

# Building Inspection Report

## 4 Pond Road, Harvard, MA

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**Inspection Date:**  
06 December 2011

**Prepared For:**  
Harvard Public Library

**Prepared By:**  
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**Report Number:**  
1206CA

**Inspector:**  
Christopher P. Galeota, VP

# SUMMARIZATION REPORT FOR

Harvard Public Library

AT

4 Pond 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 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 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.

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# Report Overview

## THE BUILDING IN PERSPECTIVE

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This is a well built 140+- year old (approximate age) original school house that has been converted and renovated with a large addition to become the Harvard Public Library in 2007. As with all buildings, ongoing maintenance is required and improvements to the systems of the building will be needed over time. *The improvements that are recommended in this report are not considered unusual for a building of this age and location.*

## CONVENTIONS USED IN THIS REPORT

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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.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS

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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

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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

Wet weather conditions prevailed at the time of the inspection. The estimated outside temperature was 60 degrees F. Weather conditions leading up to the inspection have been relatively dry.

# Structural Components

## DESCRIPTION OF STRUCTURAL COMPONENTS

<b>Foundation:</b>	•Stone/Brick •Poured Concrete •Basement Configuration
<b>Floor Structure:</b>	•Wood Floor Joist •Board/Plank Sub Floor •Brick Columns •Wood Floor Beams •Steel Floor Beams/Trusses •Metal and Concrete Floor Deck •Steel and Concrete Sub-Structure
<b>Wall Structure:</b>	•Masonry/Steel/Wood
<b>Ceiling Structure:</b>	•Joist •Truss
<b>Roof Structure:</b>	•Rafters •Trusses
<b>Roof Sheathing:</b>	•Solid Plank •Plywood
<b>Attic Access Location:</b>	•Closet •Attic Method Of Inspection: Entered - Inaccessible Areas •Roof Top Access

## STRUCTURAL COMPONENT OBSERVATIONS

The construction of the building is considered to be of high quality. The materials and workmanship, where visible, are above average.

Please review the comments below regarding the potential for basement moisture.

Access to most of the basement, 1<sup>st</sup> floor and attic structure was not provided as a result of the finished lower and upper levels of the library. No comments can be made relative to the installation and/or existing condition of components not accessible for inspection.

### RECOMMENDATIONS / OBSERVATIONS

- ② Typical minor cracks were observed in the exterior walls in the main original basement. Improvement is not a priority.
- ② Evidence of prior roof leakage was observed on the underside of the roof sheathing.
- ② Typical settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred, as is typical.
- ② 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.
- ② Typical surface deterioration was observed on the interior of the exposed stone and brick older foundation walls. This condition is common in many older buildings and does not usually represent a serious concern. In an effort to prevent long term deterioration, it would be wise to consider parging and/or parging deteriorated areas as needed.
- ② Typical concrete floor cracks were observed. These cracks are not cause for alarm.
- ② A dehumidifier was not observed in the lower basement level.
- ② The older basement shows evidence of prior 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 basements exhibit signs of moisture penetration and virtually all basements 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. 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 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 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.
- ❖ Conditions that are attractive to wood boring insects should be avoided. These conditions include the storage of wood in damp environments, wood/soil contact around the perimeter of the building (decking, siding, etc.), damp soils, leaky roofs, and unventilated spaces (roofs, garages, crawl spaces, etc.).

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.**

# Roofing System

## DESCRIPTION OF ROOFING SYSTEM

<b>Roof Covering:</b>	•Slate •Metal •Single Ply Membrane (stone ballast) •Number of roofing layers observed: One
<b>Chimneys:</b>	•Masonry (2) •Lined
<b>Gutters and Downspouts:</b>	•Copper •Downspouts Discharge Below Grade
<b>Method of Inspection:</b>	•Viewed from Grade •Walked On Roof

## 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 majority of the slate roofing is considered to be in visually normal condition. The single ply roofing is considered to be in good condition. In all, the roof coverings show evidence of normal wear and tear for a building of this age and location.

### RECOMMENDATIONS / OBSERVATIONS

- ☒ Repairs to the slate roofing are recommended. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. These repairs are considered high priority as falling slate from the roof presents a significant safety risk. (Photo)
- ⚡ The design of the roofing system is such that several vulnerable areas exist. There is a higher potential for unanticipated repairs. Annual inspections and ongoing maintenance will be critical to the performance of the roofing system.
- ⚡ It should be noted that the flat single ply 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. Some roofers are reluctant to attempt repairs to flat roofs.
- ⚡ The chimney and all roof flashings should be carefully monitored. The proximity and configuration of these flashings are vulnerable to leakage.
- ☒ As observed, many of the new gutters were not installed at a proper elevation to limit damage when snow slides off the slate roof. Damaged gutters at applicable locations will need repair as noted. (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.
- Portions of the roof were viewed from the ground using binoculars. Some sections of the roof could not be viewed.

# Exterior Components

## DESCRIPTION OF EXTERIOR

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<b>Lot Grading:</b>	•Rolling Lot
<b>Driveways:</b>	•Asphalt
<b>Walkways / Patios:</b>	•Concrete Pavers •Asphalt
<b>Retaining Walls:</b>	•Stone/Rock
<b>Porches, Decks, and Steps:</b>	•Concrete
<b>Soffit and Fascia:</b>	•Wood •Aluminum
<b>Wall Cladding:</b>	•Brick
<b>Window Frames:</b>	•Wood •Metal
<b>Entry Doors:</b>	•Wood •Metal

## EXTERIOR OBSERVATIONS

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Generally speaking, the exterior of the building is in good condition.

### RECOMMENDATIONS / OBSERVATIONS

- ☒ The front right entry steps of the older school house represent a trip hazard as a result of the damaged concrete lower steps. This is a safety concern that should be addressed promptly. As there is a danger of falling at this entry, a railing should be provided. (Photo)
- ☒ Localized pointing of deteriorated mortar between the bricks of the exterior walls is advisable at applicable locations. (Photo)
- ☒ As is very typical, the older school house basement windows have been neglected somewhat. They should be repaired or replaced as desired. Wood/soil contact should be avoided. (Photo)
- ☐ The drainage area at the rear yard of the building appeared to be in operable condition at the time of the inspection.

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

## LIMITATIONS OF EXTERIOR INSPECTION

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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.

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

# Electrical System

## DESCRIPTION OF ELECTRICAL SYSTEM

<b>Size of Electrical Service:</b>	•800 Amps, 120/240 Volt Main Service
<b>Service Entrance Wires:</b>	•Underground •Copper
<b>Main Disconnect:</b>	•Breakers •Located in the basement •Main Service Rating 800 Amps
<b>Service Ground:</b>	•Copper •Water Pipe Connection
<b>Main Distribution Panel:</b>	•Breakers •Located in the basement •Panel Rating 800 Amps
<b>Branch/Auxiliary Panel(s):</b>	•Breakers 113+-(120 volt breakers) 20+-(240 volt breakers)•Located in the basement, 1st, 2nd and 3rd floors
<b>Distribution Wiring:</b>	•Copper Romex, Bx and THHN
<b>Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Exterior •Bathroom(s) •Kitchen

## ELECTRICAL OBSERVATIONS

Generally speaking, the electrical system is in good order. All visible wiring within the building is copper. This is a good quality electrical conductor.

The main electric for the complete building was renovated and updated during the construction.

Single and 3-Phase power was supplied. A total of 6+- power panels (PP) were provided through-out the building.

Security and Fire alarm systems were provided through-out.

Lighting control systems were provided.

Electric power for the elevator was provided.

### 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.
- ☒ An exterior outlet does not have a to date rated weatherproof cover installed. (Photo)
- ☒ Missing knock outs at applicable panels should be provided. (Photo)
- ☒ Two single pole breakers were used for a 240 volt service at the center 2<sup>nd</sup> floor sub power panel. Repairs are recommended. (Photo)
- ☒ Tamper resistant receptacles should be provided for at least the lower right children's wing. (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.
- Furniture and/or storage restricted access to some electrical components.

# Heating System

## DESCRIPTION OF HEATING SYSTEM

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<b>Primary Energy Source:</b>	•Gas
<b>Heating System Type:</b>	• Hydronic Forced Warm Air •Forced Hot Water •# Of Zones: Multiple Zones
	•Manufacturer: Buderus
<b>Heat Distribution Methods:</b>	•Ductwork •Baseboard Heaters
<b>Other Components:</b>	•Electric Resistant Baseboard

## HEATING OBSERVATIONS

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Two high efficient gas commercial Buderus boilers were provided.

These are high efficiency heating systems. The chimneys have been lined with stainless steel. This is an important consideration for a heating system of this type. The distribution of heat is divided into "zones", allowing for greater ease of balancing heat flow. The distribution of heat within the building is enhanced by circulating pumps and zone valves.

The boilers are estimated to be 4+- years old. The typical life cycle for units such as this is 25-40 +- years. Some units will last longer; others can fail prematurely.

### RECOMMENDATIONS / OBSERVATIONS

- ❖ Evidence of prior leakage and/or corrosion was observed at various control valves and pipe connections in the basement boiler room. This is a common condition in hot water heating systems.
- ❖ The heating systems are of forced hot water/warm air, multiple zones. It should be clearly understood that boilers have a limited life expectancy and that these units performed in a satisfactory manner today.
- ❖ Gas units require service approximately every one to three years by a certified heating technician.
- ❖ There is a thimble in the chimney at the chimney connectors.

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

## LIMITATIONS OF HEATING INSPECTION

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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

# Cooling Systems

## DESCRIPTION OF COOLING / HEAT PUMP SYSTEM

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**Energy Source:**

•Electricity •240 Volt Power Supply

**System Type:**

•Air Cooled Central Air Conditioning •Water Cooled Central Air Conditioning

**Other Components:**

•Air Handler/Fans/Cooling Towers

## SYSTEM OBSERVATIONS

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As a result of the exterior temperature, the cooling systems were not operated. Verification of the current operational condition and prior service history of the cooling systems is recommended.

The exterior condensing units/cooling towers and interior air handlers employed in the systems are estimated to be 4+- years old.

### RECOMMENDATIONS / OBSERVATIONS

- ◇ The cold gas lines are insulated.
- ◇ There are visible service disconnect switches in the areas of the condensers, cooling towers and air handlers.
- ◇ The visible duct work is insulated.
- ◇ Filters should be changed 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. 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:

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- The adequacy of distribution of cool air within the building is difficult to determine during a one-time inspection.
- The air conditioning system could not be tested as the outdoor temperature was below 65 degrees F.
- The systems were not tested.

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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<b>Attic Insulation:</b>	•6-9.5+- inches Fiberglass / Foam Board
<b>Exterior Wall Insulation:</b>	•3-6.5+- inches Fiberglass / Foam Board
<b>Basement Wall Insulation:</b>	•3-6.5+- inches Fiberglass / Foam Board
<b>Air / Vapor Barrier(s):</b>	•Plastic
<b>Roof / Attic Ventilation:</b>	•None Visible

## INSULATION / VENTILATION OBSERVATIONS

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The new addition portion of the library does meet energy standards for 2007.

The older school house insulation levels are marginal to non-existent. Insulation improvements for the school house area is strongly recommended.

As is typical of older buildings of this age and construction, insulation levels are relatively modest. When undertaking renovation work to the school house, insulation improvements would be both practical and logical.

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

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

- ② The level of attic insulation is considered marginal at the school house. Proper insulation will help to keep the building 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. (Photo)

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

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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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.
- There was limited access to the side attic areas (behind the "knee wall").

# Plumbing System

## DESCRIPTION OF PLUMBING SYSTEM

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<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to Building:</b>	•Copper •Service Pipe Size: 2 ½ + inch
<b>Main Valve Location:</b>	•Basement
<b>Supply Piping:</b>	•Copper
<b>Waste Disposal System:</b>	•Private Sewage System
<b>Drain / Waste / Vent Piping:</b>	•Plastic •Cast Iron
<b>Cleanout Location:</b>	•Basement
<b>Water Heater:</b>	•Building System (limited demand)
<b>Other Components:</b>	•Fire Suppression Wet and Dry Sprinkler System

## PLUMBING OBSERVATIONS

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

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.
- ❖ All of the plumbing components appeared to be in operable condition at the time of the inspection.
- ☑ All plumbing traps at janitorial sinks and/or mop drain stations must be kept primed at all times. (Photo)

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

## LIMITATIONS OF PLUMBING INSPECTION

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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.

# Interior Components

## DESCRIPTION OF INTERIOR

Wall Finishes:	•Drywall/Plaster •Paneling
Ceiling Finishes:	•Drywall/Plaster •Suspended Tile
Floor Surfaces:	•Carpet •Tile •Wood
Doors:	•Raised Panel
Window Styles and Glazing:	•Double/Single Hung •Awning •Double Glazed
Fireplace(s):	•Masonry Firebox •"Zero Clearance" •Gas
Kitchen Appliances Tested:	•Not Inspected
Laundry Appliances Tested:	•Not Applicable
Laundry Facility:	•Not Applicable
Other Components Tested:	•None

## INTERIOR OBSERVATIONS

On the whole, the interior finishes of the building are in above average condition. Typical minor flaws were observed in some areas. The doors and windows are good quality. The floors of the building are relatively level and walls are relatively plumb.

### RECOMMENDATIONS / OBSERVATIONS

- ❖ Minor cracks in the interior finishes were noted.
- ❖ The rear basement level new addition lower right wing bay window sill at the children's wing shows evidence of prior staining. This leaking condition has been corrected as stated.
- ☑ The hardwood floors at the mezzanine between the school house and addition library are showing signs of wear and should be refinished. (Photo)

#### Kitchen(s)

- ❖ The kitchen sinks shows evidence of typical use.
- ❖ The kitchen cabinets show evidence of typical use.
- ❖ The kitchen countertop shows evidence of typical use.

#### Bathroom(s)

- ❖ The basins and toilets show evidence of typical use.
- ❖ The cabinets show evidence of typical use.

#### Environmental Issues

- ❖ 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.

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

## **LIMITATIONS OF INTERIOR INSPECTION**

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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.
- Wall insulation type and levels were spot checked only.
- The gas burner for the fireplace was not tested.

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.

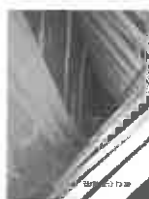




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