Ceiling Structure:	•Truss
Roof Structure:	•Trusses
Roof Sheathing:	•Fiberboard Panels
Attic Access Location:	•Not Applicable

STRUCTURAL COMPONENT OBSERVATIONS

The construction of the building is considered to be average quality. As with most buildings of this age and location, some liberties are taken with good building practice and with the quality of materials employed.

RECOMMENDATIONS / OBSERVATIONS

- There is no attic. There is a space between the drop ceiling tiles and the fiberboard panels. (Photo)
- Settlement cracks were observed in the foundation walls of the building. This implies that some structural movement of the building has occurred, as is typical of most buildings. This area should, of course, be monitored. The rate of movement cannot be predicted during a one-time inspection.
- The perimeter of the building shows evidence of moisture penetration in the form of: •efflorescence •water staining. ***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 foundations exhibit signs of moisture penetration and virtually all foundations will indeed leak at some point in time. The visible evidence is not considered unusual 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. Foundation leakage rarely affects the structural integrity of a building.

  The vast majority of foundation leakage problems are the result of insufficient control of storm water at the surface. The ground around the building 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 foundation leakage. Please refer to the Roofing and Exterior sections of the report for more information.

  In the event that foundation 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.
- Depending on the location of the building, ground water tables can sometimes influence foundation leakage. Ground water levels tend to fluctuate seasonally and during heavy rainfall. It is impossible to predict what influence ground water may have, during a one-time inspection of a building. If ground water levels extend above the height of the foundation and floor, the performance of the perimeter foundation drainage tile is very important. If ground water fluctuation causes foundation leakage, the installation of effective drainage tiles (and sump pumps, in some cases) becomes necessary.

Inspection for wood damage is a visual surface examination. Concealed wood damage may exist. Destructive testing is not performed during a building inspection. It is my recommendation that further examination for concealed wood damage be conducted.

Cost estimates from licensed contractors are recommended for all repairs and replacement of items suggested in this section.

LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

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 could not be examined.
- Extensive storage in the basement particularly restricted the inspection.
- Inaccessible floor, wall and roof cavities could not be inspected.

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:	•Composition Shingle •Single Ply Membrane •Number of roofing layers observed: One
Chimneys:	•Masonry •Lined
Gutters and Downspouts:	•Aluminum •Vinyl •Partial Installation
Method of Inspection:	•Walked On Roof •Viewed From Ladder At Eave •Viewed With Binoculars

ROOFING OBSERVATIONS

Portions of the roof, roof covering, flashing, soffit areas, gutters and chimney, where present, were inspected from the ground with high powered field glasses.

RECOMMENDATIONS / OBSERVATIONS

- ⍰ Normal irregular wave of the roof structure was observed. This condition may exist due to the method of framing acceptable at the time of construction.
- ⍰ The roof cover is in visually normal condition. Signs of wear and tear, loss of granular material and weathering were observed. The "normal" live expectancy of this type of roof cover is 18-21 years. You should verify the age of the roof cover. (Photo)
- ⍰ The membrane roof cover is in visually normal condition. Water appears to pond on the membrane. This usually leads to a shortened life expectancy and increases the potential for damage if leakage occurs. Drainage improvements are not usually practical until re-roofing is performed. At that time, the roof should be appropriately sloped, or drains should be provided as necessary.
- ☑ The congested roof drains should be cleared and maintained free of debris.
- ☑ All debris should be removed from the low sloped roofing.
- ☑ Tree branches that are in close proximity to the roof should be trimmed.
- ⍰ The configuration of the roofing system is susceptible to ice damming. This should be watched for during the winter months. The potential for ice dams can vary with the severity of the winter. Severe ice dams can result in roof leakage, typically near the eaves. Solutions include better attic insulation and ventilation and eave protection below the roof coverings.
- ☑ A rain cap and vermin screen should be installed on the masonry chimney. (Photo)
- ⍰ The chimney flashing should be carefully monitored. No cricket was installed to shed water to the sides of the chimney. The proximity and configuration of this flashing is extremely vulnerable to leakage. These conditions should be monitored. (Photo)
- ☑ The gutters require cleaning. Gutters must be kept clear of debris at all times to allow for proper operation. (Photo)
- ☑ It is recommended the vinyl section of gutter be improved. (Photo)
- ☑ Downspouts should be properly connected and kept in good working order at all times. The use of elbows with conductor pipe extensions or splash blocks is recommended where appropriate. Care should always be taken not to discharge water onto walks, entrances or driveways where freezing could cause a potential hazard.

Cost estimates from licensed contractors are recommended for all repairs and replacement of items suggested in this section.

LIMITATIONS OF ROOFING INSPECTION

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:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- 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 could not be viewed.
- Portions of the roof were viewed from a ladder at the edge of the roof. Some sections of the roof were not in view.
- The roof surface was wet. This condition can restrict a proper assessment of the condition of the roofing materials.

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:	•Graded Towards Building
Driveways:	•Asphalt
Walkways / Patios:	•Concrete
Retaining Walls:	•Stone/Rock
Porches, Decks, and Steps:	•Concrete
Soffit and Fascia:	•Wood
Wall Cladding:	•Brick
Window Frames:	•Wood
Entry Doors:	•Metal
Overhead Garage Door(s):	•Aluminum •Automatic Openers Installed

EXTERIOR OBSERVATIONS

The exterior of the building has lacked maintenance.

RECOMMENDATIONS / OBSERVATIONS

- ⍰ The slope at the foundation was generally flat. The slope should always be away from the foundation. All depressions should be filled and graded so as to quickly disperse water away from the foundation walls to help prevent possible water penetration into the cellar areas. It is important to practice good water drainage control around any structure at all times. Areas where wood is in contact with the ground are potential candidates for wood rot and/or insect infestation. It is recommended, no wood be in contact with the ground and there be a minimum of 8 inches clearance to untreated wood structural members and 6 inches to any other untreated wood.
- ☑ There is a crushed stone ribbon from the foundation past the drip line to prevent water from bouncing off of the soil onto the building. This will also promote better drainage away from the foundation. All debris should be cleaned of these areas to allow for proper drainage. (Photo)
- ☒ There is a dead tree to the front left of the utility pole. The tree is leaning towards the building and utility lines. It is recommended that this tree be removed for improved safety. (Photo)
- ⍰ The soil below the driveway and parking lot has settled and/or heaved. Persisting movement may result in the need for repairs. (Photo)
- ☑ The driveway and parking lot are in need of crack filling to prevent water penetration to the sub base. Freezing and thawing of the sub base can cause a deterioration of the surface. (Photo)
- ⍰ The soil below the steps and walkways has settled and/or heaved. Persisting movement may result in the need for repairs.
- ☑ The surface of the concrete at the bay doors and walkways are deteriorated. This may be due to the lack of overhead water control and/or the use of snow and ice melting chemicals. The use of sodium based products to melt snow and ice is not recommended for the concrete areas. There are products that do not contain sodium that are considered "safer" for use on concrete and brick. (Photo)
- ⍰ The older stone retaining walls show evidence of movement, as is typical of a wall of this age and construction. While it is impossible to determine how long these walls will remain stable, these old walls tend to perform reasonably well because the stone allows for free drainage of water from the soil behind the wall.
- ☑ There is substantial wood damage to the soffit, fascia and upper trim. ***There is the potential for there to be concealed damage. Further investigation and repairs are necessary by a licensed contractor.*** The use of PVC trim and or covering of the soffit, fascia, upper trim, etc.. with aluminum will reduce future maintenance. The installation of kick out flashing at the sidewall and/or the installation of rain diverters above the PVC pipes may help prevent future damage. (Photo)
- ⍰ The brick siding is in visually normal condition.

- ☑ All exposed wood trim (window, door, soffit, fascia, upper trim, etc..) is in need of proper surface preparation and the application of surface protection.
- ☑ The locks and key pad entry units at the entry doors are dated. Operation of the locks and key pad units was inconsistent. It is recommended that the locks and key pad entry units be updated.
- ⍰ No wood damage was observed at the window sills and casings that were probed at the time of the inspection.
- ⍰ The exterior door(s) should be trimmed or adjusted, as necessary.
- ☑ The steel at the bay door openers have indications of corrosion. Repairs are necessary. The steel jambs are in need of proper surface preparation and painting with a rust inhibitive paint. (Photo)
- ☑ A window at the left bay door has lost its seal. This has resulted in condensation developing between the panes of glass. This "fogging" of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons. (Photo)
- ⍰ Most areas of the floors at the bays and utility areas were concealed from view due to the apparatus and storage. Where visible, the floor slab has typical cracks. This is usually the result of shrinkage and/or settling of the slab.
- ⍰ Verification of the discharge location and operation of the floor drains is beyond the scope of this inspection.
- ☑ Wood damage was observed on the exterior of the building including, but not limited to, the following areas:
  - at areas of the soffit, fascia, upper trim, etc.. (front, left, rear, right/lower and upper areas) (Photo)

DISCRETIONARY IMPROVEMENTS

To reduce the risk of contamination of supply water, installation of anti-siphon devices on exterior hose bibs would be wise.

Inspection for wood damage is a visual surface examination. Concealed wood damage may exist. Destructive testing is not performed during a building inspection. It is my recommendation that further examination for concealed wood damage be conducted.

Cost estimates from licensed contractors are recommended for all repairs and replacement of items suggested in this section.

LIMITATIONS OF EXTERIOR INSPECTION

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.
- Landscape components restricted a view of some exterior areas of the building.
- Apparatus and storage in the bays restricted the inspection.

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:	•400 Amps, 120/240 Volt Main Service
Service Entrance Wires:	•Overhead •Conductors Not Visible
Main Disconnect:	•Fuses •Located in the boiler utility room •Main Service Rating 400 Amps
Service Ground:	•Copper •Ground Rod Connection •Bonding Noted
Left Main Distribution Panel:	•Breakers (4-220V/22-110V) •Located in the boiler utility room
Right Main Distribution Panel:	•Breakers (5-220V/20-110V) •Located in the boiler utility room
Branch/Auxiliary Panel(s):	•Breakers (1-220V) •Located in the boiler utility area for Plymovent
	•Breakers (1-220V) •Located in the laundry utility area for washer
	•Breakers (1-220V) •Located in the laundry utility area for compressor
	•Breakers (1-220V) •Located in the laundry utility area for cascade
Distribution Wiring:	•Copper •Aluminum •Romex •THHN
Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Exterior •Bay Areas •Utility Areas, some •Bathrooms •Kitchen, some
Other Component:	•Generator

ELECTRICAL OBSERVATIONS

Inspection of the electrical system revealed the need for numerous improvements. These improvements 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.

Evidence of remodeling or modifications to the electrical system were evident. Inquire with the owner as to their nature and any permits that may have been necessary. Evaluation of permits, identifying the extent of modifications and code compliance are beyond the scope of this inspection.

Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the building. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly.

RECOMMENDATIONS / OBSERVATIONS

☑ The main panels are commercial enclosures. The covers/dead fronts were not removed at the time of the inspection. It is recommended that the interior of the panels be evaluated by a licensed electrician to verify the breaker and wires sizes are compatible and if there are any double lugged/tapped circuit breakers. (Photo)

◈ Circuit breakers should be switched "on" and "off" once or twice yearly in order to prevent "welding" of the contacts due to oxidation and/or corrosion. Ground Fault Interrupter Circuits should be tested with test button monthly.

☒ The junction box above the water heater should be fitted with a cover plate, in order to protect the wire connections. (Photo)

◈ The breaker at the #3 position in the left main panel was tripped at the time of the inspection. The breaker was shut off and reset by the Fire Chief. The reason the breaker tripped was unknown. If the breaker trips again, further investigation will be necessary by a licensed electrician.

☒ It is recommended that complete directories be provided for the panels.

◈ It is suspected that the air compressor and the outlet for the welder are on the same circuit. Each unit should be fused separately. Further investigation is necessary.

◈ The building is equipped with a automatic natural gas generator system. Inspection of this system is beyond the scope of this inspection. According to the service tags, the system was last serviced 01.03.2011. Several of the gaskets are leaking. The system may be nearing the end of its useful life. You should be prepared to perform a major overhaul and/or replace the unit in the near future. (Photo)

☒ Insulation on the exhaust pipe 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 generator 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. (Photo)

☒ It is recommended that all outlets at the kitchen area at the food preparation/back splash areas be GFCI protected. (Photo)

☑ The light at the hall near the chief's office and bunk room is inoperative. If the bulbs are not blown, the circuit should be investigated.

Cost estimates from licensed contractors are recommended for all repairs and replacement of items suggested in this section.

LIMITATIONS OF ELECTRICAL INSPECTION

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.
- The main panel cover plates (dead fronts) could not be removed at the time of the inspection.

Please also refer to the pre-inspection 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:** Peerless
Heat Distribution Methods: •Radiators
Other Components: •Outside Air Intake System

HEATING OBSERVATIONS

The boiler is estimated to be 21+ 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 and condition of the boiler, the boiler is fully depreciated. The boiler may be nearing the end of its useful life. It would be wise to budget for a new boiler. (Photo)
- ☑ A leak was observed at the relief valve. A heating technician should be engaged to remedy this condition. (Photo)
- ☑ A leak was observed at the back-flow prevention valve. A heating technician should be engaged to remedy this condition. (Photo)
- ☑ The damaged clean-out door on the chimney should be replaced. (Photo)
- ⍰ There is a thimble in the chimney at the chimney connector.
- ⍰ Due to the age of the system it may be wise to enter into a yearly maintenance agreement with a certified heating technician.
- ☒ The building was originally heated by an oil fired heating system. There is evidence of an under ground fuel storage tank (UST). Further investigation is necessary to verify the underground fuel storage tank was removed and disposed of. (Photo)
- ⍰ The original heating system for the building was fired by oil. There is a potential for flue deterioration due to the differences between oil and gas exhaust bi-products. It is recommended that the flue for the heating system be inspected for deterioration by a certified chimney sweep.

Cost estimates from licensed contractors are recommended for all repairs and replacement of items suggested in this section.

LIMITATIONS OF HEATING INSPECTION

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.
- Access to the boiler was somewhat restricted.

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

Cooling / Heat Pump System

DESCRIPTION OF COOLING / HEAT PUMP SYSTEM

Energy Source: •None
System Type:
Other Components:

SYSTEM OBSERVATIONS

There is no central cooling system for this building.

RECOMMENDATIONS / OBSERVATIONS

☑ There is a through the wall air conditioning unit. The unit appears to be 35+ years old. The unit could not be tested due to the exterior temperature at the time of the inspection. Further investigation is necessary to determine if the unit operates. If the unit does not operate, it would not be cost effective to repair this old, inefficient unit.

◈ Filters should be changed/cleaned periodically for better air circulation.

Cost estimates from licensed contractors are recommended for all repairs and replacement of items suggested in this section.

LIMITATIONS OF COOLING / HEAT PUMP SYSTEM INSPECTION

This is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The adequacy of distribution of cool air within the building is difficult to determine during a one-time inspection.
- The air conditioning unit could not be tested as the outdoor temperature was below 65 degrees F.

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:	•Fiberglass
Roof Cavity Insulation:	•Unknown
Exterior Wall Insulation:	•Unknown
Basement Wall Insulation:	•None visible
Floor Cavity Insulation:	•Unknown
Air / Vapor Barrier(s):	•None Visible
Roof / Attic Ventilation:	•None Visible

INSULATION / VENTILATION OBSERVATIONS

Insulation levels are typical for a building of this age and construction.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

It is recommended that you contact MASS SAVE at 866-527-7283 or go to www.masssave.com for more information or to schedule a building energy audit.

Cost estimates from licensed contractors are recommended for all repairs and replacement of items suggested in this section/

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.
- No access was gained to the roof cavity of the sloped ceilings.
- Insulation within the roof cavity obstructed a view of structural members.

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 Building:	•Not Visible
Main Valve Location:	•Laundry Room
Supply Piping:	•Copper
Waste Disposal System:	•Private Sewage System
Drain / Waste / Vent Piping:	•Cast Iron
Cleanout Location:	•Not Found
Water Heater:	•**Manufacturer:** Maytag •Approximately 50 gallon capacity •Approximate age: 6+ years •Gas •Location: Boiler Utility Area
Other Components:	•None

PLUMBING OBSERVATIONS

The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

The plumbing system is showing signs of age. Updating the system will be required over time.

The water heater temperature should be set such that accidental scalding is minimized.

RECOMMENDATIONS / OBSERVATIONS

- ⍰ In buildings where a domestic hot water tank is used, either electric, gas or oil, a small amount of water should be drained from the outlet located at the bottom of the tank in order to remove any sediment that may have accumulated.
- ⍰ Corrosion on the exterior of the supply piping was observed.
- ⍰ For the most part, the waste piping is older. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.
- ☑ The water heater is an older unit that is fully depreciated and may be approaching the end of its useful life. Water heaters have a typical life expectancy of 7 to 12 years. It would be wise to replace this unit. One cannot predict with certainty when the unit may burst. (Photo)
- ☑ The plumbing fixtures (toilets, sinks, faucets, etc..) in the building are, for the most part, in poor condition. Upgrading the plumbing fixtures is recommended for ease of operation, reduction of maintenance and efficiency.

Cost estimates from licensed contractors are recommended for all repairs and replacement of items suggested in this section.

LIMITATIONS OF PLUMBING INSPECTION

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.
- An inspection of the sewage system is outside the scope of this 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
Ceiling Finishes:	•Suspended Tile •Drywall/Plaster
Floor Surfaces:	•Vinyl/Resilient
Doors:	•Solid Core
Window Styles and Glazing:	•Double/Single Hung
Fireplace(s):	•None
Kitchen Appliances Tested:	•Not Inspected
Laundry Appliances Tested:	•Not Inspected
Laundry Facility:	•240 Volt Circuit for Dryer/Washer •Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
Other Components Tested:	•None

INTERIOR OBSERVATIONS

On the whole, the interior finishes of the building are considered to be in below average condition.

The majority of the doors and windows are average quality.

RECOMMENDATIONS / OBSERVATIONS

- ⍰ Signs of settlement and shrinkage cracks were noted on interior walls and ceilings. Repairs should be made as necessary.
- ⍰ The ceiling in various locations (bay area, utility areas, bunk area, common room, etc.. shows evidence of staining. This condition is suspected to be the result of prior roof leakage. ***There is the potential for there to be concealed damage above the ceiling tiles and insulation. Further investigation and repairs are necessary by a licensed contractor.*** (Photo)
- ☑ Doors should be trimmed or adjusted as necessary to work properly.
- ☑ The windows are in mild disrepair. This is a common condition that does not necessitate immediate major repair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well maintained to avoid rot or water infiltration.

Kitchen

- ⍰ The kitchen sink shows evidence of wear and tear.
- ⍰ The kitchen cabinets show evidence of wear and tear.
- ⍰ The kitchen countertop shows evidence of wear and tear.

Bathroom(s)

- ⍰ The basins show evidence of wear and tear.
- ☑ The basin drain stoppers were not functioning properly. Further investigation and repairs are necessary by a licensed plumber.
- ⍰ The cabinets show evidence of wear and tear.
- ⍰ The shower enclosures show evidence of wear and tear..
- ☑ The shower faucets and drains were not tested due to storage in the shower areas at the time of the inspection
- ☑ Cracked, deteriorated and/or missing tub grout and caulk should be replaced. Water leaking through non-sealed areas can cause structural damage. Damage caused by water seepage cannot be determined by this visual inspection.
- ⍰ The bathrooms are equipped with bathroom exhaust fans.

Environmental Issues

- 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.
- 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.
- Based on the age of this building, there is a possibility the vinyl floor material and/or mastic may contain some asbestos. The use of asbestos in vinyl was banned in the late 1970's. This can only be verified by laboratory analysis which is beyond the scope of this inspection. ***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 any sections of the material 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.

Cost estimates from licensed contractors are recommended for all repairs and replacement of items suggested in this section.

This inspection has been made by applying the best skills possible and represents a true and honest report. The opinions of the inspector are not based on manufacturer's claims and minimum standards, Building Codes, local ordinances of the adequacy of design but are the opinions of the inspectors. This is a limited inspection based on a reasonable amount of inspection time. Although we stand behind the accuracy of all the statements and observations made in this report, we do not provide a general warranty or guarantee of the conditions of the building. *Galeota Associates, Inc.* is not responsible or liable for problems which cannot reasonably be discovered by a limited inspection. I am hopeful that my services have been information and helpful to you.


IMG_0709


IMG_0710


IMG_0711


IMG_0712


IMG_0713


IMG_0714


IMG_0715


IMG_0716


IMG_0717


IMG_0718


IMG_0719


IMG_0720


IMG_0721


IMG_0722


IMG_0723


IMG_0724


IMG_0725


IMG_0726


IMG_0727


IMG_0728


IMG_0729


IMG_0730


IMG_0731


IMG_0732