

STEPHEN HOME INSPECTION INCORPORATED

Residential Property Inspections

WWW.STEPHENHOMEINSPECTIONS.com **[E-Mail: shiincorp@aol.com](mailto:shiincorp@aol.com)**

P O Box 621 Belmont MA 02478 617-489-4022

Nov. 9, 2019

James Stowe
26 Bay State Ave
Somerville, MA 02144
617-317-6889
james.stowe@gmail.com

PROPERTY INSPECTION

LOCATION: 83 Littlejohn St Burlington MA 01803

WEATHER: 40 degrees Drizzle

Time: 11 AM to 2:30 PM

DATE: Fri. Nov. 9, 2019

FEE: \$750.00 and \$85.00 Radon Test

OCCUPIED: YES

PAID IN FULL

Thank you for the opportunity to be of service.

Stephen J. Sala

*Respectfully,
Stephen J. Sala
President*

MA HOME INSPECTOR #172
ASHI CERTIFIED MEMBER No. 011613
MA CONSTRUCTION SUPERVISOR #06180

The Commonwealth of Massachusetts 266 CMR 6.00 Standards of Practice for Home Inspections, Definitions, List of Questions and the Facts for Consumers Brochure are ATTACHED TO THIS REPORT and available on line for downloading at the following websites:

<http://www.state.ma.us/reg/boards/hi/cmr.htm> and

<http://www.mass.gov/dpl/consumer/fsagehi.htm>

Please review these documents

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BUYERS REALTOR Your Home Realty Francis Burns

SELLERS REALTOR Home Town Realty Joy Enwright

PROPERTY CHARACTERISTICS

Single Family with In Law Apt 1 Floor 3602 SF 200 amps
4 Bedrooms 4-1 Baths Kitchen Gas Furnace with AC
Town Water Town Sewer 2 car Garage Parking
Built in 1968 Rebuilt in 2006 Gas Hot Water Boiler

The comments and observations discussed and noted in the report are based on a visual inspection only of the readily accessible portions of the dwelling noted during the course of the inspection. The Client has agreed to assume all the risks for all conditions, which are concealed from view at the time of the inspection or exists in any area excluded from inspection. These conditions are in a constant state of change and will continue to deteriorate and depreciate over time. We recommend that you obtain Costs to Repair and repair immediately any item rated fair, poor or in need of maintenance from a qualified licensed contractor prior to signing a Purchase and Sale Agreement in order to determine the financial impact on your property investment. The Client agrees to exercise due diligence regarding the recommendations and information provided in this report.

MA HOME INSPECTOR #172

ASHI CERTIFIED MEMBER No. 011613

MA CONSTRUCTION SUPERVISOR #0618 Feb. 17 2019

STEPHEN HOME INSPECTION

Property address: 83 Littlejohn Street
Burlington, Ma. 01803

Date of Inspection: November 9, 2019



11613

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STEPHEN HOME INSPECTION FIELD REPORT

REPORT CONDITIONS

This is a confidential, copyrighted report and all rights are reserved. The use of this report and all the information contained is restricted to the Client only.

The client shall not assign or transfer this report, in whole or in part, without permission from the company.

We recommend that you obtain costs to repair/ replace any items, systems, components, etc. from a qualified licensed contractor rated in Fair or Poor Condition prior to signing a Purchase and Sale Agreement with the Seller

We recommend that you Install and MAINTAIN all appliances, equipment, fixtures, etc. in accordance with manufacturer's recommendations and warranties

REPORT DEFINITIONS

The following definitions apply to the condition terms used in this report:

Very good: Relatively new component – no repairs required.

Good: Older component in satisfactory condition – minor repairs may be required.

Fair: Older component with deterioration and wear evident approaching end of useful life and repairs required

Poor: Component at end of useful life – requires immediate replacement

Fully Depreciated: Item/System inspected is no longer under the manufacturer's warranty, and it is reaching the end of its serviceable life. The Item/System/Component has no dollar or salvage value, and replacement should be anticipated

In Need Of Repair: Does not adequately function or perform as intended and/or presents a Safety Hazard.

INSPECTION SUMMARY:

The following is a summary of the components and items requiring Replacement, are Fully Depreciated or in Need of Repair. This Summary also includes Points of Interest pertaining to the property:

In law apt and main house rebuilt around 2006

In Law Furnace is not operational

Main House Basement boiler pump is inoperable

In Law – Kitchen plumbing rough – in only present

Obtain property information from the Town of Billerica Building Dept

House, garage, and basement filled with belongings – inspection limited

Side and Rear Decks are in fair condition

Attic mildew present – requires mitigation

Side masonry stairs are a tripping hazard and require rebuilding

Superstore hot water tank is at end of useful life

Main house boiler requires tuneup

In law apartment cooling system was not tested

Gun range located near property

Cover all open electrical junction boxes

Window Screens are missing and damaged

Tree trimming required

In Law - hot water tank requires replacement

Bath issues present

Doors missing at various rooms

Ceiling fans are sitting too low – safety hazard

Main electrical disconnect should be 200 amps

Dryer vent needs to be rigid metal and requires exterior cover

Repair garage personal door

Inoperable side doorbell

Renovate side entrance masonry walkway

Shed in poor condition

Duct cleaning required

Install interior stair rails were required

Identify all electrical circuits

ROOF SYSTEM - Roofs typically last 20 years.

The Company is not responsible for sections of the roof not visible.

MA Standards of Practice to not require inspectors to walk on the roof.

Roof inspected by ladder

Style: Gable combination

Chimney location: Center

Material: brick – good condition

Flue liners: clay - visible - good condition All chimneys require flue liners. New metal flue liners should be insulated. Level II inspection of the flue by a licensed chimney sweep is recommended

Flue cap: Present – good condition - Recommended for the protection of the flue

Roof Material: Composition shingle – 15 years old (assumed) - simple type – fair condition Color: “White”

Layers present: All old roofing should be removed prior to new roof - 1

Drip edge: Present – good condition Valleys: None

Vegetation overhanging roof (Must be removed): Present

Moss/ Algae / Tree Lichens: Present - Roof is at least 10 years old

Roof to sidewall flashing: Metal – membrane - good to fair condition
Flashings may not be fully visible

Pipe vents / flashing (must be 18 – 24 inches above roof): PVC - appears sound

Settlement: None evident - Settlement typically due to minimal attic framing

Downspouts: Aluminum – good condition over all

Gutters (All gutters should have 2 downspouts): Aluminum – good condition overall

Extensions required – redirect all downspouts away from the house
Gutter cleaning and reconnection required periodically

Drywells: Present - Dry wells require periodic flow testing and air gaps

Ventilation: Ridge – soffit inadequate - All roofs require adequate ventilation

Soffit and fascia: Vinyl - good condition overall

Skylights: operable units – sound as visible

Animal nesting: **bird nesting evident**

ROOF SYSTEM (cont.)

Previous or active leaks visible: No

Dormers: present

All sections of the roof visible: Yes

Roof penetrations: Present

Toilet exhaust to the exterior: yes

Summary:

Good to fair condition over all as observed - ***All roof systems require periodic maintenance***

EXTERIOR SYSTEMS

House style: Single family Split level with in-law apt
House rebuilt in 2006

Wall framing: Wood – 2 X

Insulation: (New code R-22) Appears to be present

Wall siding: Vinyl clapboards - good condition

Trim: Vinyl - aluminum - good to fair condition

Wood in contact with the ground – *(subject to rot and termite infestation)*: Not present

Perimeter Ventilation: Good - *Cut back all vegetation close to house*

Paint/ condition: Good condition

Scrap/ Caulk/ Repaint: As required - *Lead paint presence probable on old houses*

Front storm door: Not present

Front entry door: Metal - glazing present - good condition

All locksets should be replaced for security – All doors should have a deadbolt

Visible House Number: Present – *Recommended*

Doorbells: Front - operable

Side storm door: Not present

Side entry door: Metal - glazing present - good condition

Patio door: Present – aluminum & wood – good to fair condition

Door trim: Wood – vinyl - aluminum - good to fair condition

Windows: Wood & aluminum - double glazed – double hung – 2006 Andersen

Screens are damaged and missing

EXTERIOR SYSTEMS (cont.)

Window trim / sills: Vinyl - aluminum - wood – good to fair condition

Window shutters: Present – vinyl - good condition

Exterior Flashings: Present – good condition - Combats water infiltration

Hose bib locations: New – appear operable - All hose bibs should be new anti-sipon, freeze proof type.

AC Unit locations: None - Older Air conditioner units are not energy efficient.

GFCI Outlet locations: All exterior outlets must be GFCI type. All units require a bubble type enclosure - old units **replacement required**

Lighting locations: Entries & site lights - appear operable
All old light fixtures should be replaced.

Rot/wood destroying insect evidence: All homes should be inspected by a licensed termite Inspector. Regrade all dirt away from the foundation.

Foundation: Concrete - good condition

EXTERIOR UTILITY SERVICES LOCATIONS

Electric location: Overhead

Service: Cable

Service size: 200 amps

Service condition: Good - (Must be 3 feet from window)

Meter location: Side of house – good condition

Telephone: Side of house

CCTV: Side of house

Gas meter: Side of house installed in 2010

Oil fill pipe: side of house

Lawn Sprinkler Service: front of house

Sump pump discharge: rear of house visible

Furnace / Boiler discharge: Sound - (Must be 36 inches above grade)

FRONT STAIRS AND ENTRANCE

Material: Concrete

Landing / Stoop (*code requires 3 feet by 3 feet*): Good condition

Riser Height (*7 ½ typical*): 7 ½ inches / Tread Width (*10 ½ typical*): 10 ½ inches
(*Riser height variations are a tripping hazard*)

Hand Rails (36" high): None **Required**

Guard Rails: None - (*Required when the platform is 30 inches AFG*)

Stair structure: Good condition

Columns: present – good condition

Overhang and roofing: present – good condition

REAR STAIRS AND ENTRANCE **Renovation required**

Material: Wood

Landing / Stoop (*code requires 3 feet by 3 feet*): Good to fair condition

Riser Height (*7 ½ typical*): 6 inches / Tread Width (*10 ½ typical*): 10 ½ inches
(*Riser height variations are a tripping hazard*)

Hand Rails (36" high): Fair condition - **do not meet current code**

Guard Rails: Fair condition - (*Required when the platform is 30 inches AFG*)

Stair structure: Fair condition - **repairs required**

Lighting: Present – sound

Doorbell: Not present

Columns: Not present

Overhang and roofing: Not present

SIDE DECK

Main door: Metal swing – old in fair condition
Change all locks for security reasons

Storm door: None

Door sill flashing: (Required) – Present – good condition

Doorbell: Present - **broken replace the unit**

Lighting: Recommended - Present – sound

Outlets: None - All outlets must be GFCI

Deck to sidewall flashing: (Required) – Not present

Stairs, Deck & Guard Railings: Baluster type with 4 inch spacing – wood - good to fair condition

All railings must be baluster type with 4 inch spacing between balusters. Rails are required where decks are 30 inches above grade. Posts should be a max of 6 feet on center. Rails must be 36 – 42 inches high. Rails must be grabable. Open risers are a safety hazard.

Decking: Pressure treated - fair condition

Stair stringers: Fair condition

Stringer support posts: Fair condition

Stair riser Height (7 ½ typical) **Varies** / Stair tread length: (10 ½ typical) 10 inches

Stair width: (36 inch minimum) – 48 inches / Landing width: (36 inch minimum) – 48 inches

Stoop: (Required) – Present - fair condition

Hand rail width: Good condition - (2 inch max - wider rails cannot be grasped)

Lattice and trim: None - (Must be secured to frame)

Deck/ House ledger Board: Good condition

Perimeter Rim Joists: Double – good condition

Building foundation: Good condition

Deck floor joists and girders: 2 X 10 at 16” on center – good to fair condition
Hangers: Present Recommended

Bridging: (Stabilizes framing): Not present - **Recommended**

Paint condition: Fair condition - **Requires repainting**

Ledger bolted to house: Yes - All ledgers must be bolted to the home – 2 bolts per bay

SIDE DECK - (cont.)

Deck pier support: Pressure treated – fair condition - (Posts must be 6 X 6 PT if over 8 feet high)

Attached to footings: No - (Required)

Mechanical connections present at wood/wood connections (required): **Fair condition**

Support structure adequate: No

Frame bracing present: No

Footings: Concrete - All footings should be 4 feet deep– minimum 12" diameter

Access to framing: Yes

Debris present: No

Deck levelness: Level

Summary: Fair condition – Repairs required lower masonry stairs require rebuilding

Improperly constructed decks are a safety hazard. Issues noted above need to be addressed immediately

STAIR RAILS – GENERAL INFORMATION

All stairs with 3 or more risers require railings

All stairs and landings should have baluster rails that are 42" high

Clear space between rail balusters should be 4" on center

These standards minimize falling hazards to individuals

GARAGE - Attached and Beneath - Filled with Belongings - Inspection Limited *

Cars allowed: 2

Floor: Concrete – good condition - Seal all floors to prevent staining. 6" fume barrier not present

Foundation: Concrete – visible – good condition

Wall framing: Not visible – assumed 2 X 4

Wall material: Plaster – new – good condition

Roof framing: Not visible – 2 X

Ceiling Material: Present – plaster – good to fair condition

Attic storage: Not present

Ceiling and wall insulation: Present - Not present in older homes - Recommended

Fire rated assembly: Present - All garages should have a 1 hour fire rating

GFCI outlets: Present - sound - All outlets need to be GFCI

Exterior lighting: Present – new – good condition

Interior lighting: Present – new - good condition

Heat piping or ductwork: Not present

Water piping: Not present - All water pipes should be insulated

Sewer piping: Not present

Exterior door: Metal - trim rot and sill is loose

***Door to home: Present - metal - good to fair condition
Door must be fire rated with a spring hinge**

Windows: None

Exterior siding and trim: Vinyl clapboards - good condition

Garage Door: Aluminum and glass - good condition

Door Operator and safety device contact / non- contact test: Sound
All new operators have an electric eye and a dedicated outlet

Garage door manual release handle: Present - (Required by code)

Garage door warning labels: Present - (Required by code)

Garage door spring / hardware condition: Good

GARAGE (cont.)

Garage door operation: Good condition - (Repairs required)

Wall station bush button: Present – operable - (Must be 5 ft. above the floor)

Photoelectric dual eye location: Present – sound - Must be no greater than 6 inches above floor
– (Refer to www.dasma.com)

Roofing: composition shingle installed in 2006 – good to fair condition

Roofing ventilation: Present - Recommended

Gutters and downspouts: Present - Recommended for proper drainage

Driveway Drainage: Good condition

Site Drainage: Good condition - Redirect water away from structure

Garage floor drain: Not present

Rot/ wood destroying insects: All homes should be inspected by a licensed Termite inspector

***Smoke/ heat / carbon monoxide detectors: Required in all garages Present but disconnected**

Stairs to home: Present – good condition

Steel girder and lally columns: Present

Summary:

Good to fair condition inspection limited

SITE IMPROVEMENTS

Driveway: Asphalt – settled & cracked – good to fair condition – Sealer / replacement required

Front walk: Brick - settled - fair condition

Side walk: Brick - settled - fair condition

Walkway drainage and ability to provide safe access to the property: poor

Site steps: Brick - fair condition – tripping hazard rebuild immediately

Patio: Concrete - brick – flagstone - good to fair condition

Front retaining wall: CMU - fair condition

Retaining wall condition and ability to provide safe egress to the property: fair

Shed: Wood - electrical not present – rot and deterioration evident - fair condition

House orientation: South West

Landscaping and vegetation: Good

Ledge: Present

Mortgage Plot Plan: Recommended for all properties

Site Characteristics: Hilly - hilly sites can produce site drainage issues

Utility easement: Not present

Trees: Present -Trimming required

Hydrant location: On the street

Lawn sprinkler system: Not present

Tripping hazard: Not present

Yard debris: Present - removal required

Site Grading and Drainage: Satisfactory - (Grading should pitch from foundation)

Areaways and window wells: Not present

Gardens: Present

Fire pit present

EXTERIOR CONDENSER

Location: Left Side of house

Manufacturer: Trane Co.

Age: 2006

Size: 1.5 ton

Serves: In Law Apt

Electrical: Good condition

Insulation: Old

Pad: Fair condition

SEER rating: 13

Summary:

Fair condition due to age NOT TESTED DUE TO COLD WEATHER

Service Receptacle: Present - operable - (GFCI should be located within 10 feet)

Service Disconnect Switch: Present - appear sound - (Must be offset from condenser)

1 ft. min. clearance on sides: Present

3 ft. min. clearance on top: Present

Free from obstructions: Yes

Pad is level: Yes – (Pad must be level for proper operation)

1 ton of cooling serves approx. 600 – 700 SF of living space

Condensers typically lasts 12 – 15 years

Older SEER 10 condensers and their refrigerant are no longer available for replacement

Cooling systems cannot be tested below 65° F. Activating air conditioning during cool /cold weather can cause serious damage to the system. Buyer is advised to verify a satisfactory operation prior to closing on the property. Please note: power must be on the exterior condenser for 24 hours with an overnight temperature of no less than 60 degrees F. The company is not responsible or systems not evaluated due to temperature conditions.

Cover all condensers in the Winter

BASEMENT STRUCTURE

***Belongings: Basements that are finished and filled with belongings limit the inspection process – possible issues may not be visible.**

Foundation Type: Concrete - new and old – good to fair condition Stucco coat required

Floor Type: Concrete – new and old – good to fair condition cracks present

Chimney Type: None

Sills: Wood - pressure-treated - new and old – good to fair condition

Girders: Solid & built up wood - new and old - good to fair condition

Girder supports: lally columns – good condition

Joists: Wood - 2 X 6 -8 at 16 in on center - new and old – good overall

Headers: Good condition

Floor bridging: Present - Stabilizes the floor

Subflooring: Wood plank – plywood - new and old - good to fair condition

Rot/ wood destroying insects: no evidence All buyers should have a MA licensed termite inspection prior to purchase of the home or condominium

Fire stopping: Present – Required by code

Summary:

New and old structure / rebuilt in 2006 – good to fair condition

The structures in older properties typically do not meet current building standards

BASEMENT SYSTEMS

Windows: Wood & vinyl – new - good condition

Window wells: Not present

Ventilation: Adequate – Adequate ventilation required

Bulkhead: metal – good condition

Bulkhead steps: concrete – good condition

Bulkhead walls: concrete – good condition

Bulkhead door: metal – **install lockset**

BASEMENT FINISHES

Flooring: Tile – carpet - good condition

Walls: Plaster - wood paneling – good condition

Ceilings: Plaster – good condition

Wall and ceiling insulation: Present

Outlets: Grounded - All outlets should be grounded or GFCI type

Lighting: Surface – good condition

CCTV / Telephone: Present

Heating: Present - provided by heating baseboards - with thermostat (2 units)

Cooling: None

Dehumidifier: None - **recommended**

BASEMENT STAIRS

Old basement stairs can be steep, narrow and a tripping hazard

Flooring: Wood – good condition

Walls: Plaster – good condition

Ceilings: Plaster – good condition

***Rails: Present - incomplete fair condition – Required by code**

***Smoke Detector: Not present – Required at top and bottom of landings**

Lighting: Adequate

Tread length: 10 ½ inches (10 ½ typical)

Riser height: 7 ½ inches (7 ½ typical)

WATER SERVICE

Service Location: Basement - front wall

Service: **old steel – fair condition – anticipate replacement**

Any lead water service is a health hazard and should be replaced

Contact municipal water department

Old services are subject to failure and are the responsibility of the owner

Main valve: Multiple units - newer – sound

Meter: Old – operable

Pressure reducing valve: None

Drain Down valve: None - recommended

Exterior meter: Present

Remote meter: Not Present

Insulation: None - *Recommended to prevent piping from freezing*

Ground: New 2 wire loop - *All grounding should be 2 wire*

Piping: Copper – new and old – good to fair condition

All brass piping is fully depreciable and should be replaced

Lead solder may be present in older homes

Supports: Adequate

Leakage: Not present

Cross-connections: Not present

Cross- connections can cause water contamination

Any conditions that prevented the inspection of the plumbing systems?

Presence of belongings and finishes restrict the inspection of the system - Yes

Summary: Good to fair condition over all

All water systems require periodic maintenance, All systems should be inspected by a licensed plumber prior to purchase. A plumber may reveal issues not documented in this report.

SANITARY SEWER SYSTEM

Exit location: Basement - front wall

Street lateral: Cast iron – old – **fair condition**

Cleanout: Present - Required to eliminate any pipe blockages

Piping: PVC – cast iron – copper – new and old - good to fair condition

Age: New and old – good to fair condition

Functional flow and drainage: Appears sound

Leakage evident: Minor leakage evident at riser

Traps: Present

Vents: Present

Supports: Present – good to fair condition - All piping requires proper supports

Summary: Good to fair condition over all

Periodic maintenance will be required due to age of system

Water and sewer street laterals may be subject to failure – replacement is the responsibility of the Home Owner

GENERAL OBSERVATIONS:

Open and closed cell spray foam insulation can cause health issues if not properly installed. Permits: Check with local building department to determine if permits were pulled for any renovations or additions to the property

Lead Paint: Unknown **lead paint presence is a health hazard**

Asbestos: None visible - **Asbestos is a health hazard. All Zonolite vermiculite insulation must be removed. www.zaitrust.com. Referred to DEP asbestos database**

Radon Gas: House was tested for radon Accustar Vial Nos. 334567/8 Pick up in 2 days
All homes should be tested for radon – it has been linked to lung cancer. Radon test results vary due to wind, rain, snow, temperature and barometric pressure conditions. All homes built after 1 – 1 - 18 must have passive radon systems

UFFI Insulation: None visible - **Usually found in exterior wall cavities – may not be visible**

Underground oil tank: Not visible

Microbial growth: **Present in ATTIC – Mold can be present within wall and ceiling cavities**
Mitigation required immediately

Wood destroying insects: no major evidence **The company and the Massachusetts Home Inspection Board recommends that all clients obtain a separate termite inspection from a licensed termite inspection company.**

WET BASEMENT – SUMP PUMP AND FRENCH DRAIN SYSTEM

Sump: large – typical size - *A proper sump should be a 3 foot deep plastic container*

System was operational during inspection – high water table observed

Sump pump: Zoeller submersible - operational

The MA Standards of Practice prohibits home inspectors from operating the sump pump.

French Drain System: appears to have full perimeter protection

French drain systems help combat water infiltration.

Dampness/ Stains: None

Dampness is a sign of water infiltration.

Dehumidifier: None - *Dehumidifiers help control interior moisture*

The MA Standards of Practice prohibits home inspectors from operating the Dehumidifier

Pump Discharge: to rear of house

Pump Discharge pipe: PVC – sound *All discharges should be PVC piping*

Power: dedicated GFCI outlet *All pumps should be on dedicated GFCI outlet*

Battery Power Backup pump: none Recommended for all homes.

All pumps should be tested quarterly. All systems should have a back up pump.

All homes should have a Water Flow Alarm located on the floor.

Summary: Signs of MAJOR water infiltration or moisture was visible in the readily accessible portions of the basement and crawl space

The Company will not comment on the adequacy of the Sump Pump/ French Drain System, if present. It is beyond the scope of this inspection

The Company does not provide a Warranty or Guarantee against future water infiltration into the house or basement

All homeowners should carry Sump Pump Insurance

LAUNDRY AREA

Location: Basement

Washer: General Electric – new unit - operable

Washer pan: None - *Recommended in finished areas*

Dryer: General Electric – new unit - operable

Appliances typically last 5 years. Recommend washer pan water alarm and Watts Co. Intelliflow Washer Shut Off Valve

Dryer Type: Gas

Vent type: Flexible metal – fair condition - Gas dryers require rigid metal vents – Dryer vents should be cleaned periodically. Replace all plastic vents with metal vents

Water and Waste Piping: New - good condition

Laundry Sink: None

Water hoses: metal type – sound *All hoses should be braided metal type*

Water shutoffs: Accessible and operable - *Water should be shut off after every use*

Outlet: **Grounded** – *All outlets are required to be GFCI type*

Carbon monoxide detector: none – **recommended for all Gas dryers**

LAWN SPRINKLER SYSTEM

Service Location: Basement

Piping: Good condition

Meter: Separate – sound

Interior piping: Good condition

Valves: Good condition

Exterior Supply – Vacuum Breaker location: Sound

Timer location: Garage - appears operable

Zones: 5 **SYSTEM OFF NOT TESTED**

All lawn sprinkler systems should be inspected by a licensed lawn sprinkler company

ELECTRICAL PANEL AND SYSTEM - 2006

Service Entrance Conductor Material: Aluminum - sound

Feeder Conductor Material: Aluminum - sound

Main Service Disconnect Location: Basement Covered Main Terminals: no

Main Service Disconnect Condition: Good condition

Common Panel and Meter: None - Required in Condominium

Service amperage: 200 amps - 100 amps minimum is typical

Manufacturer: 2006 Murray – Crouse Hinds Service voltage: 120 / 240 volts

Panel Location: Garage - basement Panel age: 2006

Red / Black lines to Main Lug: Yes Neutral to neutral bus bar: Yes

Ground to ground bus bar: Yes Bonding strip removed: Yes

Main over-current disconnect: Breaker – good condition

Over-current disconnects: Breakers – good condition Cable bushings: present

Tandem Breakers: Present Panel allowed: Yes

Disconnect manufacturer: Same as panel
It is improper to have various brands of breakers in a panel unless UL labeled

No. of branch circuits: Main – 20 / Subpanel – 26

No. of over current devices: Main – 18 / Subpanel – 27

Disconnect availability in panel: Present - Allows for more circuits /
Disconnects are off for appliances

Over current devices in OFF position: Yes “Open” knockouts: Not present

GFCI breakers: Sound as tested

Arc fault breakers: Sound as tested - Required in various areas

Disconnect Device Amperage: 15 – 20 – 30 – 40 – 50 - 60 amps

***Identification: Partial - All circuits require identification**

Conductor/over-current device compatibility: Satisfactory

Panel Readily Accessible and Observable: Poor access to panel

No main disconnect at subpanel Replace all smoke/CO detectors

HOT WATER TANK – INDIRECT HOT WATER TANK SUPERSTORE

Gallons: 60

Age: 2006

TPR valve: present

Piping: Copper - good condition

Insulation: Not present – Recommended

Leakage evident: **Yes**

Pump: appears sound

Summary: Old but operable - recommend replacement.

Boiler tankless coil units typically leak and provide limited hot water.

Wall-mounted tankless units utilize significant amounts of energy.

HOT WATER TANK In Law Apt

Gallons: 80

Age: 2006

Manufacture: Bradford White

Fuel: Electric

Leakage: Evident

Type: Electric

Shutoffs: Appears sound

Unit caught fire

Recirculating Pump: None – (recommended Taco Smart Plus)

Piping: Copper - old

Insulation: Present - Recommended by code on gas units

Temperature / pressure relief valve: Present - Required by code

Vacuum Relief Valve: Present - Required by code

Cross Connections: Not present

Drain pan: Not present – Recommended with Taco WAGS valve)

Summary:

Failed unit – replace the unit - All exterior PVC discharges should be 36 inches above grade (snow level).

CENTRAL HEATING SYSTEM – FURNACE - Typically lasts 20 years

Manufacture: Trane

IN LAW APT

Capacity: 40,000 BTU

Age: 2004

Fuel: GAS

Burner / controls: Old - good to fair condition

Fuel system: Metal - old – good condition - to exterior- (Must discharge 36 inches above ground)

Combustion Chamber: Old – good to fair condition

Construction: Steel – good to fair condition

Heat Exchanger: Old – good to fair condition

Blower/ belt system: Old - good to fair condition

Filter: Present – fair condition - Replace every 3 months

Ductwork: Metal – flexible - old – good condition

***Ductwork Cleaning: All ductwork should be professionally cleaned**

Ductwork insulation: Present - All SUPPLY ductwork should be insulated

Asbestos duct tape: Not present - Asbestos is a health hazard

Humidifier: Not present – We do not recommend humidifiers

Return air grille: Located at first floor

Thermal cutoff: Present

Emergency switch location: Unit - Required by code

Ceiling above unit: Not present - Recommended as a fire retardant

Smoke alarm/ carbon monoxide detector: Not present - Recommended

Combustion air: Not present - Recommended

Last tune up: Unknown

Summary:

Old - not operational - Furnaces typically last 20 years

CENTRAL COOLING – INTERIOR COOLING COMPONENTS

Manufacture: Trane

Unit location: Attic – In Law

Age: 2004 - *(Typically lasts 20 years)*

Serves: In Law

Cooling capacity: Not tested

Drain pan: Present - *(Required in attic spaces)*

Coil: Old - good condition

Coil ductwork: old – good condition

Return Air Ductwork: Old – metal - flexible - good condition

Return air grill: Present at unit

Zone dampers: Not present - *(Found on multi-floor units)*

Filter: Present – fair condition - *(Replace every 3 months)*

Ductwork material: Metal – flexible – old – good condition

Ductwork Insulation: Present - old – good condition - *(Recommended)*

Ductwork leakage: Not present - *(A sign of poor workmanship)*

Ductwork installation: Good condition

Electrical: Old – good condition

Condensate Pump: Not present

Condensate discharge: Exterior

Smoke /Carbon monoxide detector: Not present - *(Recommended)*

Summary:

Old unit not tested cold weather

All systems should receive an HVAC review prior to a Purchase and Sale Agreement

FUEL SYSTEM – GAS METER

Location: Exterior

Age: 2006

Meter bracket: Present

Piping Material: Black iron

Shutoffs: Present

All yellow CSS piping must be bonded by an electrician

Refer to CSSTSafety.org

Paint the exterior piping: Recommended to prevent rusting

Seal all wall and foundation penetrations

FUEL SYSTEM – OIL TANK - Abandoned

Location: Basement

Age: Old - **Old tanks should be replaced**

Condition: Fair

Leg condition: Fair - **(Old legs should be replaced)**

Evidence of repairs: None

Spillage or leakage: Not evident

Filter: Old - fair condition

Underground oil tank: No Visible evidence

Contact local Fire Department to determine presence of underground oil or kerosene tank

Line leakage may occur and not be visible. All tanks should be inspected yearly and older tanks replaced

LIVING AREAS – ELECTRICAL SYSTEM

Grounded Outlets: Present – sound as tested

GFCI outlets: Present – sound as tested

Ungrounded Outlets: None - Upgrade all to grounded /AFCI type

Lighting: Surface – recessed – chandelier – new units - good condition overall
All old light units should be replaced in the home

Light switches: New and old – sound as tested All old light switches should be replaced in the home

Bedroom lights: Present – sound as tested

Closet lights: Present – sound as tested

Ceiling fans: Present - located in the bedroom and living room – operable - **7'0" blade to floor**
Sits too low – safety hazard

Intercom: None

Reversed polarity outlets: Outlets to be rewired – None observed

Carbon monoxide detectors: Required by MA code on all floors – Present

Central vacuum system: None

The Town of Burlington Smoke Detector/CO certificate is required and is the responsibility of the Seller.

SD **within** 20 ft. of Kitchen/Bath: Photo electric type

SD **outside** 20 ft of Kitchen/Bath: Both ionization & photo-electric. Dual or separate units

CCTV Outlets: Present

Telephone outlets: Present

All homes typically require electrical maintenance

LIVING AREAS – HEATING AND COOLING SYSTEM

Furnace/boiler shutoff locations: Kitchen - Operable
(Typically found with oil fired heating systems)

In Law HVAC Supply Register locations: Ceiling

In Law HVAC Return Register locations: Ceiling

All duct systems should be cleaned by a duct cleaning company

Hot water baseboard: Good condition - *(Recommend cleaning)*

Radiator screens: Present – good condition

All rooms supplied: Yes

Thermostats: Simple & Programmable - Basement – First and second floors - operable

Basement - 2 units Second floor – 2 units

Heating capacity: Appears inadequate in the In Law Apt & Basement

Cooling capacity: Not tested – Cold Weather Cooling temperatures should be at 55 degrees

Electrical baseboard: None

Wall Air conditioner units: None

Window Air conditioner units: None

Air conditioning systems typically move 400 - 450 CF of air per minute per ton

Heating systems typically move 200 – 225 CF of air per minute

Heating and cooling temperatures will vary on multilevel homes

INTERIOR FINISHES

Inspectors are not required to move belongings or furniture and are not responsible for hidden conditions

Flooring:

Wood floor: Mahogany - good to fair condition

Carpet: Good condition - located on the first floor

Vinyl Asbestos tile: None - This material is a health hazard

Tile: Good condition

Unlevelness: Minimal

Walls:

Gypsum Plaster: Good condition overall

Wood paneling: Good condition over all

Paint: Good condition over all

Ceilings: Typ. height – 7' 0" / Bath = 6'8":

Gypsum Plaster: Swirl – texture - good condition overall

Paint: Good condition over all

Acoustical Ceiling tile: None

Water stains: **present in the living room** - Water stains indicate a leakage issue

INTERIORS

Doors: Masonite panel – good condition over all **some doors missing**

Closet doors: Masonite – good to fair condition overall

Door levelness: Good to fair condition - Some door systems out of square

Doorstops: (Recommended) – Present

Closet shelving: Good condition over all

Millwork: Painted base – chair rail – crown good to fair condition over all

Built in cabinets: Not present

Lead paint presence: not probable due to age of home

GENERAL STAIR NOTES

**Modern stair risers are typically 7 ½ inches +/- deep. Modern Stair treads are 10 ½ inches +/- wide
Guard rails should be 36 – 42 inches tall with balusters at 4 inches on center. Stair clearance 6'8"
These code requirements minimize tripping and safety hazards associated with stairwells**

FRONT STAIRS

Structure: Old - good to fair condition

Stair finish: oak wood - fair condition

Wall finish: Plaster – fair condition

Ceiling finish: Plaster – fair condition

Hand rails: Incomplete

Guard railings: Present – sound

Tread length: 10 inches / Riser height: 8 inches

Lighting: Top - bottom of landing – inadequate - old in fair condition

Heat source: Present – radiator - appears sound

Smoke detector: Old - present at top and bottom- Required at top and bottom of landing

IN LAW STAIRS

Structure: New - good condition

Stair finish: Carpet - fair condition

Wall finish: Plaster – good to fair condition

Ceiling finish: Plaster – good to fair condition

Hand rails: Present - incomplete

Tread length: 10 inches / Riser height: 8 inches

Lighting: Top - bottom of landing – old - good to fair condition

Heat source: Not present

***Smoke detector: not present Required at top and bottom of landing**

WINDOW INTERIORS

Type: Wood – double glazed – double hung – casement – bay – good to fair condition

Manufacturer: 2006 Andersen Co

Trim: Wood – plaster - good condition

Broken glass: Not present on the first and second floor

Damaged / missing screens: Present on all floors

Paint: Natural woodwork - painted - good condition / **Damaged living room sill**
Homes built before 1977 may have lead paint present – health hazard

Shades: All types - good to fair condition

Wood shutters: None

Window locks: Present

Operation: Good to fair condition - Maintenance required

GENERAL INFORMATION

Older wood single glazed Windows typically require maintenance

Sash cord or stop replacement, lock replacement, painting, glazing, etc.

Insulated glass seals typically fail after 10 years of service

Older casement windows may exhibit damaged operators

Safety glazing required Windows above bath/showers and windows close to the floor level

Bedroom windows should be a minimum of 24 inches X 20 inches and they still no higher than 44 inches above the floor for emergency egress

KITCHEN

Walls: Painted plaster - tile - good condition

Floor: Wood – good condition

Ceiling: Texture - good condition

Cabinets: Wood – good condition

Cabinet connection to wall (Cabinet screws required): Well secured

Cabinet installation: Good condition

Cabinet handles: Present

Cabinet door glass: Safety glass is required

Countertops: Plastic laminate - good condition

Sink/faucets: Old – operable

Spray hose: Old – operable

Water/sewer piping: Old – fair condition

Disposal: Insinkerator – old and operable

Range: 2005 Life is Good – old – operable

Oven: sound

Range Hood: 2014 indirect - microwave present - new – operable

Dishwasher: Whirlpool - old – operable

Refrigerator: 2014 Life is Good – new - operable

Appliances typically last 5 – 10 years

Lighting: Recessed – good condition

GFI Outlets: GFCI – sound - All sink outlets need to be GFCI

Cool source: Not present

Heat source: Present

Pantry: Not present

Ceiling fan: Not present

Windows: Damaged screens present

Doors: Wood - French

Island: Present - secured to floor – GFI outlet present

Summary:

Newer area good condition overall except as noted

BATH - IN LAW

Walls: Plaster – good condition

Floor: Tile – good condition

Ceiling: Plaster – good condition

Shower/ Tub/ Hydro massage: Fiberglass - good to fair condition
All Jacuzzi tubs require equipment access panels. Old shower pans are subject to leakage.
Motor must be grounded on Hydro massage tubs

Tub valves: Good to fair condition
All tubs require anti-scald valves – non- anti scald valve present

Temperature: Hot water temperatures should be less than 120 degrees

Tub surrounds: Fiberglass – good condition

Shower door: Good to fair condition

***Vanity: Wood – cultured marble - old – fair condition**

Vanity piping: New - good condition - stopper is good

GFCI: Sound - All bathroom outlets must be GFCI

Toilet: Sound - All toilets must be water saver type. 15" side clearance required. Toilet bolt caps required

Fixture Valves: (Recommended) Present – Firestop all pipe penetrations

Lighting: Vanity – over tub – ceiling - good condition

Window: Present – 2006 Andersen – old in fair condition

Linen closet: Present – no door

Door: Masonite - good condition – must have 1" undercut

Fan: Present – old - good condition - requires cleaning

Heat/ cool: Present – register - good condition

Moisture issues: Present

Toilet accessories: Present

Ceiling Heat lamp: None

Medicine cabinet: Not present

Threshold: None

Summary: New and old area - dated – good to fair condition / hot water off / Sewer backup in shower evident

BATH - Basement

Walls: Plaster – good condition

Floor: Tile – good condition

Ceiling: Plaster – good condition

Tub /Shower/ Hydro massage: Fiberglass - fair condition

All Jacuzzi tubs require equipment access panels. Old shower pans are subject to leakage. Motor must be grounded on Hydro massage tubs

Tub valves: Old – fair condition

All tubs require anti-scald valves – non- anti scald valve present

Temperature: Hot water temperatures should be less than 120 degrees

Tub surrounds: Fiberglass - fair condition

Shower door: None

Vanity: Wood - cultured marble - old - good to fair condition

Vanity piping: Old – good to fair condition - stopper is good

GFCI: Sound - All bathroom outlets must be GFCI

Toilet: Sound - All toilets must be water saver type. 15" side clearance required. Toilet bolt caps required

Fixture Valves: (Recommended) Present – Firestop all pipe penetrations

Lighting: Vanity – ceiling - good condition

Window: None

Linen closet: Present

Door: Wood – old - good condition - must have 1" undercut

Fan: Present – old - good condition - requires cleaning

Heat/ cool: Present – radiator & register - good condition

Moisture issues: None

Toilet accessories: Present

Ceiling Heat lamp: None

Medicine cabinet: Present

Threshold: None

Summary:

Old area - dated – good to fair condition

BATH - "Orange"

Walls: Plaster – good condition

Floor: Tile – good condition

Ceiling: Plaster – good condition

Shower/ Tub: Steel - good condition

All Jacuzzi tubs require equipment access panels. Old shower pans are subject to leakage. Motor must be grounded on Hydro massage tubs

Tub valves: Good condition

All tubs require anti-scald valves – non- anti scald valve present

Temperature: Hot water temperatures should be less than 120 degrees

Tub surrounds: Tile – good condition

Shower door: None

Vanity: Wood – porcelain - good condition

Vanity piping: New - good condition - **stopper is missing**

GFCI: Sound - All bathroom outlets must be GFCI

Toilet: Sound - All toilets must be water saver type. 15" side clearance required. Toilet bolt caps required

Fixture Valves: (Recommended) Present – Firestop all pipe penetrations

Lighting: Vanity – ceiling - good condition

Window: None

Linen closet: Present

Door: Wood - new – good condition - must have 1" undercut

Fan: Present - good condition

Heat: Present – baseboard - good condition

Moisture issues: None

Toilet accessories: Present

Ceiling Heat lamp: None

Medicine cabinet: Present

Threshold: Marble -good condition

Summary:

Old area - dated – good to fair condition

MASTER BATH

Walls: Plaster – tile – good condition

Floor: Tile – good condition

Ceiling: Plaster – good condition

Shower/ tub / Hydro massage: Fiberglass - good to fair condition
All Jacuzzi tubs require equipment access panels. Old shower pans are subject to leakage. Motor must be grounded on Hydro massage tubs

Tub valves: Old – good condition
All tubs require anti-scald valves – non- anti scald valve present

Temperature: Hot water temperatures should be less than 120 degrees

Tub surrounds: Tile – good condition

Shower glass: Old - good condition

Vanity: Wood - cultured marble - new – good condition

Vanity piping: Old – good condition - stopper is good

GFCI: Sound - All bathroom outlets must be GFCI

Toilet: Sound - All toilets must be water saver type. 15" side clearance required. Toilet bolt caps required

Fixture Valves: (Recommended) Present – Firestop all pipe penetrations

Lighting: Vanity – over tub – ceiling

Window: Present – wood – old - good condition

Linen closet: Not present

Door: Wood - new – good condition - must have 1" undercut

Fan: Present - new - good condition

***Heat: Present – baseboard – no HVAC grille - fair condition**

Moisture issues: None

Toilet accessories: Present

Ceiling Heat lamp: Present

Medicine cabinet: Not present

Threshold: None

Summary:

New and old area - updated – good to fair condition

ATTIC – IN LAW AND MAIN HOUSE

Presence of belongings, HVAC equipment, insulation and lack of lighting limit the inspection process. Issues may become visible once belongings are removed. Older homes exhibit minimal structural framing and ventilation that do not meet current building codes. Only 1 layer of roofing should be installed on all roof framing systems.

Ice dams can develop in the Winter due to heavy snow accumulation and inadequate attic insulation and ventilation and presence of heating units.

Access: Pull down stairs – 2 areas

Eaves: Not present

Rafters: 2 X 10 at 16 inches on center – good to fair condition

Knee walls/ bracing: Present - Knee walls help support framing

Collar ties: Present Collar ties required at all roof systems

Roof boards: Wood plank – plywood – new and old - good to fair condition

***Sheathing mildew: Present in main house remediation required Separate mildew inspection is recommended**

Floor boards: present - plywood - partial installation

Chimney: Metal - vertical - good condition

Skylights: appear sound

Insulation: 6 inches batt present - **minimal** Current code recommends a minimum of R-49

Proper vents (required with soffit vents): Yes

Toilet exhaust discharges to the exterior: (Required) - assumed

Recessed lights and fans sealed: (Required) not applicable

***Ventilation: 2” Ridge – soffit inadequate - All attics require adequate insulation**

Whole house fan: None

Attic exhaust fan: None

All homes should consider at attic exhaust fan on a thermostat

Lighting: Present – new - good condition

Wiring: Romex – Wiring may not be fully visible in the attic

Water piping: None

Belongings: None – Inspection of the attic limited

ATTIC (cont.)

Storage: Available

Leakage: No evidence

Pipe vents: Good

HVAC equipment should not be present in the attic - causes ice dams - should be covered in foam board insulation.

Open or spray foam insulation if incorrectly installed can cause health problems.

Batt insulation should not be installed between the roof rafters.

THE END THANK YOU FOR THE OPPORTUNITY TO BE OF SERVICE