

Building Inspection Report

Highway Buildings, 47 Depot Road, Harvard, MA

Inspection Date:
01 December 2011

Prepared For:
Town of Harvard

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Report Number:
120111GCPM

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SUMMARIZATION REPORT FOR

The Town of Harvard

AT

Highway Buildings, 47 Depot 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 than any written report can give.

Your inspection has been done incorporating with the principles and standards developed for professional 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 recommend 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

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!

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Report Overview

THE BUILDINGS IN PERSPECTIVE

Four of the highway buildings were inspected. The original main block building, the newer addition garage, the salt shed and pole barn.

The 60+- year old (approximate age) original building has been lacking maintenance somewhat. The pole barn has also lacked significant maintenance.

Time at the Inspection: 12:15 p.m. to 2:00 p.m.

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 south.

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 48 degrees F.

Structural Components

DESCRIPTION OF STRUCTURAL COMPONENTS

Foundation:	•Poured Concrete •Concrete Slab
Floor Structure:	•Concrete
Wall Structure:	•Masonry •Poured Concrete •Concrete Block
Ceiling Structure:	•Steel Trusses
Roof Structure:	•Steel and Wood Trusses
Roof Sheathing:	•Steel Decking
Attic Access Location:	•Ceiling of Original building •Attic Method Of Inspection: Not Readily Accessible for Inspection at the original garage

STRUCTURAL COMPONENT OBSERVATIONS

The construction of the main building is considered to be good quality.

RECOMMENDATIONS / OBSERVATIONS

- ❖ Typical 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.
- ❖ Typical vertical cracking was observed in the foundation. This type of cracking is usually the result of shrinkage of the concrete as it cures. Shrinkage cracks are very common and should not be cause for alarm.
- ❖ Typical concrete floor cracks were observed. These cracks should be monitored for future deterioration.
- ❖ Typical minor cracks were observed in the exterior walls. Improvement is not a priority.

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.
- 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.

Roofing System

DESCRIPTION OF ROOFING SYSTEM

Roof Covering:	•Composition Shingle •Single Ply Membrane
Chimneys:	•Number of roofing layers observed: One
Gutters and Downspouts:	•Metal
Method of Inspection:	•None Installed
	•Walked On Roof •Viewed From Ladder At Eave

ROOFING OBSERVATIONS

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

The roof coverings are considered to be in generally good condition.

The roofing is considered to be in visually normal condition. The roofing is considered to be in good condition. It is reported that this roof covering is approximately less than 2 years old.

Verification as to the exact age of the roof cover is recommended.

RECOMMENDATIONS / OBSERVATIONS

- ◆ It should be noted that the low sloped roof, although not uncommon, has a higher potential for unexpected problems. Leaks can be difficult to repair, as the source of the leakage can be far removed from the water stain that shows up on the interior. (Photo)

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.

Exterior Components

DESCRIPTION OF EXTERIOR

Lot Grading:	•Level Grade •Minor depressions against the foundation
Driveways:	•Asphalt
Walkways:	•Asphalt
Fencing:	•Chain Link
Steps:	•Concrete
Soffit and Fascia:	•Wood •Aluminum
Wall Cladding:	•Masonry Block •Wood Siding
Window Frames:	•Metal
Entry Doors:	•Metal
Overhead Garage Door(s):	•Aluminum Insulated •Automatic Opener Installed

EXTERIOR OBSERVATIONS

The exterior of the main buildings shows signs of normal wear and tear for buildings of this age and construction.

RECOMMENDATIONS / OBSERVATIONS

- ❖ The soil below the driveway has settled and/or heaved. Persisting movement may result in the need for resurfacing.
- ☑ The wood siding should be painted at the rear office of the original garage. (Photo)
- ☑ Localized pointing of deteriorated mortar between the blocks of the exterior walls is advisable at the original garage. (Photo)
- ❖ The trim should be caulked as necessary.
- ☑ Cracked or broken window(s) should be repaired. The windows are in need of replacement at the original garage. (Photo)
- ☑ The exterior passage doors show signs of rusting and decay. Repairs and/or replacement should be expected as needed. (Photo)
- ☑ The overhead garage door, specifically at the newer garage requires adjustment for proper closure to the floor. (Photo)
- ☑ The lower garage door surfaces and frame are damaged at the newer garage. Repairs may be desirable. (Photo)
- ❖ The garage floor slab has typical cracks. This is usually the result of shrinkage and/or settling of the slab.
- ❖ The slope of the garage floor is not conducive to good drainage and has settled extensively at the left side of the newer garage. The center floor drain is not working as designed as a result of the sump pump that has been installed. Applicable repairs should be expected as needed. (Photo)
- ☑ The incomplete and/or damaged insulation at the top of the concrete block to the steel roof deck will need repair in the newer garage. (Photo)
- ☑ An exhaust fan at the rear left sidewall in the newer garage may not be operable as it has been wrapped with plastic. (Photo)
- ☑ Broken seals at the fixed windows above the garage doors at the newer garage were noted. (Photo)
- ☑ Broken seals at the older garage overhead door were noted. (Photo)
- ☑ Damaged and/or incomplete overhead garage door weather stripping will need repair. (Photo)
- ☑ The steel lintels above the doors will need painting. (Photo)
- ☒ Based on the age of this building, there is a possibility the interior ceiling material at the original building may contain asbestos. 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).* Sections of the material are friable. 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)

POLE BARN STORAGE SHED

The storage shed located opposite the garages is an older makeshift structure that has been modified and added on to at many times over the years. Repairs should be expected on an as needed basis to improve this building. Eventually, replacement of this building should be expected.

The pole barn consists of four different buildings/sheds combined. An older typical wood frame building with a partial foundation was noted at the left gable. The center two sections consist of a marginally framed pole barn with a dirt and/or asphalt floor. A fourth added shed was noted at the rear.

The siding consists of older cedar shingle, vertical board and fiberglass panels.

The composition roof cover was in serviceable condition, within 10 +/- years. The typical life cycle for this roof cover is 20-25+ years. Verification as to the exact age of the roof cover is recommended.

Electrical was supplied to this barn from the main garage.

RECOMMENDATIONS / OBSERVATIONS

- ☒ The exterior siding of both wood and fiberglass panels is in poor condition. Repairs and/or replacement should be expected. (Photo)
- ☒ The missing sliding doors need to be provided at the front right for weather tightness and security. (Photo)
- ☒ The older overhead garage doors are in need of typical repair and adjustment. Safety cables should be provided for the door springs. (Photo)

SALT SHED

The salt shed consists of a large pole barn with pressure treated posts, a truss roof frame and T1-11 Plywood siding. The building appears to be in serviceable condition and has been maintained.

The shed was full of salt that did restrict complete interior access.

The composition roof cover is relatively new, within 10+- years and in serviceable condition. Verification as to the exact age of the roof cover is recommended. The typical life cycle for this roof cover is 20-25 +-years.

RECOMMENDATIONS / OBSERVATIONS

- ☒ Loose siding should be secured. (Photo)
- ☒ The front sliding doors are in need of adjustment and surface repair. (Photo)
- ☒ Upgrade of the temporary lighting is recommended as needed. (Photo)

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.

Electrical Systems

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	•400 Amps, 120/240 Volt Main Service
Service Entrance Wires:	•Underground •Copper
Main Disconnect:	•Breakers •Located in the garage •Main Service Rating 400 Amps
Service Ground:	•Copper •Ground Rod Connection
Main Distribution Panel:	•Breakers •Located in the garage •Breakers (25-220V/28-110V) •Panel Rating 400 Amps
Branch/Auxiliary Panel(s):	•Breakers •Located in the garage •Breakers (4-220V/27-110V) •Located in the original building •Breakers (1-220V) •Located under the kitchen sink •Breakers (6-120V) •Located at the pole barn
Distribution Wiring:	•Copper •Copper •BX •Romex •THHN
Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Exterior •Bathroom(s) •Garage •Bathroom(s) •Kitchen

ELECTRICAL OBSERVATIONS

The size of the electrical service is sufficient for the use group. A single and 3 Phase system was provided. Generally speaking, the electrical system is in good order.

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 pole barn is equipped with a Federal Pacific electric panel. The panel is known to have a serious safety defect relating to the circuit breakers. Replacement of the panel is necessary. You should contact a licensed electrician for a cost estimate to replace the panel. (Photo)
- ☒ The wiring in the auxiliary panel in the original section of the building was installed in a non-professional and unsafe manner. Further discussion will take place. Further investigation and repairs are necessary by a licensed electrician. (Photo)
- ☒ The auxiliary panel is crowded with wiring. The auxiliary panel is undersized. It should be replaced with a panel that is suitable for the number of circuits. Further investigation and repairs are necessary by a licensed electrician. (Photo)
- ☒ Circuits within the auxiliary panel in the original building that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker. Further investigation and repairs are necessary by a licensed electrician. (Photo)
- ☒ Non-suitable connectors were used to connect distribution wires to the breakers. Further investigation and repairs are necessary by a licensed electrician. (Photo)
- ☒ There are tandem breakers in the panel. These conditions should be further investigated by a licensed electrician to determine if the use of tandem breakers is acceptable with this panel. (Photo)
- ☒ The neutral and ground wires are not separated in the panel. Further investigation and repairs are necessary by a licensed electrician. (Photo)
- ☒ There is a connector at the top right panel that is not connected, but touching the breaker terminal. Further investigation and repairs are necessary by a licensed electrician. (Photo)
- ☒ The breaker at the #7 position is OFF. Further investigation is necessary.

- ☒ There is a service disconnect for the kitchen range located under the kitchen sink. This panel is not suitable for use in a wet area/environment. A suitable panel should be installed or the existing service disconnect should be relocated. Further investigation and repairs are necessary by a licensed electrician. (Photo)
- ☒ The building is equipped with a automatic propane generator system. Inspection of this system is beyond the scope of this inspection. The unit was in a locked enclosure and was not readily accessible for inspection. Further investigation is necessary to determine the service history and if there is a service contract for this unit.
- ☒ An exterior outlet does not have an up to date rated weatherproof cover installed. (Photo)

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.
- Storage restricted access to some electrical components.
- The visible ground connection for the electrical service was not accessible at the time of the inspection.

Heating Systems

DESCRIPTION OF HEATING SYSTEM

Primary Energy Source:	•Waste Oil •Oil •Propane
Heating System Type:	•Forced Air - Manufacturer: Renzor
	•Forced Hot Water - Manufacturer: Smith
Heat Distribution Methods:	•Ductwork
	•Radiators
Other Components:	•Electric Resistance Baseboard heaters, bathrooms, boiler room
	•Wall mounted heater, office

HEATING OBSERVATIONS

The waste oil furnaces at the new section are estimated to be 4+ years old. The date of manufacture for the waste oil furnace at the old section was not visible. The typical life cycle for a unit such as this is 20-25 years. Some units will last longer; others can fail prematurely.

The boiler is estimated to be 16+ 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

- ❖ The waste oil furnaces were operating at the time of the inspection.
- ❖ Filters should be changed periodically for better air circulation.
- ☒ The boiler was OFF at the time of the inspection. The boiler is in poor condition. Given the age and condition of the boiler, it may be nearing the end of its useful life. It would be wise to budget for a new boiler. Further evaluation is necessary by a certified heating technician. (Photo)
- ☒ There is not a thimble in the chimney at the chimney connector. (Photo)
- ☒ The furnace cement at the intersection of the chimney connector and chimney had signs of deterioration and should be replaced. (Photo)
- ☒ The Rinnai wall mounted furnace appears to be a newer unit. This appears to be fired by propane. There is a recall on certain Rinnai wall furnaces. Further investigation is necessary to determine if this is one of those units. There is information on the companies web-site. The serial number, model number and date of manufacture should be available when checking on line.
- ☒ The exhaust pipe at the front sidewall of the building is very low to the ground. This vent should be kept clear of snow and debris at all times. *Failure to keep clear could result in incomplete combustion and/or combustion gases being trapped in the building.*
- ☒ It is recommended that you maintain proper clearances between the electric resistance baseboard heat and combustible materials.

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 furnace on the ceiling at the original building was restricted.
- Access to the boiler was somewhat restricted.

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 an older through the wall A/C unit in the break room. This unit is mounted in the wall between the kitchen and new area. Inspection of this unit is beyond the scope of this inspection.

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.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Unknown (access not provided above the older garage)
	•Ridged Foam Insulation above the roof deck at the newer garage.
Exterior Wall Insulation:	•Fiberglass at the main office
Basement Wall Insulation:	•None visible
Floor Cavity Insulation:	•Unknown
Air / Vapor Barrier(s):	•Kraft Paper
Roof / Attic Ventilation:	•None Visible

INSULATION / VENTILATION OBSERVATIONS

The insulation levels may be marginal above the older original garage. Upgrades to this insulation should be expected as noted.

Vehicles and/or garage components restricted access to this attic.

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 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

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.

Plumbing System

DESCRIPTION OF PLUMBING SYSTEM

Water Supply Source:	•Private Water Supply
Service Pipe to Building:	•Not Visible
Main Valve Location:	•Front right corner, original building
Supply Piping:	•Copper
Waste Disposal System:	•Private Sewage System
Drain / Waste / Vent Piping:	•Plastic
Cleanout Location:	•Not Found
Water Heater:	• Manufacturer: State •Approximately 40 gallon capacity •Approximate age: 3+ years •Electric •Location: Break room
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 fixtures are older. Upgrading fixtures would be a logical long term improvement. In the interim, a higher level of maintenance will likely be required. 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

- ❖ Water heaters have a typical life expectancy of 7 to 12 years. One cannot predict with certainty when replacement will become necessary.
- ❖ 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.
- ❖ Corrosion on the exterior of the supply piping was observed.
- ☑ The hose bib (exterior faucet) is leaking at the older garage exterior wall. Repairs are recommended. (Photo)

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.
- An inspection of the well is outside the scope of this inspection.

Interior Components

DESCRIPTION OF INTERIOR

Wall Finishes:	•Drywall/Plaster
Ceiling Finishes:	•Drywall/Plaster
Floor Surfaces:	•Vinyl/Resilient •Concrete
Doors:	•Hollow Core
Window Styles and Glazing:	•Fixed Pane •Single Pane •Double Glazed
Kitchen Appliances Tested:	•Not Inspected
Laundry Appliances:	•None
Laundry Facility:	•None
Other Components Tested:	•None

INTERIOR OBSERVATIONS

On the whole, the interior finishes of the building and offices are considered to be in average condition. Typical flaws were observed in some areas. Updating the windows would be a logical improvement.

RECOMMENDATIONS / OBSERVATIONS

- ☒ The ceiling in both office areas (Photo) shows evidence of staining. This condition is suspected to be the result of roof leakage.
- ☒ Doors should be trimmed or adjusted as necessary to work properly.
- ☒ Several of the insulated glass windows have broken seals. 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.

Kitchen

- ❖ The kitchen sink shows evidence of wear and tear.
- ❖ The kitchen faucets are showing signs of age. Updating faucets over time should be anticipated.
- ❖ 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 cabinets show evidence of wear and tear.
- ❖ The shower enclosure shows evidence of wear and tear.
- ❖ The shower faucets are showing signs of age. Updating faucets over time should be anticipated.
- ☒ There was storage in the stall shower area. The shower was not operated.
- ☒ Cracked, deteriorated and/or missing shower stall 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.

Other Components

- ❖ The smoke detectors, carbon monoxide detectors and fire suppression system are not inspected as part of this inspection. It is recommended that the systems be further evaluated by the fire department.

Environmental Issues

- ❖ Based on the age of this building, there is a possibility the ceiling material at the original building 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.

LIMITATIONS OF INTERIOR INSPECTION

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

- The Handicap bathroom was not accessible at the time of the inspection.

The foregoing report is furnished at your request in strict confidence by us as your agent and employee for your exclusive aid in determining the physical condition of the subject premises and the equipment therein as may be examined visually, and we warn you that although such premises and/or equipment may be in good condition when examined, the condition may have changed thereafter.

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 or the adequacy of design but are the opinions of the inspectors. There is no guarantee that the inspection or report is deemed to be inclusive or all conclusive. 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. We are hopeful that our services have been informational and helpful to you.



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IMG_0734



IMG_0735



IMG_0736



IMG_0737



IMG_0738



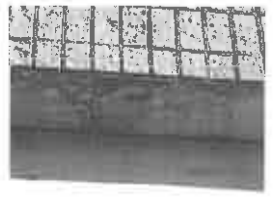
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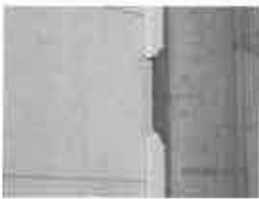
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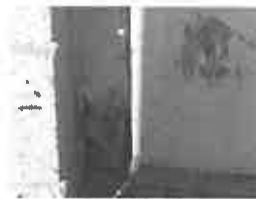
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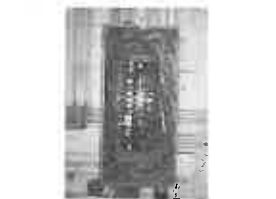
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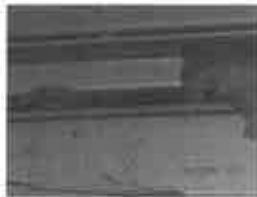
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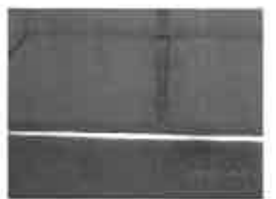
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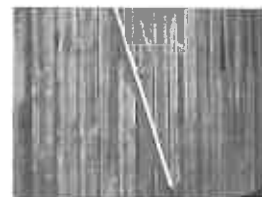
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IMG_0782



IMG_0783



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