

REVIEWED 5/29/19 (PS)

LEGEND:

#1 - PRIORITY

2 - LESS PRIORITY

3 - WHEN TIME PERMITS

Weeks Hill Home Inspection Notes

Structural/Safety Issues

- 2 - Ceiling joist in attic of main house has been cut to accommodate exhaust pipe. Needs to be properly supported with plywood gusset plate.
- 3 - A single 2x4" is used to support the hip roof rafters in the Cummings wing, which is only toe nailed into place. Recommend that a gusset plate be installed for proper support.
- 1 - Spray foam insulation in Cummings wing should be chemically tested to ensure it doesn't contain urea formaldehyde or other toxic substances.
- 3 - Pot lights in main house are not rated and are in contact with insulation. Insulation should be removed where in contact to avoid fire hazard.
- 1/2 - Masonry on Gold chimney has come loose and chimney is in danger of collapsing. Could look into rebuilding as a gas fireplace.
- 1 - Non-grounded electric receptacles in apartment
- 3 - Cracked/missing covers for electric receptacles
- 2 - Electric receptacles in kitchen, laundry room, garage, and outdoors should have ground fault current interrupters (GFCI)
- 2 - Garage door safety reverse is not operational
- 3 - Incandescent bulbs in closets need to be enclosed
- 1 - Existing smoke and CO detectors need to be replaced. New CO detectors should be installed near bedrooms where none currently exist.

Water Infiltration

- 2 - Water stained area around chimney in attic of main house. Was dry during inspection.
- 1 - Electrical panel in basement has water stains on it and some of the breakers are rusted.
- 2 - Ground water infiltration from under the slab in the basement. Recommend installing a sump pump.
- 1/2 - Upstairs bedroom in Cumming wing has water damage from a chimney leak.
- 1 - (Photo 103-3) Water stain from leaking. Could be absorbing into the masonry products, not a flashing leak. Not confirmed.
- 1 - Cracks have been repaired around the Gold wing fireplace that occurred due to a chimney leak

Leaks

- 2 - Evidence of leak in exhaust and/or coil of older boiler.
- 2 - Evidence of oil leak in oil distribution manifold in basement.
- 1 - Evidence of gas leak in gas regulator.
- 2 - Leak in mixing valve in Cummings wing mechanical room.

Roof

- 1 - Roof membrane torn at the seam near gutters
- 2 - Wood shakes loose, missing, broken, or curled, mostly near chimney of main house
- 1 - Presence of moss on sections of roof. Roof should be washed in these areas.
- 1 - Loose interior skylight panel in main house between kitchen and living room.
- 3 - Downspout near side entrance of main house causing masonry mortar on wall next to stairs to deteriorate

Fireplaces and Chimneys

- 1 - As noted above, the Gold wing chimney masonry is coming loose. There has also been water infiltration through the fireplace.
- 1 - As noted above, there is a leak in the Cummings wing chimney. Water damage can be seen in the upstairs bedroom.
- 1/2 - **(Photo 103-3)** Water stain from leaking. Could be absorbing into the masonry products, not a flashing leak. Not confirmed.
- 2 - One or more fireplace dampers are stuck in place and need to be repaired or replaced
- 1 - Level 2 chimney inspections recommended by inspectors

Exterior Minor Issues

- 3 - Weather stripping around some windows and doors needs to be replaced
- 3 - Gaps between siding and windows/doors need to be resealed in certain areas
- 3 - Exterior paint needed in areas where paint is chipped or faded
- 3 - Transformer base not level/open meter sockets
- 3 - Recommend maintaining a sanitary seal at the well head and flagging it so it can be located in winter months

Interior Minor Issues

- 3 - Missing or loose handles for casement windows
- 3 - Tiles need to be re-grouted in some bathrooms. Some joints need re-caulking. Some tiles are cracked.
- 3 - Crack in mirror of Gold wing bathroom. Needs to be replaced
- 2 - Dishwasher leaks and should be replaced
- 2 - Loose handles on stove
- 3 - Broken drawer handle in Richard's closet
- 3 - Missing screws for electrical panel in basement
- 1 - Humidity in basement. Could use a de-humidifier

Miscellaneous Major Items

- 1 - Oil tank is below ground and therefore may need to be replaced. Option to replace with an above ground oil tank or a buried Liquid Propane tank. Option 2 will require new boilers.
- 2 - Evidence of rodent presence was found in one or more areas, including basement.
- 3 - No conduit from transformer to street
- 3 - Exterior guardrails and handrails not to code. Missing guard rail on exterior stone wall that sits next to stairs leading to basement.
- 2 - Guardrail around staircase in main house is not to code
- 2 - Kitchen stove is not to code
- 3 - Clutter in basement and garage prevented complete inspection of electrical, water supply, and heating/cooling systems.
- 2 - Exhaust ducts not inspected but may need to be cleaned to prevent buildup of mold.