

Affordable Home and Building Inspections PROPERTY INSPECTION REPORT



707-709 Church St Honesdale, PA 18431

Inspection prepared for: [REDACTED]

Real Estate Agent: [REDACTED]

Inspector: Christopher Harms InterNACHI # 12344678

Date of Inspection: 9/8/2023 Time of Inspection: 10:00 am

Report #13842

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Report Summary

This summary is carefully written and may refer to very specific condition(s). It is recommended to share this Summary and/or related sections of this report with any third party (contractors, septic professionals, etc.) when they are contacted to perform further evaluation. If the contractor is provided access to this information, it will aid them in achieving a diagnosis which is consistent with the Inspector's findings.

Inspection and site details

Page 8	Overview	Power was not turned onto vacant unit and unit could not be fully inspected. 707 Church apt.2 was not accessed and this unit is also not viewed or inspected. Further evaluation needed.
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Structure

Page 9	Floor	Sections of floor joists in the basement of 707 Church have been cut to accommodate ductwork. Corrective action needed.
Page 10	Roof	No attic access. No visual inspection was performed on the roof structure. Sagging is noted along roof line. If this is a concern of yours, please seek further evaluation by a qualified professional prior to closing.

Foundation Style & Condition

Page 12	Basement	Areas of stacked stone is loose and bulging and appears to be common for the age of the home. Rear bump out of 709 church street rear apartment has significant cracking, erosion and damage noted to foundation. Further evaluation is needed to determine cost and scope of needed repairs.
Page 13	Access door	Bilco doors are rusted and concrete/stone walls are damaged, cracked. Further evaluation needed by a qualified mason.
Page 13	Water Intrusion	Active water intrusion is noted around bilco doors to both sections of basement and daylight can be seen from inside of basement. Repair and seal areas.

Roof

Page 14	Roof Condition	Older section of 3 tab shingle roof is showing signs of aging evidence by curling, deterioration and damaged shingles. Water stains in 707 church street apt.1 are wet at time of inspection and inspector can not determine if they are from an active roof leak as there is no access above these areas at time of inspection. Further evaluation needed to determine cost and scope of repairs/replacement.
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Page 15	Gutters	Gutters in areas around home are sagging and section of rear gutter is not properly draining into lower section of gutter. Corrective action needed to divert water away from foundation.
Page 16	Soffit & Facia	Soffit and facia have delayed maintenance and water damage. Sections of fascia in rear are loose and falling off. Further evaluation is needed to determine if there is any unseen damage. Areas should be repaired and treated to prevent water and pest intrusion.
<i>Exterior</i>		
Page 17	Exterior siding	Delayed maintenance including water damage and peeling paint on siding and trim around home. Sections of aluminum siding in rear are dented/damaged. Repair areas and seal with wood protectant.
<i>Decks and porches</i>		
Page 19	Deck surface	Delayed maintenance and water damage noted to boards on porches and stairs around home. Repairs are needed.
Page 19	Post and frame condition	Roof support posts on multiple porches have significant water damage, rear landing posts have shifted and front newer posts for 709 church st have twisted. Concrete slab beneath 707 church st front porch has significant cracking and shifting. Large hole noted in concrete/brick beneath 709 church st front porch. Further evaluation and corrective action needed.
<i>Windows and doors</i>		
Page 21	Windows	Older single pane windows throughout building have cracked glass, broken sash cords and/or do not operate. Repair/replacement needed.
<i>Plumbing</i>		
Page 23	Plumbing fixtures	Trap leaking second floor bathroom 709 church st front apartment . Repairs needed.
Page 24	Hot water source	Exhaust flue for water heater in basement of 709 church st is not properly secured. Corrective action needed.

Electrical

Page 26

Electrical panels
and wiring

Breakers are partially labeled. 2 top right breakers in 707 church st upstairs apartment panel and bottom left breaker in 709 church st front apartment panel are over-fused. Wire amp rating is smaller than that of the breaker which will cause the wire to overheat rather than trip the breaker in case of overload. Corrective action is recommended by a qualified professional.

Federal Pacific Electric (FPE) was a common manufacturer of circuit breaker panels from the 1950s to the 1980s. Millions of their panels were installed in homes across the country. As the years passed, electricians and home inspectors often found these panels failed to provide proper protection to homeowners. Experts now say that FPE panels can appear to work fine for years, but after one overcurrent or short circuit, they can overheat and become fire hazards. Panel replacement is recommended.

Knob-and-Tube (K&T). This is a two-wire system without a ground wire. Typically they are connected to two-pronged receptacles (missing ground). K&T wiring was an early standardized method of electrical wiring in buildings and was in common use in North America from about 1880 to the 1940s. The system is considered obsolete and can be a safety hazard. Concerns associated with it include, but are not limited to: electric shock at contact due to failing insulation, exposed copper contacts and missing ground. Electronic equipment plugged into a surge protector missing a ground may not work and may cause damage to expensive electronic equipment. Upgrading is recommended.

4 of the main panels do not have dead front covers installed and exposed wires are noted coming out of panel in basement of 707 church street. This is a safety and contact hazard and corrective action is needed.

Open/uncovered slot(s) in owners panel. This is a safety concern and contact hazard: install filler cover or breaker.

Page 28	Interior/basement/crawlspace	<p>Electrical in 707 church st vacant apartment and basement can not be tested due to power being turned off. Outlet in living room of 709 church st front apartment is broken and washer outlet in basement of 709 church st is nonfunctional. Further evaluation and repairs needed.</p> <p>Improperly wired 3-way switch for 709 church st basement lights. Light fixture in 709 church st front apartment bathroom flickers. Repairs needed by a qualified electrical contractor.</p>
Page 29	GFCI outlets	GFCI outlet located 709 church st front apartment bathroom is wired improperly - open ground and failed to trip. Replace outlets and test.
Primary heating system		
Page 32	Zones and delivery method	Furnace in 707 church st did not respond when tested from vacant apartment. Inspector has no access to 2nd floor apartment to test thermostats. Further evaluation needed.
Page 34	Service	Recommend having the system inspected, cleaned and serviced by a professional HVAC technician prior to closing, with the details of the service call noted clearly on a tag placed in a convenient location near the unit. After the initial cleaning, annual servicing, cleaning and maintenance is required to ensure the heating unit is operating correctly and efficiently. Delayed maintenance on the HVAC system can cause leaks or moisture buildup which can contribute to mold growth.
Secondary heating system		
Page 35	Boiler	Pressure relief (TPR) is leaking. The TPR extension is meant to reduce the chance of scalding water splashing on a person near the water heater. PVC and other unapproved plastics should not be used since they can easily melt. The common installation practice is for the tube to extend down to the floor within 6 to 8 inches over a drain or pan that collects expelled hot water. Repairs are needed Cabinet is rusty and front cover is missing. Repairs needed.
Page 36	Exhaust/chimney	Missing chimney screen allows pests to enter flue. Chimney cap should be installed and flue should be check for proper operation and any damage by a qualified professional.

Page 36	Service	Recommend having the system inspected, cleaned and serviced by a professional HVAC technician prior to closing, with the details of the service call noted clearly on a tag placed in a convenient location near the unit.
Safety		
Page 39	Stairs & Railings	Safety and balcony rails are loose, are low in 709 church street front apartment.
Page 39	Organic growth	Organic substance is noted in bedroom of vacant apartment . If mold growth is a concern please seek further evaluation prior to closing.
Page 41	Gas/propane/fuel	No drip leg or shut off valve is installed at the water heater unit in basement of 707 church st. A sediment trap or drip leg is a capped-off section of gas line which is installed in such a way that any debris or moisture in the gas line will be caught in the trap where it can be cleaned out easily. The reason for this is to ensure safe operation of an appliance by keeping debris out of the tiny orifices of the gas valves. Installation is recommended.

Understanding Your Inspection Report

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Component and system life expectancy

All of the components of a site-built residence can be repaired or replaced, so there is no average lifespan for a house. It can last indefinitely if maintenance and replacements are done as needed, but each component of a house has its own life expectancy that is reasonably well defined. Plumbing pipe, for example, lasts anywhere from 40 to 80 years depending on the type of pipe used. Stucco is good for approximately 60 years, an air conditioning system's estimated life is 15 to 20 years, and brick can still be in good shape for up to 100 years or more.

As a house ages, and especially after the first 20 years, a well-maintained home might have brand new exterior paint and a 5-year old air conditioning system, but need a new roof right away. When evaluating the purchase of an older home, the age of the house itself is not as relevant as the age and condition of each of its major components.

The average age of the housing stock in the United States has been increasing steadily over past few decades, and, according to recent data from HUD's American Housing Survey (AHS), the median age of an owner-occupied home has jumped upward from 23 years old in 1985 to 35 years old in 2011. Also, two out of five American houses are now more than 45 years old.

Life expectancy varies with usage, weather, installation, maintenance and quality of materials. This link <http://www.nachi.org/life-expectancy.htm> details the predicted life expectancy of appliances, products, materials, systems and components. It should be used only as a general guideline and not as a guarantee or warranty regarding the performance or life expectancy of any appliance, product, system or component.

These life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear, and not extreme weather (or other) conditions, neglect, overuse or abuse. Therefore, they should be used as guidelines only, and not relied upon as guarantees or warranties.



Inspection and site details

Attending inspection

Buyer(s), Tenants for a total of 6 people.

Building type/style

Building style is multi-family

Age of building (year built)

The year built is listed as 1850

Listed total sq footage

Approx. sq. ft. total 5194

Occupancy

At the time of inspection the home is occupied, furnished. Every home has limited access and restrictions including access to electrical outlets, windows, wall/floor surfaces, and cabinet interiors and attic and foundation areas.

Utilities

All utilities were returned to "as found condition" when the inspection was completed.

Outdoor temperature

Temp at the time of inspection was approx. 75 degrees.

Weather conditions

Sunny

Ground surface conditions

Wet

Rain/snowfall in the last three days

Yes

Overview

Original historic building and structure; this inspection was based upon the historical value of building and not on today's modern standards. Some areas are inaccessible and cannot be inspected. Any observed concerns have been noted in the body of the report. You should READ THE ENTIRE REPORT and use the findings as a guide to assist you in making an educated decision to buy the building. If you disagree with the findings, have questions about uninspectable areas or have additional concerns, please seek further evaluation prior to closing.

Power was not turned onto vacant unit and unit could not be fully inspected. 707 Church apt.2 was not accessed and this unit is also not viewed or inspected. Further evaluation needed.

Structure

Introduction

Observations: In most buildings virtually all of the structure is covered by finishing materials and cannot be viewed or accessed. The inspector is not required to identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. The inspector does not provide any engineering or architectural service or report on the adequacy of any structural system or component.

Frame

Frame components: Appears to be constructed with 2x4 lumber.

Observations: Appears to be functional and no deficiencies are noted. Virtually all of the frame structure is covered by finishing materials and cannot be viewed or accessed.

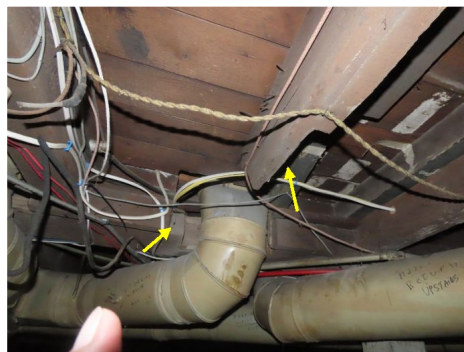
Floor

Floor components:

- Joists are older rough-cut lumber. The sheathing is plank. Main girders are older rough-cut lumber. Support columns are 4x4. The rim board and sill plate are older rough-cut lumber.

Observations: Older buildings will have uneven, bowed, and settled walls and floors. This may be considered normal for the age of home and does not necessarily indicate that there are structural problems with the home. While additional supports can be added to improve the floors and walls, it may be very difficult and costly to remove all settlement, bowing, etc. If this is a concern, please seek further evaluation prior to closing.

Sections of floor joists in the basement of 707 Church have been cut to accommodate ductwork. Corrective action needed.



Roof

Roof components:

- The roof rafters are older rough-cut lumber. The roof sheathing is plank

Observations: No attic access. No visual inspection was performed on the roof structure. Sagging is noted along roof line. If this is a concern of yours, please seek further evaluation by a qualified professional prior to closing.

Wood Destroying Insect Report

Findings

Restrictions key: 1- Fixed ceiling, 2- Suspended ceiling, 3-Fixed wall covering, 4- Floor covering, 5- Insulation, 6- Cabinets and shelves, 7- Stored items, 8- Furnishings, 9- Appliances, 10- No entry/access, 11- Limited access, 12- No access beneath, 13- Visual only, 14- Cluttered, 15- Standing water, 16- Dense vegetation, 17- Exterior siding, 18- Window well covers, 19- wood pile, 20- Snow, 21- Unsafe, 22-Rigid foam board, 23- Synthetic stucco, 24- Duct, plumbing, wiring.

This report is indicative of the condition of the structure on the date of inspection and is not a guarantee warranty against latent, concealed, or future damage. All readily accessible areas have been inspected.

Restrictions include:

Basement- 5,7,11,14,24

Main living area- 1,3,4,6,7,8,9,11

Attic- 10

Exterior- 11,17

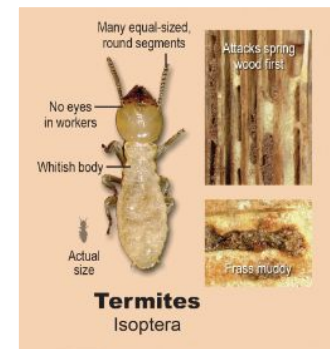
No signs of wood destroying insects observable. Preventative maintenance is recommended. Annual spraying of the home is advised to prevent infestation.



Carpenter bee and egg chamber



Carpenter ant description



Termite example

Foundation Style & Condition

Introduction

This building has a basement. Building inspectors try to enter and inspect all accessible areas, looking for any evidence of structural material defects. There are restrictions to the inspection, including but not limited to, electrical wires, pipes, stored items, ductwork, insulation, floor coverings, etc.

We look for cracks, but those that are less than 1/4-inch and do not exhibit any vertical or horizontal displacement are generally not regarded as being material structural defects. Poured concrete walls are steel reinforced. Unless otherwise noted, cracks do not appear to be structural and are typically a result of normal settlement and or shrinkage. Seal cracks with a masonry caulk and monitor areas for future movement. We also look for signs of water penetration through the foundation, but please consult the seller's disclosure for any history of water intrusion, as definitive signs may not be visible due to limitations of access in this area of the basement.

The inspection of the floor structure may be restricted by the insulation. Generally a random sample of the insulation is moved as part of inspection protocol. Much of the electrical wiring, water and sewer pipes, heating ducts/pipes, and floor structure may not be seen. There may be components that need improving or correcting that were not visible.

It is recommended, that annually, the foundation (interior elements and exterior elements) should be examined for signs of cracking, insect intrusion, moisture intrusion, or changes of any type (such as the appearance of cracks, or the widening or lengthening of existing cracks). Conditions may have not existed prior, therefore, it is recommend to monitor the exterior and the interior for any adverse conditions and immediately remedy the problem. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. The vast majority of foundation leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations.

Basement

Basement foundation construction:

- stacked stone with mortar. The floor is concrete slab, soil

Observations: Areas of stacked stone is loose and bulging and appears to be common for the age of the home. Rear bump out of 709 church street rear apartment has significant cracking, erosion and damage noted to foundation. Further evaluation is needed to determine cost and scope of needed repairs.



Access door

Bilco door installed for basement access.

Observations: Bilco doors are rusted and concrete/stone walls are damaged, cracked. Further evaluation needed by a qualified mason.

Water Intrusion

Protection type: There is no water/moisture protection visible

Observations: Active water intrusion is noted around bilco doors to both sections of basement and daylight can be seen from inside of basement. Repair and seal areas.

Ventilation

Type of venting in place: Window(s), Door(s)

Observations: Dampness and musty odor. Damp conditions may encourage mold growth and corrective measures are recommended. Consider installing a 65-70 pint dehumidifier in basement/crawlspace and set to 45-50% with auto drain. Also recommend installing fan(s) for added circulation. If hidden growth is a concern, please seek further evaluation prior to closing.

Insulation

Type: No insulation seen or inspected

Observations: Additional insulation should be considered as an upgrade. Insulation in older homes does not have the same R value as in newer homes. Adding insulation may require hiring a professional contractor to determine proper placement and installation. The electrical system should be checked by an electrician to determine if the wiring is degraded, overloaded, or uses knob-and-tube as adding thermal insulation within a closed cavity around wires could cause the wires to overheat. Code does not allow the installation of loose-fill, rolled or foam-in-place insulation around knob-and-tube wiring.

Roof

Introduction

What is a roof inspection: The standard home inspection is not a guarantee or warranty of any kind. The inspector did not go on the roof but viewed it from the ground with the assistance of binoculars and from the eaves. Inspectors evaluate the roof, but cannot predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a structure will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your insurance policy, or that you obtain a roof certification from an established local roofing company.

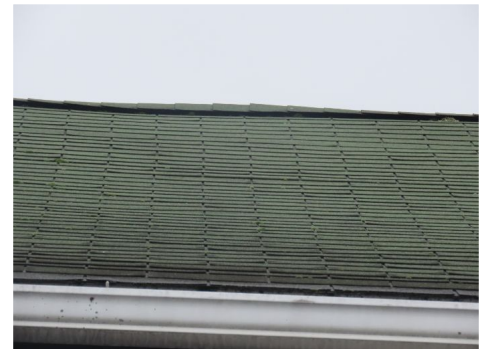
The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance. Roofs in areas that experience severe weather, such as snow, ice, hail and rain, may experience a shorter than normal lifespan overall or may incur isolated damage that requires repair in order to ensure the service life of the surrounding roofing materials.

Typically some of the roof covering, vents, and flashings may not be observable. If you disagree with the opinions stated or have additional concerns, please seek further evaluation prior to closing.

Roof Condition

Roof style and covering: Gable style roof. The roof covering type is 3-tab shingles which typically have a life expectancy of 20 years, architectural shingles which typically have a life expectancy of 30 years or more. The inspector did not walk on the roof shingles. The inspector did not walk on the roof shingles walking on shingles may cause damage including granule loss. Walking on roof shingles may also void the warranty. The roof was viewed from the ground with the assistance of binoculars.

Observations: Older section of 3 tab shingle roof is showing signs of aging evidence by curling, deterioration and damaged shingles. Water stains in 707 church street apt.1 are wet at time of inspection and inspector can not determine if they are from an active roof leak as there is no access above these areas at time of inspection. Further evaluation needed to determine cost and scope of repairs/replacement.





Flashing

Flashing: Types - aluminum, black poly All areas of intersection should be kept free of debris to reduce chances of corrosion. During an inspection, some areas are difficult to view or cannot be viewed.

Flashing failures are the most common leaks on a roof and while well-maintained and undamaged flashing can last a long time, it is their connections that tend to fail, so seasonal inspection and maintenance are strongly recommended. Remember to monitor, maintain and keep all flashings clean of debris.

Snow and ice damming is very common around flashings so keep clear of snow and ice buildup. Heated wire, snow rake and professional roofers can help with maintaining flashings correctly.

Observations: Appears to be functional.

Gutters

Gutter type and location: Gutters are aluminum. Gutters are located around home Gutters must be kept clean and maintained correctly to prevent ice damming and water damage to home. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation.

Observations: Underground leaders are not checked and the termination points are not know. Further evaluation is recommended to ensure pipes are clear and terminations are proper.

Recommend installing gutter extensions around home to divert water away from home.

Gutters in areas around home are sagging and section of rear gutter is not properly draining into lower section of gutter. Corrective action needed to divert water away from foundation.



Soffit & Fascia

Type: Vinyl soffit and aluminum fascia., Wood soffit and fascia.

Observations: Soffit and fascia have delayed maintenance and water damage. Sections of fascia in rear are loose and falling off. Further evaluation is needed to determine if there is any unseen damage. Areas should be repaired and treated to prevent water and pest intrusion.



Attic access

No attic access available.

Attic venting

Observations: No attic access available and the venting in this area is uninspected. Please seek further evaluation prior to closing if this is a concern of yours.

Insulation

Insulation type: No insulation seen or inspected

Observations: Additional insulation should be considered as an upgrade. Insulation in older homes does not have the same R value as in newer homes. Adding insulation may require hiring a professional contractor to determine proper placement and installation.

Exterior

Introduction

What is an exterior inspection: The home inspection is limited to defects visible at the time of the inspection and the inspector disclaims confirmation of the proper finish removal, preparation for, application or re-application of the finish coatings in place at the time of the inspection. The result of any improper procedures followed during finish and surface preparation for and/or application or re-application of finish coatings may not be discernible, visually, at the time of the inspection.

Outside siding materials can last a lifetime. However, at least once a year, the exterior should carefully inspect the exterior walls, eaves, soffits, and fascia, for signs of damage caused by machinery, weather, roof leaks, over-full gutters, trees or ice, and refasten or repair individual boards or panels as necessary. Openings in the exterior covering can invite moisture intrusion and potential mold growth.

Some exterior components require protection through appropriate paints or sealants, as well as regular maintenance. All trim around doors and windows should be carefully examined and then refastened, repaired or recaulked. Joints, seams and gaps should be sealed to prevent water and pest penetration. The paint should be examined for blisters or peeling that might indicate moisture problems within the walls and the property touched up or repainted as necessary. Any siding, especially composition or hardboard siding, must be closely monitored. All sidings are vulnerable to moisture damage. It is imperative that continued moisture be kept from sidings, especially from sprinklers, rain splash back, or wet grass.

Exterior siding

Cladding components: Exterior covering is wood, aluminum Trim is aluminum, wood

Observations: Delayed maintenance including water damage and peeling paint on siding and trim around home. Sections of aluminum siding in rear are dented/damaged. Repair areas and seal with wood protectant.



House numbering

Important information: House numbers are more important than you probably realize, and a lot of thought goes into making sure they are visible. They should be clear enough so that police, the fire department, paramedics, etc., can quickly locate properties in an emergency. Numbers are often the only way that first-responders can identify their intended destinations. Your community/town/city might even have laws requiring your house number to be of a certain size or color so please check local guidelines.

Maintain your house numbers, along with the rest of your home's exterior. Keep your numbers clean. They may not be reflective or contrasting if they are covered in mud. Trim back vegetation as needed. Don't let piles of snow obscure the numbers. If this happens, raise the number so this situation does not happen again.

Numbers are small and should be replaced with 4-6" reflective type.

Vegetation growth

Observed growth: Vegetation is noted around home. Vegetation too close to the building can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the building.

Condition: Heavy vegetation limits view of exterior and foundation. Thick growth may contain moisture and pests. It is recommended to trim/thin growth to avoid contact with home.



Driveway

Type: blacktop

Observations: Delayed maintenance - Driveway is cracking and settling. Corrective action is needed.

Grade

Grade materials: Grade consists of soil and gravel

Observations: Grade is pitched towards foundation around home. Ideally, the grading should slope away from the house's foundation about 6 inches over the first 10 feet. Adjust grade in area to divert/remove surface water.

Decks and porches

Introduction

About decks: Older decks are not built to today's modern standards and may be missing certain fasteners, flashings, and brackets that are required by today's more stringent building codes. You should read the entire deck section and hire a specialist to examine the deck if you have concerns. Upgrading is always recommended.

Some deck components may not be visible at the time of inspection due to lack of access and some of the structure may not be inspected due to these restrictions. Lag bolts, metal Tico connectors, L-brackets, and joist hangers secure a deck, porch, or structure to the home and provide stability. Flashing should be in place to prevent water penetration to the home but may not be visible or inspected.

Deck surface

Deck type: wooden porch around home

Observations: Delayed maintenance and water damage noted to boards on porches and stairs around home. Repairs are needed.



Post and frame condition

Observations: Roof support posts on multiple porches have significant water damage, rear landing posts have shifted and front newer posts for 709 church st have twisted. Concrete slab beneath 707 church st front porch has significant cracking and shifting. Large hole noted in concrete/brick beneath 709 church st front porch. Further evaluation and corrective action needed.





Flashing condition

Observations: Flashings are not visible or inspected.

Stairs & Railings

Rails: Types - wooden hand/safety rails on deck(s). Safety rails should be secure and have spacing between spindles less than 4".

Observations: Step risers have settled rear. Consider installing concrete pad or level stone at bottom of staircase and secure.

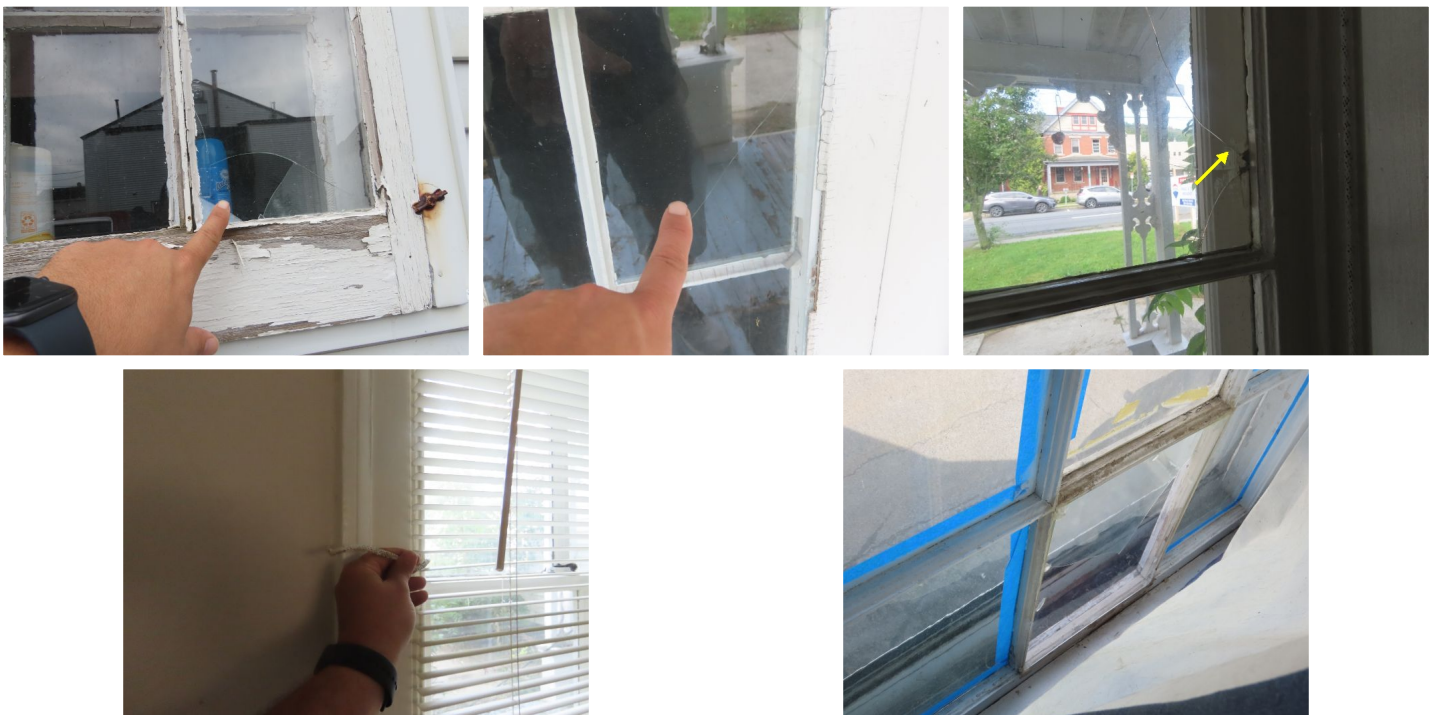
Windows and doors

Windows

Window type: casement., double-hung., fixed glass Windows are constructed of vinyl, wood. Glass type is double pane glass., single pane glass.

Observations: A sampling of windows were opened and closed and locks operated. Some windows were inaccessible and are not checked for proper operation. If this is a concern of yours, please seek further evaluation prior to closing. Single-pane windows have poor insulating value. It is recommended to upgrade to double-pane windows to reduce heating and cooling costs.

Older single pane windows throughout building have cracked glass, broken sash cords and/or do not operate. Repair/replacement needed.



Doors Condition

Door type: Metal entry door(s)., Wood entry door(s).

Observations: Doors were opened, closed, and locks operated.



Plumbing

Introduction

What is a plumbing inspection: The home inspection is focused on a safe water supply system, an adequate drainage system, and ample and proper fixtures and equipment. The inspector will check for leaks, drainage, and proper venting. Any pumps associated with the system will be checked unless they are contained in sealed containers and are not readily accessible. Pumps can fail at any time and should be tested regularly.

It is recommended that you turn off the water main whenever you leave the home for more than 24 hours. If you have a hot water heating system, hire a plumber to ensure that the boiler is supplied with water even if the house supply is off. If the interior main is in an area that has limited access (such as in a crawlspace) it is recommended to install an electronic switch so that the water can be turned off from the main living area.

No matter if you get your drinking water from a public water system or a private well groundwater system, it is essential to your health and the well-being of the environment. Water filter systems and softeners are not inspected. Please consult with seller about these systems and obtain all service records.

It is always recommended, as part of a regular maintenance program to caulk around all bath fixtures. All gaps must be sealed to prevent water intrusion.

Exterior well or water main

Type: Public water shut-off location is front

Observations: Shutoff cannot be tested by the inspector as it is prohibited by most suppliers of water. Please consult with seller as to functionality, permission, and tools required to operate valve.

Interior main

Type: Interior main shutoff valve is located: in basement. Type of piping is galvanized

Observations: Appears to be functional. Water main valve is functional and no leaks detected.



Supply lines

Type: Water supply piping is galvanized, PEX, copper

Observations: Appears to be functional. No leaks detected. 1/2" supply lines are installed which are common for the age, however, they may reduce water pressure when multiple fixtures are running.

Drainage/waste lines

Type: Drain piping: PVC, ABS, cast iron

Observations: Appears to be functional and no leaks detected. ABS (black) and PVC (white) pipe are connected. Most plumbing codes do not allow solvent welding of different plastics. The proper connection is achieved through the use of a rubber sleeve (Fernco coupler).

Cast iron main waste pipes are rusted. This is an indication of age and it is recommended to replace all cast iron with PVC.



Venting

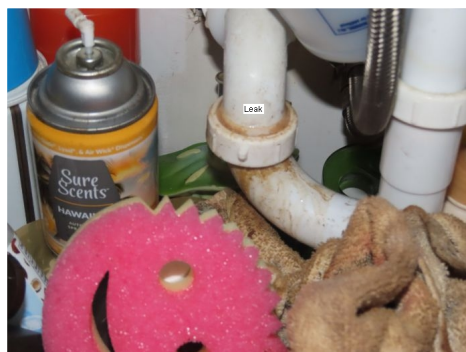
Observations: Plumbing system appears to be vented to the atmosphere and vent pipes are visible on the roof.

Sewer system/pumps

Gravity feed system to street drain.

Plumbing fixtures

Observations: Trap leaking second floor bathroom 709 church st front apartment . Repairs needed.



Hot water source

Type & location: Hot water heater type: gas/propane fired. Unit is located in basement..

Your water heater accounts for about 18 percent of your home's energy bill. If your water heater is set too high, you will be paying the price in your energy bill each month. On the flip side, if your water heater is set too low your water may not get hot enough (short showers), or worse, be at risk of growing bacteria. The EPA recommends 120 degrees because it's hot enough to keep diseases at bay, it's not hot enough to cause scalding, it will supply enough hot water for most small families and is relatively energy-efficient.

Observations: Water temperature is 120-125 degrees. Pressure relief (TPR) pipe extension tube is missing. The TPR extension is meant to reduce the chance of scalding water splashing on a person near the water heater. PVC and other unapproved plastics should not be used since they can easily melt. The common installation practice is for the tube to extend down to the floor within 6 to 8 inches over a drain or pan that collects expelled hot water. Recommend hiring a plumber to install a proper TPR extension tube.

Exhaust flue for water heater in basement of 709 church st is not properly secured. Corrective action needed.



Electrical

Introduction

Electrical overview: Many home fires are caused by the misuse and poor maintenance of electrical appliances, incorrectly installed wiring, and overloaded circuits and extension cords. Control panels use either fuses or circuit breakers. The main breaker can shut off all the power in an emergency. It is highly recommended that at least once a year all circuit breakers should be cycled on/off to "exercise" the contacts. This will prevent a condition called welding which could hamper the operation of the breaker. A Service Disconnect is the first, required, point where the power to the home can be disconnected from the service entrance using an accessible, manually-operable switch.

The most common cause of circuit breaker tripping is too many appliances and lights on one circuit. A tripped breaker usually looks like it is between the ON and OFF positions. Prior to resetting it, determine the cause of the overload. Tripped breakers should be reset from "off" to "on." Be sure to investigate why the fuse or circuit blew. Possible causes include frayed wires, overloaded outlets, or defective appliances. If there is frayed insulation or a broken wire, a dangerous short circuit may result and cause a fire. It is always recommended to contact an electrician to evaluate troubles.

Some safety tips to remember:

- 1- Never use anything but the proper fuse to protect a circuit. Find and correct overloaded circuits.
- 2- Never place extension cords under rugs. Minimize extension cord use and do not overload extension cords and surge protectors. Never overload a circuit with high-wattage appliances. Check the wattage on appliance labels.
- 3- Outlets near water should be GFCI-type outlets.
- 4- Routinely check your electrical appliances and wiring. Frayed wires can cause fires. Replace all worn, old, and damaged appliance cords immediately. If rodents are suspected or known to be in the home, be aware of the damage they may cause, and take measures to get rid of them.
- 5- Never force it to fit into a two-slot outlet or extension cord.

Exterior service

Style & location: Service type is overhead with meter and base 110V, 2 conductor plus ground. Meter is located left side, rear

Observations: No signs of damage to the service line and appears to be functional.



Electrical panels and wiring

Panel specs:

Main panel manufacturer is Cutler-Hammer. Panel is located in basement. and the main is a 100 amp breaker. There are 1 slots available for expansion. Wires visible at panel and around home are Romex, metallic BX, cloth-covered

Main panel 2 manufacturer is Cutler-Hammer. Panel is located in basement. and the main is a 100 amp breaker. There are 9 slots available for expansion. Wires visible at panel are Romex, metallic BX, cloth-covered

Main panel 3 manufacturer is Square D Homeline. Panel is located in basement. and the main is a 100 amps. There are 9 slots available for expansion. Wires visible at panel are Romex, metallic BX, cloth-covered

Main panel 4 manufacturer is Federal Pacific. Panel is located in basement. and the main is a 100 amp breaker. There are 5 slots available for expansion. Wires visible at panel are Romex, metallic BX, cloth-covered

Main panel 5 manufacturer is Cutler-Hammer. Panel is located in basement. . There are 4 slots available for expansion. Wires visible at panel are Romex, cloth-covered, metallic BX

Observations: Cloth-covered wire present. Over extended time, the cloth will deteriorate and may begin to unravel. The insulation between the cloth and the wire is usually plastic material that may get super brittle with time. Future monitoring and upgrading is recommended.

BX or Type AC is one of the earliest types of electrical cable developed for both residential and commercial uses in the early part of the 20th century. "BX" is the older term for this type of cable. It's not certain how this term came about, but it may have something to do with the cable first being produced in the Bronx, New York. If the armor is nicked, cut, or shredded, or if the wires within display degrading of their rubber insulation, replacement is recommended. If old BX wiring is in good condition, including sheathing, it can carry today's higher power demands and there is usually no reason to replace it.

Rust and corrosion noted on breakers in owners panel which can inhibit the flow of electricity and water or rust in a panel box is a warning sign. Unseen corrosion could be causing high-resistance electrical connections. These "poor" connections often cause excessive voltage drop that may shorten the life of motor-driven appliances and even cause breakers not to trip in a circuit overload. Further evaluation by a qualified electrical contractor is needed.

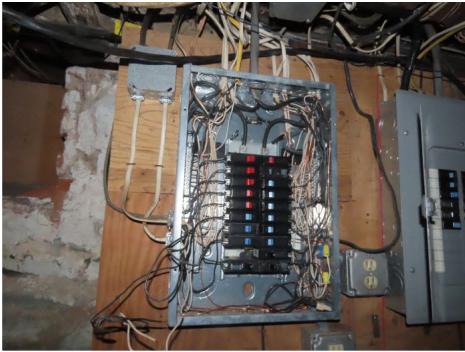
Breakers are partially labeled. 2 top right breakers in 707 church st upstairs apartment panel and bottom left breaker in 709 church st front apartment panel are over-fused. Wire amp rating is smaller than that of the breaker which will cause the wire to overheat rather than trip the breaker in case of overload. Corrective action is recommended by a qualified professional.

Federal Pacific Electric (FPE) was a common manufacturer of circuit breaker panels

from the 1950s to the 1980s. Millions of their panels were installed in homes across the country. As the years passed, electricians and home inspectors often found these panels failed to provide proper protection to homeowners. Experts now say that FPE panels can appear to work fine for years, but after one overcurrent or short circuit, they can overheat and become fire hazards. Panel replacement is recommended. Knob-and-Tube (K&T). This is a two-wire system without a ground wire. Typically they are connected to two-pronged receptacles (missing ground). K&T wiring was an early standardized method of electrical wiring in buildings and was in common use in North America from about 1880 to the 1940s. The system is considered obsolete and can be a safety hazard. Concerns associated with it include, but are not limited to: electric shock at contact due to failing insulation, exposed copper contacts and missing ground. Electronic equipment plugged into a surge protector missing a ground may not work and may cause damage to expensive electronic equipment. Upgrading is recommended.

4 of the main panels do not have dead front covers installed and exposed wires are noted coming out of panel in basement of 707 church street. This is a safety and contact hazard and corrective action is needed.

Open/uncovered slot(s) in owners panel. This is a safety concern and contact hazard: install filler cover or breaker.



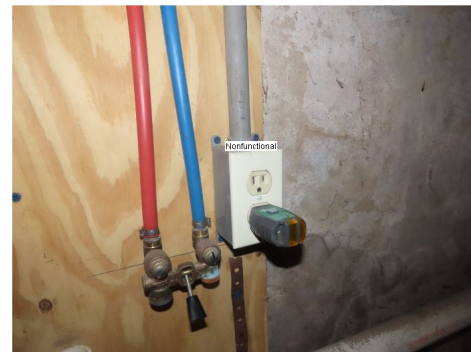
Interior/basement/crawlspace

You should know: Light fixtures, receptacles, ceiling fans have most wiring hidden and not inspectable. Remember that faulty, damaged, or overloaded electrical circuits or equipment are the leading cause of house fires, so they should be inspected and regularly by qualified a professional and repaired or updated as needed.

220v circuits to dryers or other appliances are not inspected for circuit overload. When a major appliance is purchased the installation or owner's manual will tell the installer how many amps the appliance requires. A circuit breaker matching the requirements of the specific appliance should then be installed. If the amps required by the appliance exceeds the maximum allowed for the existing wire than a new wire would have to be run. The circuit breaker should always be sized to protect the appliance and the wire should establish the maximum limit of the breaker that could be used for the circuit. The end result is that the breaker will safely protect both the circuit wiring and the appliance.

Observations: Electrical in 707 church st vacant apartment and basement can not be tested due to power being turned off. Outlet in living room of 709 church st front apartment is broken and washer outlet in basement of 709 church st is nonfunctional. Further evaluation and repairs needed.

Improperly wired 3-way switch for 709 church st basement lights. Light fixture in 709 church st front apartment bathroom flickers. Repairs needed by a qualified electrical contractor.



Exterior

About exterior electrical: There are lights located around home and receptacles located around home. As per the NACHI Standard of Practice, landscape, perimeter pole lighting, and motion lighting is untested as these types of fixtures are usually timer or dawn/dusk controlled. No inspection is made to exterior heating or de-icing components. Please consult with seller as to functions of exterior lighting.

Observations: Exposed wires noted around building. Safety concern and contact hazard: Wire should be cover with wire molding or conduit. Old rusty outlet boxes noted around building should have proper weatherproof covers. Several exterior lights and outlets did not respond and may be connected to meters that have no power.



GFCI outlets

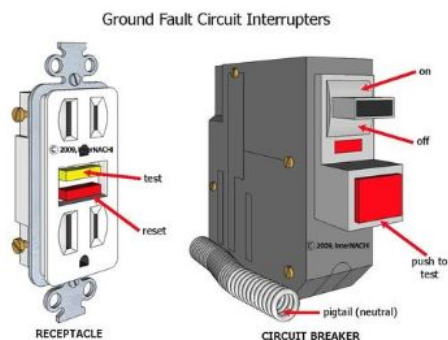
What is a GFCI outlet: A GFI, or GFCI - Ground Fault Circuit Interrupter device protects us from receiving electric shocks from faults in the electrical devices we use in our home. The device very quickly cuts off the power supply to the leaking device, within 20-30 milliseconds, greatly reducing any possible human tissue damage from errant current. GFCI protection should be provided anywhere there is a receptacle installed in an area subject to moisture as the presence of moisture greatly increases the danger of accidental shock.

Never use any electrical appliance in the tub or shower. Never touch an electric cord or appliance with wet hands. Do not use electrical appliances in damp areas or while standing on damp floors. In areas where water is present, use outlets with GFCIs.

GFCIs for various reasons, fail to trip as they are mechanical devices with electrical circuitry. It is important to test on a regular basis to ensure proper operation. If failure does occur, replacement is required immediately. Many homes, especially older homes, do not have GFCIs installed. If your home does not have GFCIs, the inspector recommends upgrading. They can easily be installed by a professional.

Observations: Lack of GFCI protection on exterior. Upgrading is recommended.

GFCI outlet located 709 church st front apartment bathroom is wired improperly - open ground and failed to trip. Replace outlets and test.



Ventilation

Introduction

Ventilation is important: The key to a healthy, comfortable home is ventilation. The use of exhaust fans, ceiling fans, and bath fans can keep a home's indoor air quality from becoming too humid, dry, stale, dusty, or mildew ridden.

Ceiling Fans

Proper air circulation is crucial in any home, because airflow regulates temperature, removes impurities, prevents mold and just creates a more pleasant and safe breathing environment. By contrast, poor air circulation may compromise your health. Typically fans use very little energy - about 1.5 amps of power and about 21 cents a day for a 48" fan. Run your ceiling fans all day and all year round in summer mode for cooling and winter mode for heating.

Observations: No fans are present. Recommend installing ceiling fans for proper circulation.

Exhaust Fans

Bathroom ventilation systems are designed to exhaust odors and moist air to the home's exterior. Typical systems consist of a fan unit connected to a duct that terminates at the exterior of the home.

Observations: Exhaust fans appear to be venting to exterior but the inspector could not locate termination point. It is not uncommon for vents to terminate in the soffit area. Please consult with seller as they may have additional knowledge. Exhaust fans should be vented to exterior of home to prevent moisture buildup and damp conditions.

Appliances

Introduction

Observations: Appliance life expectancy depends to a great extent on the use it receives. Furthermore, consumers often replace appliances long before they become worn out due to changes in styling, technology and consumer preferences.

Appliance inspection exceeds InterNACHI's Standards of Practice for Performing a General Home Inspection. As a courtesy we have tested the appliances in this section for simple functionality. For example: is the fridge cold and does the oven get hot. We do not test or inspect ice makers, garbage disposals, water dispensers, trash compactors or washers and dryers. if you have concerns about functionality, age or life expectancy of any of the appliances you should seek further evaluation prior to closing.

Appliances untested

Observations: The appliances are untested.....Tenants in accessible units state all appliances are functional. Vacant unit has no power and appliances can not be tested and 707 church apt.2 was not accessed and appliances are untested.

Primary heating system

Introduction

Important information: Home inspectors are not HVAC experts and this inspection is not a guarantee or warranty of the system. The HVAC inspection was a visual inspection using only the normal operating controls for the system and the inspection of the heating system is general and not technically exhaustive. Please consult the seller's disclosure for information on any past problems. Only the present owner of the property can have accurate knowledge of the system, including its past performance and age.

System type

The primary heating system is forced warm air The approximate age of the system is unknown.

Zones and delivery method

1 primary heat zone(s). The thermostat types are mechanical Heat delivery method is metal duct Fuel type is natural gas

Observations: Furnace in 707 church st did not respond when tested from vacant apartment. Inspector has no access to 2nd floor apartment to test thermostats. Further evaluation needed.

Shutoff switch

Observations: A shut-off switch is installed at the unit and functioned properly. Most codes require that there be an emergency switch at the entrance to the room where the heating appliance is located, as well as at the appliance. Typically you see them at the top of the stairs because that's the entrance to an basement. Upgrading is recommended. Also recommend testing switches at least once per year.

Furnace

What is inspected: A detailed evaluation of the interior components of the heating system is beyond the scope of a home inspection. As such, we did not inspect the heat exchanger, humidifier or dehumidifier or the electronic air filter. It is beyond the scope of home inspection to determine the heating supply adequacy or distribution balance. It is essential that any recommendations we make for service, correction or repair be addressed by you prior to closing or purchasing the property because an HVAC professional may discover defects or recommend further repairs that could affect your decision about the purchase of the property. If you have concerns or questions about the system, please hire an expert to evaluate the entire system prior to closing.

Forced air systems should have ducts cleaned regularly as directed by an HVAC expert. Delayed maintenance on the HVAC system can cause leaks or moisture buildup which can contribute to mold growth. Circulating fans must be operating when the unit is on. Keep fans clean and test regularly to avoid overheating and fire.

Heating units can reach high temperatures that can burn or start fires. Keep clothes, curtains and other potentially combustible items at least 3 feet from all heaters.

Observations: Cabinet is rusty and damaged mainly around intake/exhaust pipes. Repairs needed.



Filter condition

Important filter information: Disposable filter is installed. The air filter keeps pollution and debris out of your HVAC system, ensuring proper and efficient operation. A dirty filter will slow down the air flow, making both the furnace work harder to heat your home and your AC work harder to cool it. This wastes energy and can result in higher energy bills.

According to Energystar.gov, the filters on your home system likely need to be changed either once a month or once every three months, depending on the type you're using. You should check the product information on the filters for the manufacturer's suggested frequency of change.

Observations: Air filter dirty and should be replaced



Exhaust/chimney

Exhaust flue is PVC.. Keep all vents and chimneys clear of obstructions.

Service

There is no service record present.

Observations: Recommend having the system inspected, cleaned and serviced by a professional HVAC technician prior to closing, with the details of the service call noted clearly on a tag placed in a convenient location near the unit. After the initial cleaning, annual servicing, cleaning and maintenance is required to ensure the heating unit is operating correctly and efficiently. Delayed maintenance on the HVAC system can cause leaks or moisture buildup which can contribute to mold growth.

Secondary heating system

System type

The secondary heating system is hydronic hot water circulation. The approximate age of the system is unknown.

Zones and delivery method

4 secondary heat zone(s). The thermostat types are mechanical. Heat delivery method is copper tube. Fuel type natural gas.

Observations: All zones are tested and functional on the day of inspection. The average unit/register temperature is 100-105.

Shutoff switch

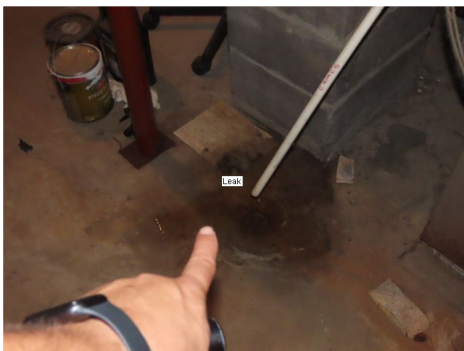
Observations: There are no shut-off switches installed. Corrective action is needed.

Boiler

What is inspected: A detailed evaluation of the interior components of the heating system is beyond the scope of a home inspection. As such, we did not inspect the interior of the boiler. The domestic coil and heat exchanger cannot be viewed or inspected. It is beyond the scope of a home inspection to determine the heating supply adequacy or distribution balance. It is essential that any recommendations we make for service, correction or repair be addressed by you prior to closing or purchasing the property because an HVAC professional may discover defects or recommend further repairs that could affect your decision about the purchase of the property. If you have concerns or questions about the system, please hire an expert to evaluate the entire system prior to closing.

Heating units can reach high temperatures that can burn or start fires. Keep clothes, curtains and other potentially combustible items at least 3 feet from all heaters. If units have circulating fans installed, the fan must be operating when the unit is on. Keep fans clean and test regularly to avoid overheating and fire.

Observations: Pressure relief (TPR) is leaking. The TPR extension is meant to reduce the chance of scalding water splashing on a person near the water heater. PVC and other unapproved plastics should not be used since they can easily melt. The common installation practice is for the tube to extend down to the floor within 6 to 8 inches over a drain or pan that collects expelled hot water. Repairs are needed. Cabinet is rusty and front cover is missing. Repairs needed.



Exhaust/chimney

Exhaust flue is metal.

Observations: Missing chimney screen allows pests to enter flue. Chimney cap should be installed and flue should be check for proper operation and any damage by a qualified professional.

Service

There is no service record present.

Observations: Recommend having the system inspected, cleaned and serviced by a professional HVAC technician prior to closing, with the details of the service call noted clearly on a tag placed in a convenient location near the unit.

Safety

Introduction

All heating units, boilers and furnaces reach high temperatures that can burn or start fires. Do not touch or have any material near the units (check manufacturers guidelines for clearances) and educate family and friends about safety concerns. There should be a fuel shut-off valve at each appliance/unit. You should note its location in the event of an emergency and contact the servicing company if a valve does not exist.

Fire, smoke and CO detectors should be installed as recommend by the manufacturers.

Annual inspection of gas/propane or oil furnace, gas/propane stove, water heaters and dryers by certified personnel can verify that equipment, capable of producing CM, is working efficiently.

Check out these and other websites for more info:

www.safety.com

<http://www.propane.com/residential/safety/> ; <http://blog.smarttouchenergy.com/oil-tank-maintenance>

<http://www.nfpa.org/public-education/by-topic/top-causes-of-fire/heating/heating-safety-tips>

<https://www.kidde.com/home-safety/en/us/products/fire-safety/co-alarms/>

https://www.nsc.org/home-safety?utm_campaign=Home+Safety&utm_source=adwords&utm_term=home%20safety&utm_medium=ppc&hsa_cam=625636546&hsa_ad=283063208095&hsa_net=adwords&hsa_acc=3965156914&hsa_grp=51743437086&hsa_tgt=kwd-10268086&hsa_ver=3&hsa_src=g&hsa_kw=home%20safety&hsa_mt=b&gclid=EA1aIQobChMIpu_VzpmB6QIViorlCh2HCg7TEAAYASAAEgKzJPD_BwE

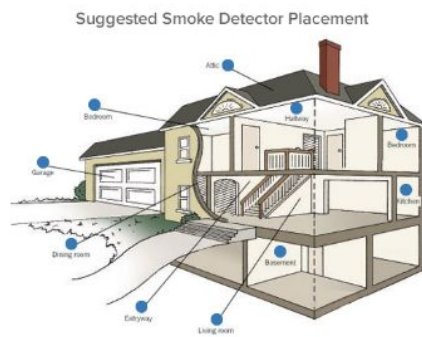
Smoke detectors

Smoke detector(s) installed on main level, on 2nd floor. Smoke detectors can NOT be checked correctly by test button. Replace batteries annually and mark new batteries with the date they were installed.

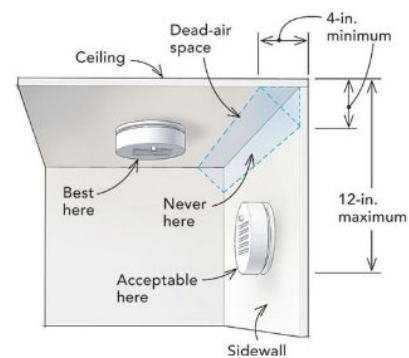
No detector may be covered with any material. Many buildings, especially older ones, typically do not have adequate amount of smoke detectors. If not already in place, the inspector stresses the need to upgrade the home with detectors in all recommended locations. It is important to consult manufactures specifications for proper placement locations and operating instructions for smoke. Always install and place detectors smoke detectors according to these guidelines.

Observations: Lack of and older detectors in place. Upgrade and add detectors according to guidelines.

Detectors are hard wired to the alarm system and cannot be tested. Contact the company for servicing and testing of the system.



Detector location



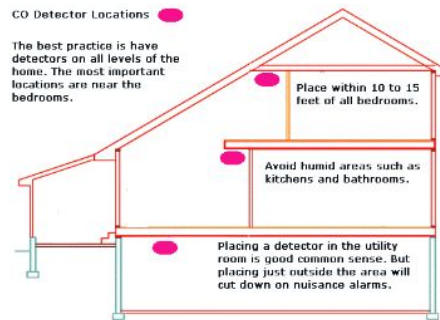
Detector placement

CO detectors

No CO detectors installed. CO is a colorless, tasteless and odorless gas produced by incomplete combustion of carbon-containing materials. It is often referred to as the "silent killer" because it is virtually undetectable by humans. Symptoms to look for include nausea and/or vomiting, confusion or loss of alertness, weakness and/or dizziness, chest pain, slight headache. If you think you are experiencing carbon monoxide poisoning, call 911 to seek medical attention immediately.

A carbon monoxide detector should be located no more than six feet from any "fired" unit. Always install units according to manufacturers instructions.

Observations: Units should be installed according to guidelines.



CO unit locations

Stairs & Railings

wooden hand/safety rails on staircase(s), balcony

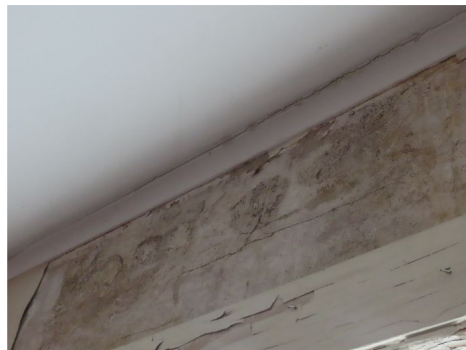
Observations: Safety and balcony rails are loose, are low in 709 church street front apartment.

Organic growth

What is organic growth: Molds are part of the natural environment. Outdoors, molds play a part in nature by breaking down dead organic matter, such as fallen leaves and dead trees. But indoors, mold growth should be avoided. Molds reproduce by means of tiny spores which are invisible to the naked eye and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. There are many types of mold, and none of them will grow without water or moisture.

For more information about mold and mold removal visit <https://www.nachi.org/mold.htm> .

Observations: Organic substance is noted in bedroom of vacant apartment . If mold growth is a concern please seek further evaluation prior to closing.



Lead based paint

About lead: Lead is a highly toxic metal that may cause a range of health problems, especially in young children. When lead is absorbed into the body, it can cause damage to the brain and other vital organs, like the kidneys, nerves and blood. Lead may also cause behavioral problems, learning disabilities, seizures and in extreme cases, death. Some symptoms of lead poisoning may include headaches, stomach-aches, nausea, tiredness and irritability. Children who are lead poisoned may show no symptoms.

Both inside and outside the home, deteriorated lead-paint mixes with household dust and soil and becomes tracked in. Children may become lead poisoned by eating chips or dust or playing in lead-contaminated soil.

If your home was built before 1978 the federal government recommends testing for lead.

For more information please visit

http://portal.hud.gov/hudportal/HUD?src=/program_offices/healthy_homes/healthyhomes/lead

Observations: The home was built prior to 1978. Peeling paint is noted around interior and exterior of home . If lead paint is a concern, please seek further evaluation prior to closing.

Asbestos

About asbestos: Many homes built before 1977 contain asbestos in old floor tiles, ceiling tiles, roof shingles and flashing, siding, insulation (around boilers, ducts, pipes, sheeting, fireplaces), pipe cement, and joint compound used on seams between pieces of sheetrock. Houses built between 1930 and 1950 may have asbestos as insulation. Asbestos may be present in textured paint and in patching compounds used on wall and ceiling joints. The use of asbestos was banned in 1977.

Observations: The home was built prior to 1977 (before the ban). There are no recognizable signs of asbestos materials in the inspected, observable areas. If hidden asbestos is a concern, please seek further evaluation prior to closing.

Gas/propane/fuel

Type: The gas meter is the point at which gas enters your home. A gas meter safety inspection checks that it's in good condition and safe to use. If it's old or damaged, it could be dangerous. That's why you should make sure your gas meter gets a safety inspection at least every two years. Check with your local gas company for requirements. • The gas meter is located front.

Observations: Gas meter appears to be in satisfactory condition
Unsupported gas lines in basement of 707 church st should be properly secured to prevent damage.

No drip leg or shut off valve is installed at the water heater unit in basement of 707 church st. A sediment trap or drip leg is a capped-off section of gas line which is installed in such a way that any debris or moisture in the gas line will be caught in the trap where it can be cleaned out easily. The reason for this is to ensure safe operation of an appliance by keeping debris out of the tiny orifices of the gas valves. Installation is recommended.



Fire resistance

Many structural materials will require underlying gypsum sheathing in order to achieve a good fire-resistant rating and gypsum board is the most commonly used fire-resistant interior finish. Gypsum board, also known as drywall, consists of a layer of gypsum sandwiched between two sheets of paper. Type X gypsum board is specially treated with additives to further improve its fire-resistive qualities.

The paper on the exterior of the type X gypsum board burns slowly and doesn't contribute to fire spread. In addition, gypsum board has a non-combustible core that contains chemically combined water (in calcium sulfate). When affected by fire, the first thing that happens is that this water comes out as steam. This effectively impedes the transfer of heat through the gypsum board. And even after the water is gone, the gypsum core continues to resist fire penetration for a time.

Observations: Recommended upgrade: Install firerated sheetrock above heating system to prevent fire from spreading to home.

Alarm system

There is an alarm system installed.

Observations: The alarm system and its components are untested. It is recommended to consult with the seller and contact the service provider to evaluate the system functionality.