

Building Inspection Report

The Old Fire House, 13 Ayer Road Harvard , MA

Inspection Date:
28 November 2011

Prepared For:
The Town of Harvard

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1128CA

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SUMMARIZATION REPORT FOR

The Town of Harvard

AT

Old Fire House, 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 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 BUILDING IN PERSPECTIVE

This is an average quality 70+- year old (approximate age) fire house that has been lacking substantial maintenance.

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.

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.

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

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 55 degrees F. Weather conditions leading up to the inspection have been relatively dry.

Structural Components

DESCRIPTION OF STRUCTURAL COMPONENTS

Foundation:	•Poured Concrete •Basement/Garage Configuration
Floor Structure:	•Floor Structure Not Visible •Floor Beams Not Visible •Sub Floor Not Visible
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters
Roof Sheathing:	•Solid Plank
Attic Access Location:	•Attic Method Of Inspection: Viewed From Access Hatch

STRUCTURAL COMPONENT OBSERVATIONS

The construction of the old fire house is considered to be of average quality. The building consists of a utility room at the left gable of which contains the boiler, electric panels and generator. The center of the basement/garage houses the fire boat. The right side garage houses a large older walk-in safe and the interior air handler for the heat pump/cooling air handler.

The exterior of the building and lack of operation of the boiler will need substantial improvements.

RECOMMENDATIONS / OBSERVATIONS

- ❖ Evidence of prior roof leakage was observed on the underside of the roof sheathing. (Photo)
- ❖ The attic was viewed from the access ceiling port only. Flooring and lighting was not provided. (Photo)
- ❖ Typical settlement cracks were observed in the foundation walls of the fire house. This implies that some structural movement of the building has occurred, as is typical of most buildings.
- ❖ 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 are not cause for alarm.
- ❖ The basement/garage shows evidence of moisture penetration in the form of typical: •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/garages 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.

- ❖ 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 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/garage particularly restricted the inspection.
- Inaccessible floor, wall and roof cavities could not be inspected.

Roofing System

DESCRIPTION OF ROOFING SYSTEM

Roof Covering:	•Composition Shingle •Number of roofing layers observed: One
Chimneys:	•Masonry •Lined
Gutters and Downspouts:	•Aluminum
Method of Inspection:	•Viewed From Ladder At Eave

ROOFING OBSERVATIONS

The composition shingle roofing is considered to be in good to fair condition. It is reported that this roof covering is approximately 10-12 +- years old. In all, the roof coverings show evidence of normal wear and tear for a building of this age and location.

The typical life expectancy of this roof cover is 20-25+- years.

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

RECOMMENDATIONS / OBSERVATIONS

- ❖ The design of the composition shingle 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.
- ❖ The configuration of the composition shingle 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.
- ☑ The masonry chimney is in need of pointing (replacing the mortar between the bricks). A mason or certified chimney sweep should be contacted for further evaluation and repairs. (Photo)
- ❖ A rain cap and vermin screen should be installed on the masonry chimney.
- ❖ The chimney and applicable roof flashings should be carefully monitored. The proximity and configuration of these flashings are vulnerable to leakage.
- ☑ There does not appear to be a sufficient number of downspouts. Missing downspouts at the front center should be installed. (Photo)
- ❖ Gutters and downspouts were not installed at the rear of the building.

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:	•Rolling Lot •Depressions against the foundation
Driveways:	•Asphalt
Walkways / Patios:	•Asphalt
Retaining Walls:	•Stone/Rock
Porches, Decks, and Steps:	•Concrete
Soffit and Fascia:	•Wood
Wall Cladding:	•Wood Siding
Window Frames:	•Wood
Entry Doors:	•Metal
Overhead Garage Door(s):	•Aluminum Insulated •Automatic Opener Installed

EXTERIOR OBSERVATIONS

The exterior of the building has lacked substantial maintenance.

RECOMMENDATIONS / OBSERVATIONS

- ☒ The grading should be improved to promote the flow of storm water away from the fire house at applicable locations. This can usually be accomplished by the addition of top soil. The ground should slope away from the building at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls. (Photo)
- ☒ The soffit and fascia should be painted. (Photo)
- ☒ Localized rot was observed in the soffit and fascia (the wooden board to which the gutter is typically fastened). (Photo)
- ☒ Substantial rot has developed in the siding, trim and possible building sidewall at random locations at the front center, right and rear left side of the building. A licensed contractor should be consulted for further investigation and repairs. (Photo)
- ☒ Opening and connection points in the siding should be caulked as necessary. (Photo)
- ☒ Wood/soil contact at all exterior siding and trim should be terminated. The installation of a crushed stone ribbon adjacent to the foundation perimeter is recommended.
- ☒ Vegetation growing on or within 6 inches of exterior walls should be kept trimmed away from siding, window trims, and the eaves.
- ☒ Localized rot was observed in the trim at random locations at the lower and upper levels of the building. (Photo)
- ☒ Cracked or broken window(s) should be repaired. (Photo)
- ☒ The window frames require painting and caulking on the exterior. (Photo)
- ☒ Damaged screens were noted on windows. (Photo)
- ☒ It may be desirable to replace window screens where missing.
- ☒ The windows show evidence of substantial rot to the sills and applicable trim at random locations. Repair to the window sill can usually be accomplished by a skilled carpenter, although a replacement window is preferred in some cases. (Photo)
- ☒ Water damage was observed to the exterior wood and metal doors. Replacement of the exterior passage doors is recommended. (Photo)
- ☒ The garage floor slab has typical cracks. This is usually the result of shrinkage and/or settling of the slab.
- ☒ The damaged exterior garage door weather stripping should be repaired. (Photo)
- ☒ The aging garage door opener should be updated. (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.
- Landscape components restricted a view of some exterior areas of the building.
- Storage in the garage restricted the inspection.

Electrical System

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	•100 Amps, 120/240 Volt Main Service
Service Entrance Wires:	•Overhead •Aluminum
Main Disconnect:	•Breakers •Located at the exterior sidewall •Main Service Rating 100 Amps
Service Ground:	•Copper •Ground Rod Connection
Main Distribution Panel:	•Breakers 15+-(120 volt) 2+-(240 volt) •Located in the boiler room •Panel Rating 100 Amps
Branch/Auxiliary Panel(s):	•Breakers •Located in the boiler room (generator panel)
Distribution Wiring:	•Copper Romex and Bx
Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•None found

ELECTRICAL OBSERVATIONS

The size of the electrical service is sufficient for the current use group. All visible wiring within the building is copper. This is a good quality electrical conductor.

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

RECOMMENDATIONS / OBSERVATIONS

- ⚡ 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.
- ☒ Bundled neutrals in the main panel should be separated. (Photo)
- ⚡ The tips of the aluminum conductors in the panel were not coated with a corrosion inhibitor. This is a common condition for a building this age.
- ☒ A GFIC was not observed at the panel. (Photo)
- ☒ Open grounded 2-prong receptacles should be improved through-out.(Photo)
- ☒ The alarm panel is not secure to the wall. (Photo)
- ⚡ Verification of the current operational condition of the alarm panel is recommended. This system was not inspected as part of this inspection.
- ☒ An exterior outlet does not have a to date weatherproof cover installed.(Photo)
- ☒ The loose light fixture should be repaired or replaced in the utility room.(Photo)
- ⚡ Additional information relative to the current operational condition of the propane generator system is recommended. Inspection of generator systems is beyond the scope of this inspection.
- ⚡ Visible connection of the ground to the ground rods was not provided.
- ☒ An old asbestos type lined electrical box was noted at the top of the 2nd floor stairway. This condition should be updated. (Photo)
- ☒ The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

DISCRETIONARY IMPROVEMENTS

Additional outlets in some areas of the building may be desirable.

It is impossible to predict whether the number of circuits within a building will be sufficient for the needs of the occupants, during a typical inspection. However, the number of circuits within this building are considered marginal. If fuses blow (or breakers trip) regularly, this may indicate the need for additional circuits. It does not indicate that your electrical service is undersized, nor does it represent a safety concern. Circuits can be added on an as needed basis.

Grounded outlets may be desirable in some areas where ungrounded outlets exist. This will depend on electrical needs.

During the course of any renovating, it is recommended that older wiring be replaced.

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

Primary Energy Source:	•Oil
Heating System Type:	•Forced Hot Water •# Of Zones: Unknown •Manufacturer: Unknown
Heat Distribution Methods:	•Ductwork •Radiators
Other Components:	•None

HEATING OBSERVATIONS

The boiler is inoperative and replacement is necessary at this time. (Photo)

The boiler is estimated to be 40+ years old. The typical life cycle for a unit such as this is 20-25 years. Some units will last longer; others can fail prematurely. (Photo)

RECOMMENDATIONS / OBSERVATIONS

- ☒ Given the age and inoperative boiler, replacement should be expected. (Photo)
- ☒ Insulation on the boiler may contain asbestos. This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). If replacement of the boiler necessitates the removal of the asbestos containing insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the building that contain asbestos but are not identified by this inspection report. (Photo)
- ☒ As noted, the exterior oil tank at the rear left sidewall has been removed. Excessive residual oil at the ground surface was observed. Possible surface and/or ground contamination will need further investigation and proper clean-up. An oil leak specialist should be consulted. (Photo)
- ☐ Evidence of prior leakage and/or corrosion was observed at various control valves and pipe connections. This is a common condition in older hot water heating systems.
- ☐ The chimney serving the oil fired heating system does not appear to be lined. Chimney liners are typically required.
- ☐ Oil burners require yearly service by a certified heating technician.
- ☐ Limited heat sources were found within the building. It may be desirable to install additional heat at these locations as needed.
- ☐ There is not a thimble in the chimney at the chimney connector.
- ☒ Missing control panel covers should be installed.(Photo)

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
- As the heating system was inoperative, it could not be tested at the time of the inspection.

Cooling System

DESCRIPTION OF COOLING / HEAT PUMP SYSTEM

Energy Source:	•Electricity •240 Volt Power Supply
System Type:	•Air Cooled Central Air Conditioning
Other Components:	•Condensate Pump •Air Handler/Fan

SYSTEM OBSERVATIONS

This is a relatively new system that should have many years of useful life remaining. Regular maintenance will, of course, be necessary.

The exterior condensing unit and interior air handler employed in the system is estimated to be 3+- years old.

The system could not be operated as a result of the exterior temperature on the day of the inspection. Verification of the current operational condition and prior service history is recommended.

RECOMMENDATIONS / OBSERVATIONS

- ❖ Vegetation in the vicinity of the outdoor unit of the air conditioning system should be cut back.
- ❖ Filters should be changed periodically for better air circulation.
- ❖ The cold gas line is insulated.
- ☒ There is no service receptacle in the area of the exterior condenser. (Photo)
- ❖ The visible duct work is insulated.
- ❖ A humidification unit was installed at the ducting at the front right utility room. A electric heat source was provided in this room.
- ❖ The fan was running at the time of the inspection.
- ❖ Limited ducting and limited access to ducting was provided at the main meeting room at the 2nd floor. Additional supply and return ducting may be necessary.

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 system could not be tested as the outdoor temperature was below 65 degrees F.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•3.5+- inches Fiberglass
Exterior Wall Insulation:	•None visible
Basement Insulation:	•None visible
Air / Vapor Barrier(s):	•None Visible
Roof / Attic Ventilation:	•Gable Vents •Ridge Vents

INSULATION / VENTILATION OBSERVATIONS

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

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

Flooring and lighting was not provided in the attic. The attic was viewed from the ceiling port only. (Photo)

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.

- ❖ Attic insulation improvements are recommended. This should help to reduce heating costs and help keep the building cooler during warm weather. (Photo)
- ❖ Ideally, the attic access hatch should be insulated. (Photo)
- ❖ The level of attic ventilation is considered marginal. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the 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

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.
- The attic was viewed from the access hatch only.
- 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

Water Supply Source:	•Public Water Supply
Service Pipe to Building:	•Copper •Service Pipe Size: 3/4 inch
Main Valve Location:	•Garage
Supply Piping:	•Copper
Waste Disposal System:	•Private Sewage System
Drain / Waste / Vent Piping:	•Plastic •Cast Iron
Cleanout Location:	•Basement
Water Heater:	•Approximately 3-5+- gallon capacity •Approximate age: 30+ years •Tankless System Combined with Boiler •Location: Closet
Other Components:	•None

PLUMBING OBSERVATIONS

The plumbing system within the building was inoperative at the time of the inspection.

The main water supply was shut-off. The bath plumbing was inoperative. (Photo)

The plumbing components could not be operated at the time of the inspection.

De-winterization and verification of the operational condition of all plumbing components, including the private septic system is recommended.

RECOMMENDATIONS / OBSERVATIONS

- ❖ Typical corrosion on the exterior of the visible supply and waste piping was observed.
- ❖ Effected supply piping may be susceptible to freezing during extremely cold weather as the water meter and applicable piping located in the garage. This condition should be monitored and improved as needed. (Photo)
- ❖ For the most part, the 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 was inoperative at the time of the inspection. 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)

DISCRETIONARY IMPROVEMENTS

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

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.
- The plumbing system was winterized, preventing any testing of the system.
- 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
Floor Surfaces:	•Carpet •Vinyl/Resilient
Doors:	•Raised Panel
Window Styles and Glazing:	•Double/Single Hung •Single Pane with Storm Window
Kitchen Appliances Tested:	•Not Applicable
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 considered to be in below average condition. The majority of the doors and windows are modest quality. The windows have been lacking maintenance. Updating the windows would be a logical improvement. The flooring system shows evidence of deflection and unevenness to the front of the 2nd floor meeting room area. These conditions should be monitored and improved as needed. Applicable wood damage at the front center lower sidewall may contribute to this condition.

RECOMMENDATIONS / OBSERVATIONS

- ❖ Minor cracks in the interior finishes were noted.
- ❖ The ceilings show evidence of prior staining at random locations. the stains were dry at the time of the inspection.
- ❖ Floor slopes are apparent. (Photo)
- ☑ Effected doors should be trimmed or adjusted as necessary to work properly.
- ☑ The older windows are in disrepair. (Photo)
- ☑ The railing for the 2nd floor stairway is loose. Missing balusters should be installed. (Photo)

Bathroom(s)

- ❖ The basin shows evidence of wear and tear.
- ☑ An exhaust fan that discharges to the building exterior is recommended. (Photo)
- ☑ The bathroom was inoperative at the time of the inspection. (Photo)
- ☑ Upgrade of the older "S" trap at the sink at the 2nd floor area at the top of the stairway is recommended. (Photo)

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.

DISCRETIONARY IMPROVEMENTS

Upgrading the older plumbing fixtures within the building would be a logical short term improvement.

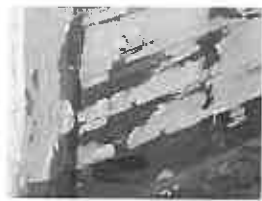
Replacement of the aging faucets within the building would be a logical short term improvement.

LIMITATIONS OF INTERIOR INSPECTION

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. 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. I am hopeful that my services have been information and helpful to you.



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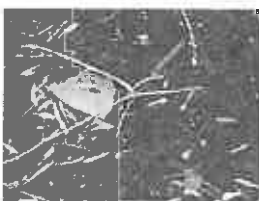
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