Neil Segala

Structure & Site inspection field report

Home Inspections

84 Bradley Street North Adams, MA 01247 building evaluations MA HI lic. #372 CSL# 059508

David Baum / John Dewey School 389 Main Street Great Barrington MA 01230

Email; dbaum@jda.org ph; 413-200-7899

Present at inspection Date 9 / 21 / 2020

X Buyer	X Buyer's	s Realtor	Seller	X	Seller's realtor	X	Others; HI		
KEY	X =Checked	Y = Yes	N = No	NV	= Not viewed	NA	= No Access	NR= Not requir	ed

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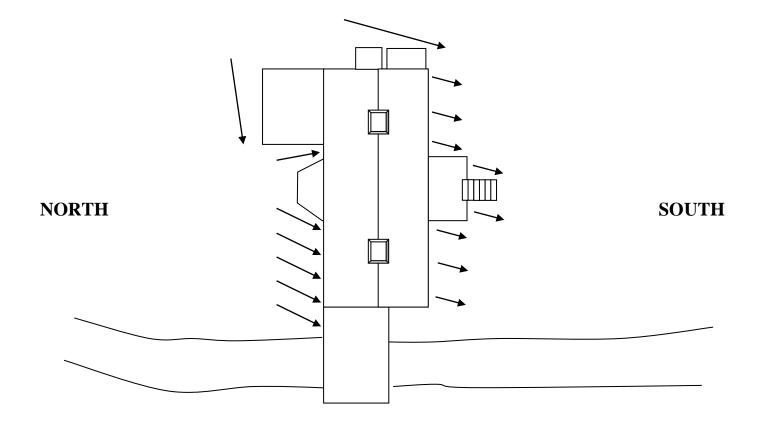
	Property location		Time			Weather	Latitude	L	Longitude		Altitude		
60	4 Hartsville NM Rd		Start	8:53a	a	Sunny		Degrees		Degrees	A	bove	e sea level
Ne	w Marlborough MA	4	Finish 3:58p			57 degrees	N42.1356	1	W-73.2196	1,346'			
	Residential X		Rural			Commercial		Industrial		Mxd Use			
X	Single family		2-Family	y		3-Family		4-Family		Commercial			
X	Site faces		North			South		East	X	West			
X	Building faces		North		X	South		East		West			
X	Site drains		North		X	South		East	X	West			
X	Style		Cottage		X	Transitional		Cape Cod	X	Colonial			Ranch
X	Type	X	Stick bu	ıilt	X	Post & beam		Masonry		Manufactured]		ICF
X	Age	X	Home		Rı	otd. 1900		Addition		Renovation			
X	Walks		Asphalt			Concrete		Stone	X	Gravel & Gr	ass		
X	Drives		Asphalt			Concrete		Stone	X	Gravel			
X	W Entry Stairs		Wood			Concrete		Brick	X	Stone		nr	Railings
X	S Entry Stairs		Wood			Concrete		Brick	X Stone			N	Railings
X	N Entry Stairs		Wood			Concrete		Brick	X	Stone		nr	Railings
X	E Entry Step		Wood			Concrete		Brick	X	Stone		nr	Railings
X	N Porch	X	Wood			Concrete		Brick	Stone			nr	Railings
X	S Patio		Wood			Concrete		Brick	X	X Stone		N	Railings
X	W Portico	X	Wood			Concrete		Brick		Stone		Y	Railings
N	Garage		-car			Attached		Detached		Storage attic			
	Car Port		Barn			Pool House		Shed		Shed			

Specific Issues or Comments

1.	Improper grading at the North side of the West end directs water towards the foundation & into the crawispace.

- 2. Proper grading at the South, East & West side of the home directs water away from the foundation.
- 3. The South entry stairs have no proper handrail or guardrail in place.
- 4. The South entry patio has no proper handrail or guardrail in place.
- 5. There is wood to ground contact at the North side which will promote rot & decay & insect activity.
 - The floor 2 West portico guardrails do not satisfy todays standards.

EAST



WEST
604 Hartsville New Marlborough Road

FOUNDATION / BASEMENT

1	N	n'	П	T.S

House		Concrete	X	Mortared Stone			Block		Pier		Wood	Functional		
Basement	X	Full 30%		X	Crawl space	70%			None			Functional		
Basement floor	X	Concrete		X	Soil	Wood			Asphalt		Stone	Functional		
Water Infil		Active	X	Chro	nic		Rare		Rare		Sump	Z	Pump	Dry conditions
Humidity	N	Damp	N	Dehu	midifier	N	Mold	N	Odors	Z	Active	Dry conditions		
Bsmnt Stairs	X	Wood		Conc	rete		Metal	N	Guardrai	Y	Railing	Incomplete		
N Porch		Concrete	X	Mort	ared Stone		Block		Pier		Wood	Functional		
N Porch flr. 2		Concrete	X	Mort	ared Stone		Block		Pier		Wood	Functional		
S Patio		Concrete	X	Mort	ared Stone		Block		Pier		Wood	Functional		
W Portico		Concrete	X	Mort	ared Stone		Block		Pier		Wood	Functional		
Garage		Concrete		Morta	ared Stone		Block		Pier		Wood	Functional		
Bulkhead / Walk		Concrete		Morta	ared Stone		Block		Doors		Steel	Functional		

Specific Issues or comments

- 1. The main house mortared stone foundation is in functional condition at the time of the inspection.
- 2. There are dry conditions in the basement & center crawlspace areas at this time. This is likely due to
- 3. There are damp & wet conditions in the West crawlspace at this time. This is due to improper grading at the North yard which directs water into the basement window & holes found at the foundation.
- 4. There are a few non-structural shrinkage cracks found at the foundation wall that do not show continuing or ongoing movement or settlement.
- 5. The crawlspace areas are difficult to access or view.
- 6. The stone foundation is in need of mortar pointing & maintenance especially at the exterior North side.
- 7. The basement stairs have no proper guardrail in place & do not comply with today's standards.
- 8. There is no proper vapor barrier in place at the crawlspace dirt floor as needed to control moisture & odors.
- 9. 10.

STRUCTURE

NOTES

House	X	Frame	X	Post & Beam		Plank		Concrete Block		Balloon
Main beam	X	3 x 2"x 10"	X	Floor joists	X	2" x 10"	X	Decking	X	Board
Support post	X	Approved		Non-approved		Sill beam		Fastening	X	Functional
Side Walls	X	6"		Sheathing		Board		Plywood		
Floor Two	X	Not viewable		Floor Joists		2" x 8"		Decking		
Attic	X	Access	X	Stairs		Hatch		No access	Y	Lighting
Roof		Truss	X	Rafters	X	Collar ties	X	Decking	X	Board & Plywood
N Porch	X	Frame	X	Post & Beam		Plank		Concrete Block	X	Functional
N Porch flr. 2	X	Frame	X	Post & Beam		Plank		Concrete Block	X	Functional
S Patio	X	Frame	X	Post & Beam		Plank		Concrete Block	X	Functional
W Portico	X	Frame	X	Post & Beam		Plank		Concrete Block	X	Functional
Garage		Frame		Post & Beam		Plank		Concrete Block		

Specific Issues or comments

- 1. The main house frame & supporting structure have been evaluated & found to be in functional condition at the time of the inspection.
- 2. There are approved support posts viewed in the basement & crawlspace area that are found to be in functional condition.
- 3. There are irregular & undersized framing components which is often typical in a home of this age.
- 4. There is a small area of rotted floor found at the South wall floor 1.
- 5.

WOOD DESTROYING INSECTS

House	X	Not found	Found	Inactive Active	X	Trimmed conditions	X	Wet conditions
Porch	X	Not found	Found	Inactive Active	X	Trimmed conditions	X	Wet conditions
Garage		Not found	Found	Inactive Active		Overgrown Trimmed condition		Wet Dry conditions

Specific Issues or comments

- 1. Overgrown shrubbery helps to encourage wood destroying insects, plan to keep the area trimmed.
- 2. Wet perimeter conditions help to encourage wood destroying insects, plan to keep the area well drained & dry.
- 3. There is no evidence of past wood destroying pest treatment or activity viewed at the time of the inspection.

ELECTRICAL SYSTEM

House ampacity	X		400 Amp)]	$\mathbf{X} \mid 2$	200 Amp		100) Amp		60-Ar	np	Numb	er (of ci	rcui	ts ava	ilable	40
House voltage	X		480 Volt	s	X 2	240 Volts		120) Volts		12 Vo	olts	Numb	er (of ci	rcui	ts in u	ıse	34
Main panel	X	X	Location	ı; N	lortl	h basemen	t wa	all	X Ac	ccess	X	Conc	lition	Fu	ncti	onal		No Ac	cess
Circuitry	X		Y GFO	CI	N	AFCI		Y	220 Ci	ircuit	s Y	Brea	kers	N	Fu	ses	Y	Groun	nded
Main Service	X		Copper	X	Al	uminum		X	NOOX			%	of Dep	rec	iatio	n	= 25 %		
Location	X		Overhead	1		Exposed		X	Under	grou	nd	X	In C	onc	luit		Mast		
Branch Circuits	X	X	Copper			Aluminu	m		NOOX :			Sec	ured		X	Boxes covered?			
Fire detection	X		Battery s	mok	ce de	etectors			Hard v	vired :	smoke	dete	detector N			Sprinklers			
Wire Type	Y	Ro	mex	Y	M	C	Y	BX	BX			Non Metall			;		N F	Knob &	Tube
	X	Ins	stall date		200	02													

Specific Issues or comments

- 1. It is the seller's responsibility to obtain a smoke detector & a carbon monoxide certificate from the local fire dept.
- 2. The electrical system has been evaluated & found to be safe & functional & should be considered to be about 25 % depreciated based on age & condition.
- 3. There are open & exposed electrical boxes throughout the basement area.
- 4. There are loose & poorly attached electrical wires in the crawlspace & basement area.
- 5. The main service meter socket box is not properly fastened to the home, plan for service.
- 6. There is insufficient lighting at the crawlspace & basement area.
- 7. 8.

PLUMBING SYSTEM

House	X	Water source		Private			7	X	Drilled	well	X	Artesi	an well			
	X	Septic disposal		Private			2	X	Tank /	field	N	Septic	Pump			
	X	Main service		Copper	X	Plastic	;		Galvan	ized	X	Dimer	sion			1"
	X	Home service		Copper		Plastic	7	X	Galvan	nized	X	Dimer	sion		1/2"	3/4" 1"
	X	Drain service		Copper	X	Plastic	;		Galvan	ized	X	Cast I	ron			
	X	Pressure tank	X	Gauge	X	Pressu	re s	wi	itch X	Well P	ump	X	Well	N	Sp	ring
	2.5	# of baths	1	# of kitcl	hen	sinks	N	F	Filter sys	stems	N	Treati	nent sys	stem		
		Large tub		Washer/I	Drye	er		1	Vented		Y	Water	testing		Coı	mp.
				Basemen	ıt						X	Depre	ciation		= (60 %

Specific Issues or comments

- 1. The plumbing system has been evaluated & found to be in functional condition at the time of the inspection .
- 2. The water source for the property appears to be supported by a natural artesian well at an unknown location, this water is delivered to the mechanical room where the supply equipment is installed. Here the plumbing interconnects with an additional source which is a drilled well at the North yard that effectively is a back up supply to the primary source, the artesian well.
- 3. The plumbing supply lines are in need of additional supports & hangers. Especially at mechanical room & crawlspace.
- 4. It is the seller's responsibility to obtain a Title V sewer inspection & report current within 2 years of this sale.

5.

HEATING SYSTEM se X Central Heat X Hydronic Steam Forced Air

House	X	Central Heat	X	Hydronic	1	Cto	om	Long	ad.	A in	Co	nvection		Cnass	
	Λ					SteamForced AirPropaneElectric					Co			Space 1	
Fuel source		Natural gas	X	Fuel Oil				1	Elec			Wood		Geo Thermal	
Supply pipes	X	Copper		Steel			stic			CPVC	X	Manufact			
Duct work		Aluminum		Steel			erglass			Insulated		Uninsu			
	X	Evaluated	2	# Of zones	2		el tanks			ap. 330-Gal				Functional	
	X	Evaluated		Gauges		X				ng	X			l, masonry	
		Evaluated		Permit on s			Manua	ls on s	site			Target wal	1		
	X	Tested	2	Thermosta	at	3	Zone p					Zone valve	es		
	X	Tested	X	Service sw	ritch	X	Firema				X	Emergeno	y sv	vitch	
	X	Blower	X	Burner		X	Fuel li	ne she	eath	ed	X	Fuel line s	ecu	red	
	N	Cooling	N	Condense	r	X	Wiring	g / co	ntro	ols		Undergrou	ınd 1	fuel tanks	
						Y	Auto v	vater	feed	1	X	% of depr	ecia	tion = 75%	
H20 heating		Tankless		Tank		X	Stand	alone	/ In	direct	X	Gallons =	30		
Fuel source	X	Fuel Oil		Nat.gas			Propan	e]	Electric		Wood		Solar	
W Fireplace		Central Heat		Hydronic			Steam]	Forced Air		Convectio	X	Space	
Fuel source		Natural gas		Fuel Oil			Propan	e	(Geo Therma		Electric	X	Wood	
	X	Evaluated		Gauges		X	Chimn	ey/Ve	entii	ng	X	Type; Nat	ura	l, masonry	
	X	Evaluated	X	Hearth		X	Dampe	er con	trol	l	X	Flue liner		•	
W2 Fireplace		Central Heat		Hydronic			Steam]	Forced Air		Convectio	X	Space	
Fuel source		Natural gas		Fuel Oil			Propan	e	(Geo Therma		Electric	X	Wood	
	X	Evaluated		Gauges		X	Chimn		entii	ng	X	Type; Nat	ura	l, masonry	
_	X	Evaluated	X	Hearth		X	Dampe				X	Flue liner		•	
												_			
E Fireplace		Central Heat		Hydronic			Steam]	Forced Air		Convectio	X	Space	
Fuel source		Natural gas		Fuel Oil			Propan	e		Geo Therma		Electric	_	Wood	
	X	Evaluated		Gauges		X	Chimn				X			l, masonry	
	X	Evaluated	X	Hearth		X	<u> </u>				X	Flue liner		, J	
							A Damper control					_ 140 11101			
E2 Fireplace		Central Heat		Hydronic		Steam Forced Air			Forced Air		Convectio	X	Space		
Fuel source		Natural gas		Fuel Oil					Geo Therma		Electric X Wood				
	X	Evaluated		Gauges		X Chimney/Venting					X				
	X	Evaluated	X	Hearth		X	· U				X	31 /			
	4.	_ raidated	43	-icui tii		4.3	L Damper control					riue iller			

Specific Issues or comments

_		Specific library of comments
1	1.	The heating system has been tested & found to be in functional condition at the time of the inspection & should
		be considered to be about 75% depreciated based on age & condition.
2	2.	The water temperature was tested at the Kitchen faucet & found to be 138 degrees. The MA maximum standard
		is 120 degrees & this creates a scalding hazard.
3	3.	The West floor 1 fireplace appears functional but was not operated at the time of the inspection.
4	4.	The West floor 2 fireplace appears functional but was not operated at the time of the inspection.
4	5.	The East floor 1 fireplace appears functional but was not operated at the time of the inspection.
(6.	The East floor 2 fireplace appears functional but was not operated at the time of the inspection.
-	7	

INTERIOR FINISHES

CONDITION

Basement wall	X	Stone	X	Concrete		Wood	Drywall	
Floor 1 floor		Ceramic	X	Wood		Carpet	Vinyl	
Floor 1 walls & ceilings	X	Drywall		Wood	X	Plaster		
Floor 2 floor		Ceramic	X	Wood		Carpet	Vinyl	
Floor 2 walls & ceilings	X	Drywall		Wood	X	Plaster		
Attic		Drywall	X	Wood	X	Open insulation		
Installed appliances		Range		Microwave		Dishwasher	Washer	Dryer
Installed appliances	·	Oven		Garbage disposal		Compactor		

Specific Issues or comments

- 1. The interior finishes are mostly complete & intact but they are aged.
- 2. The appliances have not been tested or evaluated.
- 3.

WINDOWS

House		Vinyl thermopane		Wood Thermopane		Alum thermopane	
		Vinyl single pane	X	Wood single pane		Alum single pane	
	X	Screens		Wood storm window	X	Alum storm window	
Basement		Vinyl thermopane		Wood Thermopane		Alum thermopane	
		Vinyl single pane		Wood single pane		Alum single pane	
		Screens		Wood storm window		Alum storm window	
Garage		Vinyl thermopane		Wood Thermopane		Alum thermopane	
		Vinyl single pane		Wood single pane		Alum single pane	
		Screens		Wood storm window		Alum storm window	

Specific Issues or comments

- 1. The original / replacement windows do not satisfy today's energy standards due to recent energy code changes but all windows operated were found to be in functional condition at the time of the inspection.
- 2. The basement windows are sealed & defective.
- 3. All windows did not have screens in place.
- 4. The window screens are aged & weathered.
- **5.**

DOORS & ENTRYS

NOTES

S	House ext.		Insulated steel		Insulated fiberglass	X	Wood	X	Functional
W	House ext.		Insulated steel		Insulated fiberglass	X	Wood	X	Functional
E	House ext.		Insulated steel		Insulated fiberglass	X	Wood	X	Functional
N	House ext.		Insulated steel		Insulated fiberglass	X	Wood	X	Functional
		•							
\mathbf{W}	Storm doors		Aluminum	X	Wood		Screen	X	Functional
E	Storm doors		Aluminum	X	Wood		Screen	X	Functional
N	Storm doors		Aluminum	X	Wood		Screen	X	Functional
X	House int.		Solid core		Hollow core	X	Wood panel		
X	Basement	X	Wood		Steel		Anti-closure		
	Garage entry		Insulated steel		Insulated fiberglass		Wood		

Specific Issues or comments

1.	The entry doors do not satisfy today's energy standards due to recent energy code changes but all doors operated
	were found to be in functional condition at the time of the inspection.
,	

3.

4.

WEATHER INTEGRITY ROOFING, GUTTERS, CHIMNEYS

House	X	FR Asphalt Shir	ngle		Slate Tile			Metal	X	AGE	11 Y	% of	depreciation =	30 %
Addition		FR Asphalt Shin	gle		Slate Tile			Metal		AGE		% of	depreciation =	%
		FR Asphalt Shin	gle		Slate Tile			Metal		AGE		% of	depreciation =	%
Porch		FR Asphalt Shin	gle		Slate Tile			Metal		AGE		% of	depreciation =	%
Garage		FR Asphalt Shin	gle		Slate Tile			Metal		AGE		% of	depreciation =	%
	X	Flashings		X	Aluminu	m	X	Copper		Lead	X	Num	ber of layers	1
	Z	Sky lites			Flashings			Screen		AGE		% of depreciation =		%
	N	Freezebacks	X	Fla	ashings	X	Pipe boots		X	Pene	Penetrations; C		nney & pipe ven	ts
	N	Venting	N	So	ffit	N	Ridge		N	Gab	le end	Y	Sufficient	
	Y	Gutters	X	Alı	uminum		Ga	lvanized		Woo	d		Plastic	
	X	Drained to	X	Gr	ade		Dr	ainage		Stora	ige		Storm drain	
Roof viewed	X	From grade	X	Fr	From roof X		Fr	om attic	X	Fron	n interio	r	X From wine	dows
W Chimney	X	Brick		Blo	Block		Sto	one		Meta	1			
E Chimney	X	Brick		Blo	Block		Sto	one		Meta	1			
Chimney		Brick		Blo	Block		Sto	one		Meta	1			

Specific Issues or comments

Specific issues of comments
The main house roofing shingles are complete & intact & should be considered to be about 30% depreciated.
The Portico roofing membrane is complete & intact & should be considered to be about 30 % depreciated.
The rain gutters are mostly intact but will need regular maintenance to be effective.
All rain gutter downspouts should have leaders that extend away from the foundation by at least 60".
-

House	Vinyl	X	Wood	Aluminum	Fiber cement	X	Color; Yellow	Type	Clapboard
Addition	Vinyl		Wood	Aluminum	Fiber cement		Color	Type	
Porch	Vinyl		Wood	Aluminum	Fiber cement		Color	Type	
Garage	Vinyl		Wood	Aluminum	Fiber cement		Color	Type	

Specific Issues or comments

1.	The main house siding is mostly complete & intact but it is aged & weathered.
2.	
3.	

EXTERIOR TRIM

House	Vinyl	X	Wood	Aluminum	Plastic	X	Color; Cream	Type	1", 5/4" stock
Windows	Vinyl	X	Wood	Aluminum	Plastic		Color	Type	1", 5/4" .019 stock
Roof	Vinyl	X	Wood	Aluminum	Plastic		Color	Type	1", 5/4" .019 stock
Porch	Vinyl	X	Wood	Aluminum	Plastic		Color	Type	1", 5/4" .019 stock
Garage	Vinyl		Wood	Aluminum	Plastic		Color	Type	1", 5/4" .019 stock

Specific Issues or comments

- 1. The house trim at the sill area is about 50% intact & 50% rotted & defective allows water into the sill beam, Plan for substantial repairs.
- 2. The window trim is mostly intact but it is weathered & aged.
- 3. The roof edge & fascia trim is about 50% intact & 50% rotted & defective. Plan for substantial repairs.
- 4. The South porch trim is mostly complete but it is most aged & deteriorated at the West side.

INSULATION & VENTILATION

House	X	Foundation	R-	Basement	R-	Sidewa	ll R-	Eaves	R-	Attic	R-
Type		0		0		0				0	
Addition		Foundation	R-	Basement	R-	Sidewal	1 R-	Eaves	R-	Attic	R-
Type		0		0		0)		0	0	
Garage		Foundation	R-	Basement	R-	Sidewal	1 R-	Eaves	R-	Attic	R-
Type		0		0		0)		0	0	
Bathroom		Exhaust fan		Exhaust fan		Exh	aust fan		Kitchen	exhaust	fan

Specific Issues or comments

- 1. The attic insulation values do not satisfy today's energy standards based on recent energy code changes.
- 2. Contact MASS SAVE 866-527-7283, an organization that will audit your home energy use & help upgrade for little cost.

3.

HAZARDOUS MATERIALS

House	?	Lead paint	N	Asbestos	?	Radon	N	UFFI	N	Vermiculite	Y	Fuel Storage tank
Notes	X	Likely									2	330-Gal oil tanks
Addition		Lead paint		Asbestos		Radon		UFFI		Vermiculite		Fuel Storage tank
Notes												
Garage		Lead paint		Asbestos		Radon		UFFI		Vermiculite		Fuel Storage tank
Notes												

Specific Issues or comments

1.	
2.	
3.	
4.	

ACCESSORIES

House	N	Central A-C	N	Pool	N	Hot tub	N	Sun room
Notes								
House	N	HC Access	N	Elevator	N	Satellite	N	Awnings
Notes								
Garage	N	Large Elec.	N	Lift	N	Storage attic	N	Basement
Notes								

Specific Issues or comments

1.	
2.	
3.	
4.	

The site inspection and this report have been completed as carefully as possible but in no way suggests a guarantee or warranty of any type. The buyer assumes all responsibility for the results of this inspection. It is not possible to determine conditions or defects that are buried, covered or concealed.

Neil Segala

Neil Segala MA Home Inspector # 372 MA Construction Supervisor # 059508