

REC CONSULTANTS, INC.
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Winthrop, Mass. 02152

Residential & Commercial Building Inspections

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A Report on the Conditions

of

A 8 Room Bungalow

at 1 Oak Street
Oakville USA

on Sunday, January 1, 2007
at 9AM, Sunny, 35 Degrees

for John Doe
1 Deer Lane
USA

Phone: 000-000-0000

Report #R0000

Robert E. Clarke

President
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MA Home Inspectors License 0135

This inspection report is intended to assist the client in evaluating the overall condition of the home/building. The inspection is based on observation of the visible and apparent conditions of the home/building and its components on the date of the inspection.

The inspection will be non-invasive and will not be technically exhaustive. The inspector is not required nor expected to move personal property, storage, furniture, equipment, carpet, or like materials, which may impede access of limited visibility.

The inspection may be limited by weather conditions, such as snow on the roof, around the structure or on the ground.

Any deficiencies and/or defects, which are latent or concealed, are excluded from this inspection. The inspection is conducted in accordance with the Massachusetts Board of Registration Standards of Practice, 266 CMR 6:00-6.11, which is given to the client at the time of inspection.

This is a confidential report intended for our clients. Real estate brokers, agents, owners and buyers other than the persons who contracted for and paid for these services are hereby notified that any use of this report for any purpose related to the sale or purchase of this property is not permitted unless the express approval of REC CONSULTANTS, INC. is given, as well as the express written approval of the original owners of this report.

The inspection report is the inspector's opinion of the present conditions of the property, based on visual inspection of the readily accessible features of the property. This is not a code enforcement inspection. Neither the inspection nor the inspection report is a warranty, express or implied, regarding the adequacy, performance or condition of any inspected structure, item or system. Client should verify any and all visual problems observed with the appropriate contractor, electrician, plumber, mason etc. for code compliance and/or cost estimates.

ROOF

REC Consultants makes every effort to view the roof surface from a 24 foot extension ladder, however roof surfaces that are higher than the fully extended ladder will be inspected from the ground using binoculars or through any available accessible window.

ROOF INSPECTION METHOD

- () Inaccessible.
- () Ground.
- (XX) Ladder.
- (XX) Approx. 1 layers.

ROOF SURFACE AGE/MATERIAL

- (XX) Approx. 4-8 yrs. old.
- (XX) Asphalt/Fiberglass.

(XX) The following observations were made:

The roof at 1 Oak Street was inspected from a ladder. The roof is surfaced with what appears to be one layer of asphalt shingles. The shingles appear to be 4-8 years old. The roof rear slopes were snow covered. No visible problems were detected with the accessible roof shingles at the time of inspection.

The roof framing was inaccessible (no access within the home) therefore, the roof rafters, sheathing and insulation conditions could not be determined.

Several gable end vents provide attic insulation.

Several of the exposed roof rafter ends are starting to show signs of decay.

Recommend: No recommendations on the roof shingles, however think about installing an attic access opening, this way the roof framing can be inspected, and insulation installed if needed. Scrape the decay wood from the roof rafter ends, fill in the decay ends with a wood epoxy, then sand, prime and paint.

GUTTERS & DOWNSPOUTS

GUTTER MATERIAL

Gutters are desirable for virtually all homes. Installing and maintaining gutters and downspouts is one of the first steps in helping to control basement water inflows. All downspouts should be extended away from the homes foundation.

- (XX) none.

(XX) The following observations were made:

The home lack gutters and downspouts. Normally I recommend gutters and downspouts be installed, however, the home has large roof overhangs,(over two feet) therefor no gutters and downspouts are needed.

Recommend; See site conditions.

CHIMNEY(S)
MATERIAL

Interior chimney flues are not part of this inspection. Contact a qualified mason or chimney sweep, to have the interior chimney flues and liners inspected. All active fireplace flues should be inspected and cleaned annually.

(XX) brick.

LOCATION

Runs up the right side of the house.

FIREPLACE/WOOD/COAL STOVES

(XX) Brick fireplace, living room.

(XX) The following observations were made:

The home has one brick chimney. The chimney runs up the right side of the house and services the heating system located in the basement, and a brick fireplace located in the living room. No visible problems were detected with the accessible exterior chimney bricks at the time of inspection.

Looking at photo 1, I noticed the fireplace lacks a damper and its flue openings were concealed with metal liners. The liners were capped off.

Recommend: A qualified mason or chimney sweep should clean and inspect the interior chimney flues. Remove the metal liners from the fireplace smoke shelf, and install a damper if the fireplace is to be reused. If the fireplace flue lacks an approved liner, one should be installed before using the fireplace.

SIDING/TRIM

SIDING MATERIAL

(XX) Cedar shingles.

(XX) Vinyl siding.

TRIM MATERIAL

(XX) Wood.

(XX) The following observations were made:

The bottom half of the house is sided in vinyl and the upper half in cedar shingles, left to weather. The house is trimmed in painted wood. No visible problems were detected with the vinyl siding at the time of inspection. No visible problems were detected with the cedar shingles on the right and rear section of the house. I noticed the front cedar shingles (directly over the porch) are starting to crack, curl, and wear. This is noted in photo 2. The shingles on the left side of the house are showing signs of wear. No visible problems were detected with the painted rake or soffit boards, door or window trim at the time of inspection.

Recommend: Strip off and replace the old and worn shingles on the front and left side of the house, as needed. Stain or seal the shingles.

STAIRWAYS/PORCHES/DECKS

STAIRWAYS

<u>FRONT</u>	<u>REAR</u>	<u>SIDE</u>	<u>CELLAR</u>	<u>FIRE ESCAPE</u>	<u>OTHER</u>
Brick	Wood				

(XX) The following observations were made:

No visible problems (other than recent repairs) were detected with the front brick steps, or the steps steel handrails at the time of inspection.

No visible problems were detected with the rear pressure treated wood steps, or the steps handrails, but the handrails are starting to crack and splinter. Anyone grabbing the handrails is subject to splinters.

Recommend: Monitor the front brick steps for any open mortar joints, remortar open joints, as needed. Water that seeps into the open mortar joints can freeze in the winter months, causing the bricks to loosen. As discussed, install composition wood board directly on top on the stairs handrails. The smooth composition boards will help prevent splinters.

PORCHES/DECKS

<u>FRONT</u>	<u>REAR</u>	<u>SIDE</u>	<u>OTHER</u>
Enclosed	PT wood		

(XX) The following observations were made:

No visible problems were detected with the front enclosed porch metal storm windows, wood decking or ceiling, vinyl siding, wood trim or the storm entry door at the time of inspection.

I noticed the bedroom floor directly above the porch sags toward the front of the house. The cause of the floor sagging may be due to undersized porch footings, foundation or floor framing. No access openings were detected in the porch foundation walls, therefore, the footings, foundation walls, and floor framing were inaccessible. The crawl space directly under the porch should be ventilated. Trapped moisture within crawl spaces can lead to framing decay, as well as mold and mildew.

Rear pressure treated deck. Looking at photo 3, I noticed the space between the safety rails was too large. A child could easily fit between the rails, and be injured in a fall from the deck. Looking at photo 3A, the deck ledger board was only nailed to the home's framing, all ledger boards should be bolted to the framing. The decks pressure treated wood is starting to crack and splinter, anyone walking on the deck with bare feet, is subject to splinters.

Recommend: Ventilate the front porch crawl space, by installing air vents in the porch foundation wall. No recommendations on the front porch structure. It appears the bedroom floor directly above the porch has stopped settling. It would be a major expense leveling off the floor. As discussed, install lattice panels over the rear deck safety rails. Install composition wood boards on the top safety rails (to help prevent splinters). Bolt the deck ledger board to the home's side wall framing. Stain or install wood sealer on the decking, better yet, install indoor/outdoor carpet over the decking, once again to help prevent splinters.

DOORS & WINDOWS

<u>FRONT</u>	<u>REAR</u>	<u>SIDE</u>	<u>CELLAR</u>	<u>DOORS</u> <u>BULKHD</u>	<u>SLIDER</u>	<u>SLIDER</u>	<u>_____</u>
Steel	Steel		Wood				

(XX) The following observations were made:
No visible problems were detected with the steel or wood entry doors at the time of inspection.
No recommendations on the home's entry doors.

WINDOWS
WINDOW MATERIALS/TYPES

(XX) Wood awning, kitchen. (XX) Vinyl replacement.
(XX) Wood cellar windows () Metal cellar windows.

(XX) The following observations were made:
The house mostly has vinyl replacement type windows. The windows have insulated glass, and half screens. No problems were detected with the vinyl replacement windows at the time of inspection.
I was unable to open the wood awning window in the kitchen, possibly painted shut.
No problems were detected with the wood cellar windows, but the windows lack storms and screens.
Recommend: Repair the kitchen awning window, as needed. Think about replacing the old wood cellar windows and installing windows that have insulated glass and screens.

YARD MAINTENANCE
DRAINAGE CONDITIONS

Poor. Water, that was noticed from the roof and pointed out, is pooling next to the foundation walls inside corners. All of the foundation corners are directly under the roof's valleys. Over time water from the roof has caused to ground to erode, creating areas of pooling water, which in turn has caused the concrete block foundation walls to settle and crack.
Recommend: As discussed, fill in the areas of eroded soil directly under the roof valleys, next to the foundation walls. Make sure there is a positive drainage flow away from the foundation walls.

COMPOSITION/CONDITION OF WALKS

Concrete. No visible problems were detected with the poured concrete front walkway at the time of inspection.
No recommendations on the front walkway.

COMPOSITION/CONDITION OF DRIVEWAYS

Asphalt. No visible problems were detected with the asphalt driveway at the time of inspection.
No recommendations on the driveway.

COMPOSITION/CONDITION OF PATIO

No Patio

BARRIER WALLS

No barrier or retaining walls.

FOUNDATIONS/BASEMENTS
FOUNDATION WALLS
FOUNDATION WALL MATERIAL

(XX) concrete block

(XX) The following observations were made:

The home has concrete block foundation walls. I detected several settlement cracks in the walls. One such example is noted in photo 4. As discussed, in site conditions, water from the roof is pooling next to the foundation walls, causing the walls to settle and crack. This is noted in photo 4. No problems were detected with the foundation walls inside the main basement, except for the settlement cracks that were pointed out.

Recommend: Remortar the open and cracked concrete blocks and mortar joints, as needed. Fill and regrade the soil away from the outside foundation walls. Monitor for future cracking.

CRAWL SPACES

Crawl spaces are entered only if they have a continuous clearance of 36 inches. Crawl spaces that are permanently sealed or lack access cannot be inspected. All crawl spaces with dirt or stone floors should have a continuous plastic vapor barrier installed over the floor with no gaps between the plastic sheets or the foundation walls. Crawl spaces separate from the basement should be vented. Ceilings in the crawl space should be insulated.

LOCATION Under kitchen ADEQUATE VENTILATION Yes

HEIGHT 4-5 feet ADEQUATE INSULATION No

BASEMENT FLOOR MATERIAL

(XX) concrete.

(XX) The following observations were made:

Water stains were detected on the concrete floor within the crawl space. This is noted in photo 5. The ends of the fiberglass wall insulation have suffered water damage, once again, from poor foundation drainage.

The crawl space was accessed through a large opening in the home's rear foundation wall, because of the large opening. No ventilation problems were detected within the crawl space. Insulation covers the concrete block walls, but no insulation was detected between the floor joists, or on the water pipes.

Recommend: Remove the water damaged wall insulation. Install 6" of unfaced fiberglass insulation between the floor joists and insulate the exposed water piping.

STRUCTURE

LOAD BEARING GIRDERS

SUPPORT COLUMNS

(XX) wood.

(XX) cement filled lallies.

FLOOR JOIST Wood SIZE 2x7 & 2x8 BRIDGING PRESENT No

(XX) The following observations were made:

No visible problems were detected with the 2x8" floor joists or the accessible wood sills, located in the crawl space at the time of inspection.

In the main house, the main wood girders consist of 6x8s and 6x6s. The girders are supported with cement filled steel support columns. The floor joists consist of 2"x7" spaced anywhere from 18" to 24" on center. In the main basement all of the floor joists' ends rest on ledger board type framing, as a result of this type of framing, several of the floor joist ends have cracked, two such examples are noted in photos 6 and 6A. Even some of the ledger boards are starting to pull away from the girders. No visible problems were detected with the accessible interior house sills at the time of inspection.

Recommend: Bolt all of the original ledger boards to the main girders. Fill in the voids that are directly above the original ledger boards, with the same size and thickness as the original ledger boards. Bolt the fill-in ledgers boards to the girders, then install floor joist hangers on the ends of all the floor joists. This measure will stop the floor joists from further cracking.

WATER PENETRATION AND DAMPNESS CONDITIONS

Basements that appear dry and show no signs of past water stains can still be subject to water penetration, for example, if the ground is frozen, and there are periods of heavy rain, water could seep through the foundation walls.

SUMP PUMP PRESENT No

(XX) The following observations were made:

No free standing water was detected in the main basement or crawl space at the time of inspection, however, water stains were detected on the concrete floor, and on the concrete block foundation walls.

Recommend: As discussed earlier in the report, make sure to fill in low areas next to the foundation walls, then regrade the soil so there a positive drainage flow away from the foundation. Then monitor the basement/crawl space during periods of heavy prolonged rain. If the basement or the crawlspace takes in water, installing a sump pump should help to control the water seepage.

ELECTRICAL

This was a limited visual inspection of the electrical system. Consult with a licensed electrician for the safety, quality, adequacy, and code compliance of the wiring and the fixtures. The scope of this inspection does not include a determination of the loading of individual branch circuits.

Older and limited fuse and breaker panels may be safe and functional, but most likely will not provide enough electric power for today needs.

EXTERIOR SERVICE

- (XX) overhead.
- () underground.
- () S.E.C. cable.
- () PVC conduit pipe.
- (XX) rigid conduit pipe.
- () _____.

TOTAL AMPS 100
SERVICE WIRING Copper
HOUSE WIRING Copper/Aluminum
BREAKERS Panel
ROMEX / BX / KNOB & TUBE Wiring

(XX) The following observations were made:

The house has a 100 amp ridge conduit pipe and electric meter attached to the side of the house. The 100 amp breaker panel with its 18 circuit breakers is located in the main basement. The electric system is grounded to the home's water main, just before the water meter. No problems were detected with the main breaker panel, the home's outlets, and wall switches at the time of inspection.

I noticed some old knob and tube wiring in the cellar. A few outlets were the older two slotted type, and the kitchen and second floor bathroom lacked ground fault outlets.

Recommend: A licensed electrician should replace all of the old knob and tube wiring. Replace all of the two slotted outlets with three-slotted type, making sure the new outlets are properly grounded. Install ground fault outlets, as noted below. Install arc-fault outlets in the bedrooms.

*GFCIs are life-saving supersensitive circuit breakers that monitor the current flow in the wires of a circuit. If a fault exists, the GFCI will cut off the power to the circuit within 1/40 of a second. Latest electrical codes require GFCIs wherever the danger of shock exists, such as kitchens, bathrooms, pools, garages, hot tubs, etc.

PLUMBING

Lead, steel, brass and galvanized water mains and piping are considered beyond their normal life expectancy and could fail at any time. Main and branch water shutoff are not tested.

MAIN WATER SERVICE

HOUSE PIPING

- (XX) MATERIAL: Steel.
- (XX) SIZE: 1".
- (XX) city/town.

- (XX) copper.
- (XX) plastic.

(XX) The following observations were made:

The house has an older 1" steel water main. The accessible water main, and main water shutoff is located in the front section of the basement. The home has a mix of copper and plastic water piping. I noticed several of the copper water pipe fittings are covered in green corrosion, one such example is noted in photo 7. This happens when the plumber fails to wipe off the soldering flux, after the fittings have been sweat together.

I noticed several unsecured water pipes in the main basement and crawl space. The home water pressure was only fair, when all of the second floor bathroom fixtures were operating simultaneously. No visible problems were detected with the accessible plastic water piping located in the basement, or under the sinks at the time of inspection.

Recommend: As discussed, the green corrosion that has formed on the water pipe fittings can be removed using brass steel wool. Properly secure the loose water pipes in the basement and crawl space. Monitor the old steel water main for any signs of leaks. The steel water main is beyond its normal life expectancy and could fail at any time. Insulate the water pipes in the basement and crawl space.

WASTE PIPING

The evaluation of private septic systems, buried and inaccessible waste and vent piping are not part of this inspection.

MAIN WASTE SERVICE

MUNICIPAL Sewerage

- (XX) MATERIAL: PVC.
- (XX) SIZE: 1-1/2" to 4"

(XX) The following observations were made:

The house has PVC waste and one vent pipe. The kitchen sink has a non-approved pot trap, lacks a plumbing vent, and its drain was improperly connected to the first floor bathroom shower drain. Amateur type drainage connections were installed under the sink. This is noted in photo 8. A non-approved pot trap was installed under the first floor bathroom sink. This is noted in photo 8A. The first floor bathroom fixtures lack plumbing vents. The second floor bathroom tub drained slowly, and its sink drain gurgled, when draining, an indication of no plumbing vents. The first floor laundry drain lacked a plumbing vent.

Recommend: A licensed plumber should install approved waste piping, and plumbing vents for the kitchen, laundry and bathrooms as needed. The second floor tub drain should be professionally cleaned.

GAS PIPING

- (XX) GAS METER LOCATION: No gas in the home

HEATING SYSTEM

The heating system inspection consists of verifying the system will operate through normal thermostatic controls and check for the presence of safety controls and distribution components.

(XX) MFG: Pensotti(XX) APPR AGE: 1991 yrs (XX) BTU: 100,000

TYPE

(XX) circulated hot water.

FUEL

(XX) oil.

(XX) TANK CAPACITY: 2-330 gallons (XX) LOCATION: Cellar.

DISTRIBUTION SYSTEM

(XX) copper fin baseboard.

(XX) The following observations were made:

The house is heated with a cast iron oil fired Pencotti forced hot water boiler located in the basement. The rooms in the house are heated with copper fin baseboards. The heating system has three heating zones each with its own thermostat and circulator.

The heating system worked as intended at the time of inspection, and all of the rooms received heat.

No visible problems were detected with the 2-330 gallon oil tanks located in the main basement.

Recommend: Have the system cleaned and serviced annually.

HOT WATER

The average life expectancy of glass lined gas fired water heaters is 7-12 years. Electric water heaters 8-12 years. Hot water temperatures above 114 degrees prevent a risk of scalding.

(XX) MANUFACTURER: Super Stor(XX) APPR AGE: 1991(XX) SIZE: 40 gallons

TYPE

(XX) tankless.

FUEL

(XX) oil.

(XX) The following observations were made:

The home's hot water system consists of a 40 gallon 1991 Super Stor storage tank. The boiler's hot water circulates through the Super Stor storage tank, which in turn heats the water in the tank. The system worked as intended at the time of inspection.

No recommendations on the hot water system.

AIR CONDITIONING

Central air conditioning systems cannot be inspected unless the outside air temperature has been above 65 degrees for a period of 24 hours prior to the inspection. If the system cannot be tested it may be desirable to have the owner warranty that the system will properly function upon its initial spring start-up. The testing of portable room air conditioners are not part of the home inspection.

(XX) MANUFACTURER: No central AC system

INTERIOR
OBSERVATIONS/LOCATIONS

- (XX) CRACKED PLASTER...: Not detected at time of inspection
(XX) PEELING PAINT....: Not detected at time of inspection
(XX) WATER STAINS.....: Crawl space floor and walls
(XX) FLOOR(S) SAGGING.: Typical floor sags through out the house, especially the bedroom floor above the front porch.
(XX) FLOOR(S) DAMAGED.: Not detected at the time of inspection.
(XX) RUG(S) DAMAGED...: Not detected at the time of inspection.
(XX) WALL(S) DAMAGED..: Not detected at the time of inspection.
(XX) DOOR(S) DAMAGED..: Not detected at the time of inspection.
(XX) WOODWORK DAMAGED.: Not detected at the time of inspection.
(XX) ROOM(S) W/O HEAT.: No
(XX) STAIR(S) DAMAGED.: No
(XX) MISSING HANDRAILS: Yes, cellar stairs, as noted in photo 9.
(XX) MISSING OUTLETS.: GFCI outlets, kitchen & second floor bathroom._
(XX) INACCESSIBLE AREA: Attic and under front porch.
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INTERIOR

This inspection does not include any evaluation of the cosmetic appearance of the home; space considerations; the home's layout, design, or amount of closet space; the cleanliness of the home; the quality or appearance of the bathroom and kitchen areas; and components beyond a determination of functionality. These concerns may be important, but they are a matter of taste, standards, and budget--and normally they are reflected in the price of the home. The visible areas of the walls, ceilings, floors, cabinets and counters were inspected to determine their current condition at the time of inspection. Areas concealed from view by any means are excluded from this report. Aside from the above considerations, a visual inspection of the interior of the house revealed the following deficiencies:

(XX) The following observations were made:

Kitchen: No visible problems were detected with the wood cabinets, stainless steel sink, faucet, painted walls, and ceiling, vinyl flooring, electric range or the dishwasher (dishwasher tested only for leaks). I noticed the kitchen lacked **GFCIs**. The sink drain lacked an approved waste trap, and the drain lacked a plumbing vent. I noticed burn marks on the laminate counter top.

First floor bathroom: No visible problems were detected with the fiberglass shower stall, shower valve, toilet, vanity sink or its faucet, exhaust fan, painted walls and ceiling, or the vinyl flooring. I noticed a non-approved pot trap was installed under the sink, the bathroom plumbing fixtures lacked vents.

Second floor bathroom: No visible problems were detected with the cast iron tub, toilet, vanity sink, faucet, ceramic tile and painted walls, painted ceiling or the vinyl flooring. The sink drain gurgled, when draining (possibly plumbing venting problem). The tub & shower valve leaked from its body. The tub drained slowly, and its stopper needed readjusting (tub won't hold water). No visible problems were detected with the interior painted plastered/sheetrock walls and ceilings, carpets, vinyl flooring, or the interior wood trim at the time of inspection.

Cellar: The cellar stairs lacked handrails and I noticed dips in the dryer vent, which is noted in photo 9.

First floor bedroom: The first floor bedroom lacked a door.

Recommend: Repair the kitchen and bathroom items as needed. As discussed the dryer vent should be ridged metal with no dips in the vent pipe. Think about relocating the vent to the closet's exterior wall.

GARAGE
TYPE

(XX) detached. (XX) double.

ROOF

(XX) asphalt.

SIDING

(XX) T1-11.

FOUNDATION

(XX) concrete slab.

CAR DOOR(S)

Electric garage door openers should have an automatic-reverse control feature. Closing garage doors should reverse when they come in contact with an object or a person.

(XX) metal. (XX) automatic door opener.

ENTRY DOOR

(XX) steel.

(XX) The following observations were made:

No visible problems were detected with the garage asphalt roof shingles, 2"x8" roof rafters spaced 16" on center, ridge board, collar ties, or the plywood roof sheathing. No visible problems were detected with the 2"x4" wall framing or the T-1-11 siding, except for the decay siding noted to the left of the overhead garage door. This is noted in photo 10. The bottom of the steel entry door is rusting. No problems were detected with the metal overhead garage door or electric door opener. The overhead door reversed when an object was placed in the path of the closing door, and when an object tripped the electric eye beam reverse control.

Recommend: Replace the decay T-1-11 siding, as needed. Replace the rusting steel entry door.