HISTORIC HOME INSPECTIONS
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HISTORIC HOME INSPECTIONS - MULTIFAMILY REPORT

1234 Main Street
Newport, RI 02840

Buyer Name
08/18/2026 9:00AM

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TABLE OF CONTENTS

Thank you for choosing Historic Home Inspections!

Our Commitment to Excellence

At Historic Home Inspections, we are dedicated to leaving our clients both comfortable and confident - comfortable in understanding every detail about their home, and confident in making the right decision when considering a property. Our core values include treating everyone with the respect and kindness we seek for ourselves, maintaining the highest standards of professionalism, striving for outstanding results, dedicating ourselves to hard work, and fostering a team environment where winning is a shared goal. Our culture is built on a foundation of trust. We operate as disciplined professionals who take immense pride in being the best in the business, ensuring that every inspection upholds our standards of excellence.

Comprehensive Review Encouraged

This summary includes key observations and noted defects, but does not capture all informational content from the inspection. Important system details and maintenance guidance are included throughout the full report. We strongly recommend a complete and careful review of the document for the most informed understanding of the home's condition and features.

Other Services and Feedback

- If you would like to find out more about our services, navigate to our website here.
- We value your feedback! Please leave us a Google review here.
- For video instruction, see Spectora's video tutorial here.

2.1.1 Roof - Wood Shakes: Wood Shake Roof: Near or Beyond Service Life
2.3.1 Roof - Gutters: Gutters: Not Present
2.5.1 Roof - Chimney: Chimney Liner: Not Visible or Verified
2.5.2 Roof - Chimney: Chimney Brick: Spalling
3.1.1 Exterior - Wall Cladding : Wood Siding: Localized Paint Bubbling
3.2.1 Exterior - Exterior Trim: Trim: Damage
3.2.2 Exterior - Exterior Trim: Trim: Deteriorated Paint
3.2.3 Exterior - Exterior Trim: Skirt Board: Paint Deterioration
3.4.1 Exterior - Conventional Exterior Doors: Front Door Columns: Deteriorated and Rotted
3.4.2 Exterior - Conventional Exterior Doors: Door Threshold: Worn and Weathered
3.5.1 Exterior - Windows: Missing Screen(s)
3.5.2 Exterior - Windows: Cracked Pane
3.5.3 Exterior - Windows: Sticking Windows
3.5.4 Exterior - Windows: Window: Scraping/Painting
3.5.5 Exterior - Windows: Wood Rot at Window Sill
3.5.6 Exterior - Windows: Window Sill: Water Staining
3.5.7 Exterior - Windows: Interior Window Sill: Cosmetic Defects
3.5.8 Exterior - Windows: Window Sills: Organic Debris
3.5.9 Exterior - Windows: Window Sill: Soil Contact
3.5.10 Exterior - Windows: Window Trim: Separated
3.5.11 Exterior - Windows: Window Glass: Painted
3.6.1 Exterior - Emergency Egress Doors: Bulkhead Door Hinges: Broken
3.6.2 Exterior - Emergency Egress Doors: Bulkhead Foundation: Movement Noted
4.4.1 Exterior Appurtenances - Patio: Patio Surface: Displaced Brick
4.5.1 Exterior Appurtenances - Vegetation, Grading, Drainage & Retaining Walls: Vegetation in Contact with House
4.5.2 Exterior Appurtenances - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
6.1.1 Structure - Foundation: Foundation Cracks
6.1.2 Structure - Foundation: Wall(s) Bowing/Leaning - Minor
6.1.3 Structure - Foundation: Open Penetrations in Foundation
6.1.4 Structure - Foundation: Repointing of Brick Foundation
6.2.1 Structure - Floor Structure: Lally Column: Corrosion/Rust
6.2.2 Structure - Floor Structure: Floor Deflection and Sagging
6.2.3 Structure - Floor Structure: Powder Post Beetle Damage
6.2.4 Structure - Floor Structure: Previous Water Intrusion
6.2.5 Structure - Floor Structure: Floor Structure: Movement Noted
6.2.6 Structure - Floor Structure: Lally Column Footing: Improper Exposure/Depth
6.3.1 Structure - Wall Structure: Sagging Door Frame
6.4.1 Structure - Ceiling Structure: Sagging in Ceiling Structure
6.5.1 Structure - Roof Structure & Attic: Previous Moisture Intrusion

6.5.2 Structure - Roof Structure & Attic: Powder Post Beetle
6.5.3 Structure - Roof Structure & Attic: Roof Framing: Missing Pegs at Joints
6.6.1 Structure - Basement Electrical: Improper Use of Extension Cord as Permanent Wiring
6.6.2 Structure - Basement Electrical: Junction Box: Unsecured Cover
6.6.3 Structure - Basement Electrical: Junction Box: Missing Cover
6.6.4 Structure - Basement Electrical: Receptacle: Floating
7.1.1 Electrical - Service Drop : Drip Loop: Not Present
7.1.2 Electrical - Service Drop : Service Entry Line: Improperly Secured
7.2.1 Electrical - Electric Meter: Electric Meter: Unsecured
7.3.1 Electrical - Service Entrance Conductors: Electrical Service Entry: Abandoned Line
7.6.1 Electrical - Grounding System: Bonding Wire: Improper Connection with Electrical Tape
7.7.1 Electrical - Branch Wiring Circuits: Knob-and-Tube Wiring Noted
7.7.2 Electrical - Branch Wiring Circuits: Armored Cable Wiring: Corroded
7.8.1 Electrical - Switches & Receptacles: Ungrounded Receptacle
7.8.2 Electrical - Switches & Receptacles: Cover Plates Missing
7.8.3 Electrical - Switches & Receptacles: Receptacles: Two-Prong Type
7.9.1 Electrical - Lighting: Light Fixture: Missing
8.1.1 Plumbing - Water Main : Water Main Area: Active Leak
8.2.1 Plumbing - Water Distribution System: Water Distribution Plumbing: Corrosion
8.7.1 Plumbing - Fuel Storage Systems: Oil Tank: Corrosion
8.7.2 Plumbing - Fuel Storage Systems: Oil Stains at Top of Tank
8.7.3 Plumbing - Fuel Storage Systems: Oil Tank Legs: Corroded
8.8.1 Plumbing - Fuel Distribution Plumbing: Oil Line: Unsecured
8.8.2 Plumbing - Fuel Distribution Plumbing: Boiler Connection: Oil Leak
8.9.1 Plumbing - Sump Pump, Sewage Ejection, & Dehumidifier: Dehumidifier Not Present
9.1.1 HVAC - Boilers : Backflow Preventer Discharge Pipe: Missing
9.1.2 HVAC - Boilers : Backflow Preventer: Missing
9.1.3 HVAC - Boilers : Zone Valve: Corroded
9.1.4 HVAC - Boilers : Vent Pipe: Missing Vent Plugs
9.1.5 HVAC - Boilers : Vent Flue: Corrosion
9.1.6 HVAC - Boilers : Boiler Surrounding Plumbing: Corroded
9.1.7 HVAC - Boilers : Circulator Pump: Corroded
9.1.8 HVAC - Boilers : Magnetic Filter: Leaking
9.3.1 HVAC - HVAC Thermostats / Operating Controls: Thermostat Wiring: Exposed
9.4.1 HVAC - HVAC Distribution Systems: Missing Baseboard Cover
9.4.2 HVAC - HVAC Distribution Systems: Baseboard Radiator: Unsecured Covers
9.4.3 HVAC - HVAC Distribution Systems: Baseboard Radiator: Damaged Fins
9.5.1 HVAC - Presence of Installed Heat Source in Each Room: Installed Heat Source Missing
9.6.1 HVAC - Fireplace: Spalling Brick in Firebox
9.6.2 HVAC - Fireplace: Cracks in Fireplace Surround
9.6.3 HVAC - Fireplace: Cracked Hearth

9.6.4 HVAC - Fireplace: Rust at Fireplace Damper
9.6.5 HVAC - Fireplace: Fireplace Surround: Separated Header
10.1.1 Bathroom(s) - Unit 57 - Bathroom Sink(s): Low Flow
10.1.2 Bathroom(s) - Unit 57 - Bathroom Sink(s): Sink Faucet: Dripping
10.1.3 Bathroom(s) - Unit 57 - Bathroom Sink(s): Sink: Corroded Basket Assembly
10.1.4 Bathroom(s) - Unit 57 - Bathroom Sink(s): Sink DWV: Corrosion
10.1.5 Bathroom(s) - Unit 57 - Bathroom Sink(s): Sink Controls: Leaking
10.1.6 Bathroom(s) - Unit 57 - Bathroom Sink(s): Sink Supply Plumbing: Corroded
10.2.1 Bathroom(s) - Unit 57 - Toilet(s): Loose at Base
10.2.2 Bathroom(s) - Unit 57 - Toilet(s): Toilet Supply/Escutcheon: Corroded
10.2.3 Bathroom(s) - Unit 57 - Toilet(s): Toilet: Improper Base Support
10.3.1 Bathroom(s) - Unit 57 - Shower(s): Shower Hose: Leaking
10.3.2 Bathroom(s) - Unit 57 - Shower(s): Shower Enclosure: Improper Installation
10.4.1 Bathroom(s) - Unit 57 - Bathtub(s): Tub Stopper: Missing
10.5.1 Bathroom(s) - Unit 57 - Bathroom Venting Systems: Missing Bathroom Vent System
10.5.2 Bathroom(s) - Unit 57 - Bathroom Venting Systems: Inoperable Bathroom Vent
10.6.1 Bathroom(s) - Unit 57 - Bathroom Electrical: GFCI Protection: Missing
10.6.2 Bathroom(s) - Unit 57 - Bathroom Electrical: Reverse Polarity
11.4.1 Kitchen(s) - Unit 57 - Dishwasher: High Loop
11.5.1 Kitchen(s) - Unit 57 - Range & Oven: Range Burner: Dirty
12.1.1 Interior Spaces, Features, & Finishes - Unit 57 - Doors: Missing Door(s)
12.1.2 Interior Spaces, Features, & Finishes - Unit 57 - Doors: Interior Door Threshold: Worn
12.2.1 Interior Spaces, Features, & Finishes - Unit 57 - Floors: Vinyl Tile: Imperfections in Installation
12.2.2 Interior Spaces, Features, & Finishes - Unit 57 - Floors: Wood Flooring: Aged and Worn Condition
12.2.3 Interior Spaces, Features, & Finishes - Unit 57 - Floors: Kitchen Flooring: Worn and Dirty
12.2.4 Interior Spaces, Features, & Finishes - Unit 57 - Floors: Canvas Flooring: Significantly Deteriorated
12.3.1 Interior Spaces, Features, & Finishes - Unit 57 - Walls: Cracking on Wall/Corners
12.3.2 Interior Spaces, Features, & Finishes - Unit 57 - Walls: Interior Walls: Cracked Plaster
12.4.1 Interior Spaces, Features, & Finishes - Unit 57 - Ceilings: Ceiling: Stain(s) Present and Microbial Organisms
12.4.2 Interior Spaces, Features, & Finishes - Unit 57 - Ceilings: Patching
12.4.3 Interior Spaces, Features, & Finishes - Unit 57 - Ceilings: Ceiling Drywall: Tape Bubbling or Separation
12.4.4 Interior Spaces, Features, & Finishes - Unit 57 - Ceilings: Ceilings: Cracked Plaster
12.5.1 Interior Spaces, Features, & Finishes - Unit 57 - Steps, Stairways & Railings: Worn Steps
12.5.2 Interior Spaces, Features, & Finishes - Unit 57 - Steps, Stairways & Railings: Guardrail Baluster: Damaged
12.5.3 Interior Spaces, Features, & Finishes - Unit 57 - Steps, Stairways & Railings: Landing: Gaps at Planks
13.1.1 Bathroom(s) - Unit 59 - Bathroom Sink(s): Sink Supply Valve: Corroded
13.3.1 Bathroom(s) - Unit 59 - Shower(s): Shower Hose: Leaking
13.3.2 Bathroom(s) - Unit 59 - Shower(s): Showerhead: Leaking
13.3.3 Bathroom(s) - Unit 59 - Shower(s): Shower Caulking: Deteriorated

13.3.4 Bathroom(s) - Unit 59 - Shower(s): Showerhead Arm: Tape Repair

13.3.5 Bathroom(s) - Unit 59 - Shower(s): Shower Tile: Poor Installation and Dirty Grout

13.4.1 Bathroom(s) - Unit 59 - Bathtub(s): Bathtub Spout: Damaged

13.5.1 Bathroom(s) - Unit 59 - Bathroom Venting Systems: Missing Bathroom Vent System

14.1.1 Kitchen(s) - Unit 59 - Kitchen Faucet & Sink: Kitchen Sink: Corroded Basket Assembly

14.1.2 Kitchen(s) - Unit 59 - Kitchen Faucet & Sink: Kitchen Sink Supply Valve: Corroded

14.2.1 Kitchen(s) - Unit 59 - Cabinets & Drawers: Cabinet Surfaces: Pinholes Observed

14.5.1 Kitchen(s) - Unit 59 - Range & Oven: Range Burner: Dirty

14.7.1 Kitchen(s) - Unit 59 - Built-in Microwave: Microwave: Damaged Control Panel

15.1.1 Interior Spaces, Features, & Finishes - Unit 59 - Doors: Cracked/Split Door

15.2.1 Interior Spaces, Features, & Finishes - Unit 59 - Floors: Cracked Tile

15.2.2 Interior Spaces, Features, & Finishes - Unit 59 - Floors: Wood Flooring: Aged and Worn Condition

15.2.3 Interior Spaces, Features, & Finishes - Unit 59 - Floors: Hardwood Flooring: Splitting

15.3.1 Interior Spaces, Features, & Finishes - Unit 59 - Walls: Cracking on Wall/Corners

15.4.1 Interior Spaces, Features, & Finishes - Unit 59 - Ceilings: Cracking Plaster at Ceiling

15.4.2 Interior Spaces, Features, & Finishes - Unit 59 - Ceilings: Ceiling: Active Leak

15.5.1 Interior Spaces, Features, & Finishes - Unit 59 - Steps, Stairways & Railings: Stair Treads: Worn and Dished

15.5.2 Interior Spaces, Features, & Finishes - Unit 59 - Steps, Stairways & Railings: Landing: Gaps in Planks

15.5.3 Interior Spaces, Features, & Finishes - Unit 59 - Steps, Stairways & Railings: Stair Hallway: Separation Noted

16.1.1 Insulation & Ventilation - Insulation in Unfinished Spaces: Insufficient Insulation by Modern Standards

1: INSPECTION DETAILS

Information

Buyer Representation
N/A - Prelisting

Seller Representation
Seller(s), Listing Agent, Listing Agent Representative

State of Occupancy
Owner Occupied, Renter Occupied Units

Weather During Inspection
Clear (no clouds in the sky), Partly Cloudy (some clouds but mostly clear)

Temperature at Start
62 Fahrenheit (°F)

Temperature at Finish
67 Fahrenheit (°F)

Start Time
9:39 am

Finish Time
1:26 pm

The Seller's Inspection (Pre-Listing Inspection)

A pre-listing inspection allows sellers to assess their home's condition before putting it on the market. This proactive approach helps identify defects that could impact negotiations or delay the sale, giving sellers the opportunity to address concerns in advance. By completing this inspection, homeowners can streamline the selling process and reduce the risk of surprises during the buyer's inspection.

It is important to note that pre-listing inspections have the following characteristics:

- **Findings May Not Be Final:** Buyers may still hire their own inspector, who could identify additional concerns or different opinions on reported issues.
- **No Guarantee of a Problem-Free Sale:** Addressing issues before listing does not eliminate all potential buyer concerns or negotiations.
- **Conditions May Change:** The home's condition at the time of the pre-listing inspection may differ from when the buyer's inspection occurs, particularly if significant time passes.

Utilities On
All On

Any utilities that are off during the inspection will limit the inspection of any devices requiring water, gas, or electricity.

Limitations

Inspection Type

GENERAL HOME INSPECTION LIMITATIONS (APPLICABLE TO ALL INSPECTIONS)

- **Non-Invasive Nature:** Home inspections are visual-only and do not involve destructive testing or dismantling systems. Issues hidden behind walls, under floors, or inside components may not be detected.

- **Not a Code Compliance Inspection:** Inspections do not guarantee that a home meets current building codes, though major violations may be noted. Code requirements vary by jurisdiction and change over time.

- **No Guarantees or Warranties:** Inspections provide a snapshot of the home's condition at the time of evaluation but do not predict future failures. Components may function correctly during the inspection but fail later.

- **Specialized Evaluations May Be Required:** Home inspectors may recommend further evaluation by licensed specialists, such as electricians, plumbers, structural engineers, or pest control professionals.

2: ROOF

		IN	OB	NP	NI
2.1	Wood Shakes		X		
2.2	Rubber Membrane (Disclosed - Not Observed)				X
2.3	Gutters		X	X	
2.4	Downspouts			X	
2.5	Chimney		X		
2.6	Vents (Above Roof-line)			X	
2.7	Plumbing Stack(s)	X			
2.8	Miscellaneous Roof Penetrations	X			

IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

Information

Roof Inspection Method(s)
Binocular inspection (from ground), Ground-level visual inspection, Window vantage inspection

Roof Configuration(s)
Gambrel

Roof Covering Material(s)
Wood shingles, Rubber Membrane (Not Visible - Material disclosed by Home Owner)

Roof Drainage System(s)
Not present

Chimney Material
Brick masonry chimney

Flue Liner Material
Unlined

Limitations

Styles | Materials | Methods

DISCLAIMER FOR NOT WALKING ON ROOF

Please note that if I did **not** walk on the roof it was in order to mitigate the risk of personal injury or damage to the roofing components. Per the Standards of Practice, the Home Inspector is not required to walk the roof if either risk is present.

Styles | Materials | Methods

DISCLAIMER FOR SECTIONS NOT VISIBLE: MINIMAL IMPACT TO OVERALL ASSESSMENT

Roof coverings and systems that are too high or with unsafe steep slopes and pitches for walking present roof sections that are not visible for inspection. Limited visibility of the entire roof covering will have a minimal impact on my overall assessment of the roof's covering condition, but specific defects in the non-visible sections will not be captured in this report.

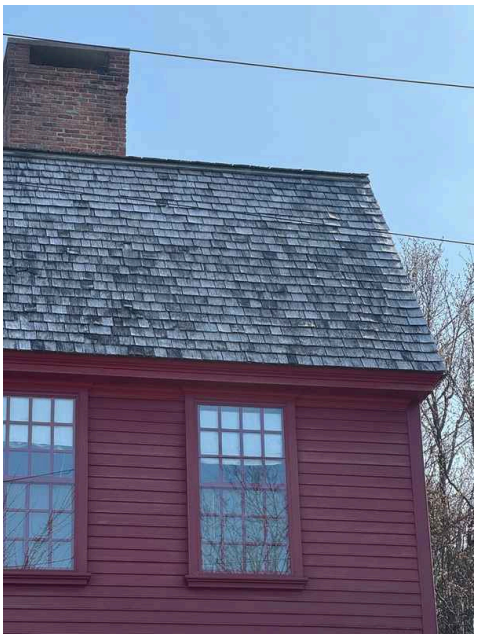
Observations

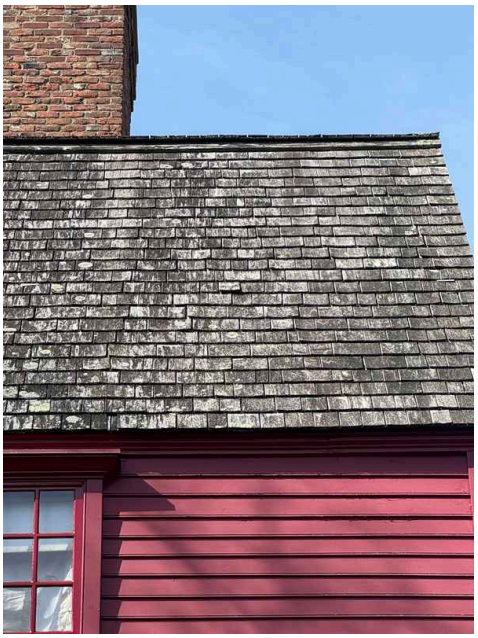
2.1.1 Wood Shakes

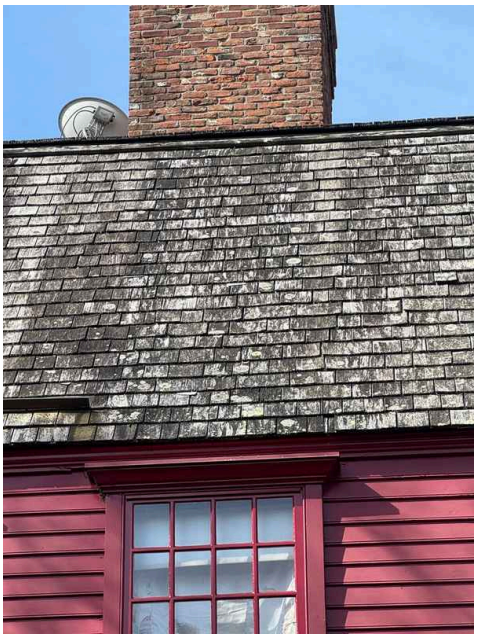
Repair or Replace

WOOD SHAKE ROOF: NEAR OR BEYOND SERVICE LIFE

I observed the wood shake roof covering is near or beyond its typical service life, which is generally 30 to 50 years depending on quality of the shakes, proper installation, and exposure to elements. Signs such as missing, splitting, curling, and cupping shingles indicate aging materials and a roof which is susceptible to water intrusion and continued deterioration. I recommend having a qualified roofing contractor evaluate the roof, perform necessary repairs, and plan for replacement in the near future.






2.3.1 Gutters

Repair or Replace

GUTTERS: NOT PRESENT

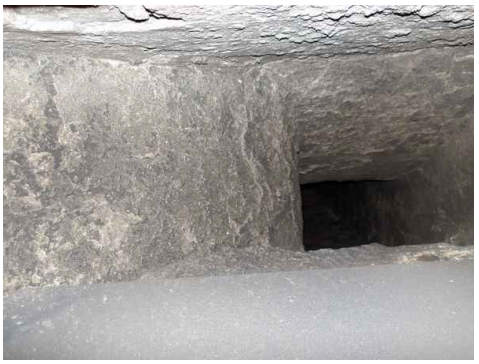
I observed gutters are not installed at the roof edges. This condition can allow uncontrolled roof runoff, which may contribute to soil erosion and moisture accumulation near the foundation. I recommend having a qualified contractor install a proper gutter system to manage roof drainage.

2.5.1 Chimney

Repair or Replace

CHIMNEY LINER: NOT VISIBLE OR VERIFIED

I was unable to confirm the presence of a chimney liner. Safe access to the roof was not available to view down the flue, and no liner was visible when observing upward past the damper. I recommend having a qualified chimney professional perform a Level II inspection to verify liner presence and condition.

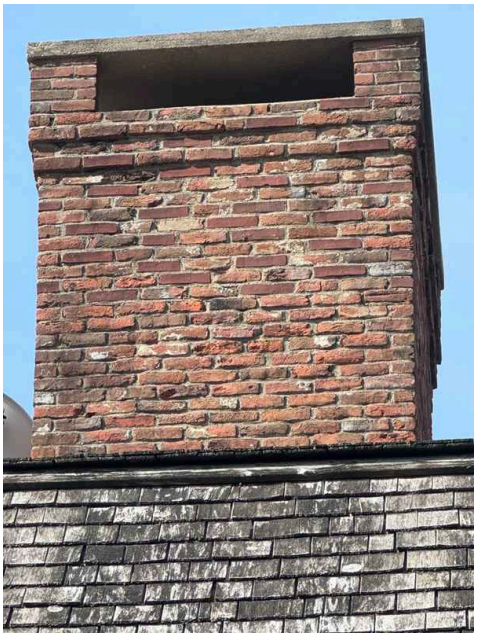


2.5.2 Chimney

Repair or Replace

CHIMNEY BRICK: SPALLING

I observed spalling at the chimney brick surfaces. This condition indicates deterioration of the masonry and can lead to further material loss and moisture intrusion over time. I recommend having a qualified masonry contractor repair or replace the affected brick to restore the chimney's integrity.



3: EXTERIOR

		IN	OB	NP	NI
3.1	Wall Cladding		X		
3.2	Exterior Trim		X		
3.3	Soffits & Fascia	X			
3.4	Conventional Exterior Doors		X		
3.5	Windows		X		
3.6	Emergency Egress Doors		X		

IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

Information

Wall Cladding Style(s) and Material(s)
Wood siding (lap)

Windows: Window Style(s)
Double-hung windows, Skylights

Emergency Egress Doors: Emergency Egress Type(s)
Bulkhead door (Bilco-style)

Windows: Windows: Peg-Supported Operation

I observed the historic double-hung windows operate using pegs or keys to hold the lower sash in position. This is a typical design for older window systems and differs from modern counterbalance mechanisms. I recommend ensuring the pegs are properly fitted and maintained to allow safe and reliable operation.

Limitations

Conventional Exterior Doors

WINDOW INSPECTION

Not every window in the home was accessible for inspection. In accordance with the standards of practice, a representative number of windows were inspected to evaluate their condition. I recommend reviewing all windows during routine maintenance or future renovations to address any potential issues that may not have been observed.

Windows

WINDOW INSPECTION

Not every window in the home was accessible for inspection. In accordance with the standards of practice, a representative number of windows were inspected to evaluate their condition. I recommend reviewing all windows during routine maintenance or future renovations to address any potential issues that may not have been observed.

Observations

3.1.1 Wall Cladding

Repair or Replace

WOOD SIDING: LOCALIZED PAINT BUBBLING

I observed the wood lap siding paint is generally in satisfactory condition, with localized areas of bubbling. This condition is limited but can lead to further paint failure if not addressed. I recommend having a qualified contractor touch up and repair the affected areas to maintain the protective finish.




3.2.1 Exterior Trim

Repair or Replace

TRIM: DAMAGE

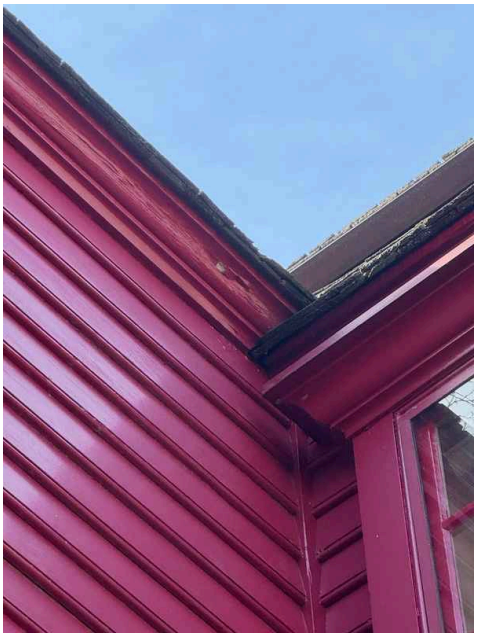
The trim is damaged, with visible cracks, warping, or displacement in certain areas. Damaged trim can compromise weather resistance and may allow moisture intrusion or pest access. I recommend repair or replacement of the affected sections by a qualified contractor to maintain proper protection and appearance.

3.2.2 Exterior Trim

TRIM: DETERIORATED PAINT

Repair or Replace

The exterior trim has deteriorated paint, with visible peeling and flaking exposing the underlying wood. Unprotected surfaces are more susceptible to moisture absorption and eventual rot. I recommend scraping, priming, and repainting the affected trim areas with exterior-grade paint by a qualified contractor.



3.2.3 Exterior Trim

SKIRT BOARD: PAINT DETERIORATION

Repair or Replace

I observed significant paint deterioration at the skirt board on the north and south side. This condition can expose the wood to moisture and lead to accelerated deterioration. I recommend having a qualified contractor prepare and repaint the affected area to restore proper protection.



3.4.1 Conventional Exterior Doors

FRONT DOOR COLUMNS: DETERIORATED AND ROTTED

Repair or Replace

I observed the front door columns have paint deterioration and areas of wood rot. This condition can lead to further structural deterioration and reduced support if not addressed. I recommend having a qualified contractor repair or replace the affected wood and refinish the columns to restore proper protection and integrity.





3.4.2 Conventional Exterior Doors

DOOR THRESHOLD: WORN AND WEATHERED

Repair or Replace

I observed the door threshold is worn and weathered. This condition can allow moisture intrusion and may affect the seal at the base of the door. I recommend having a qualified contractor repair or replace the threshold to restore proper function and protection.



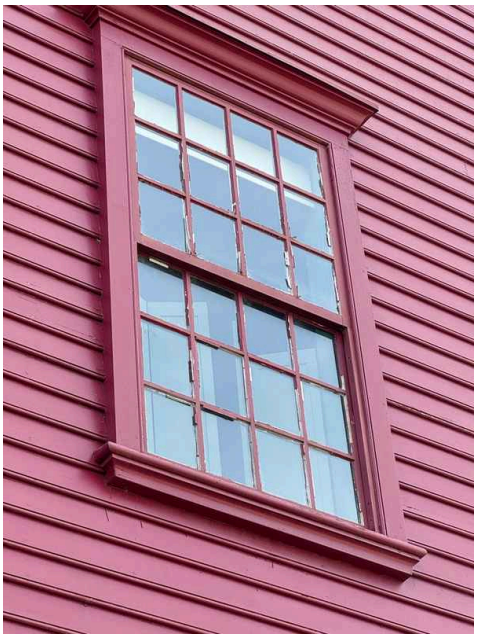
3.5.1 Windows

MISSING SCREEN(S)

Repair or Replace

MULTIPLE LOCATIONS

One or more window screens are missing.

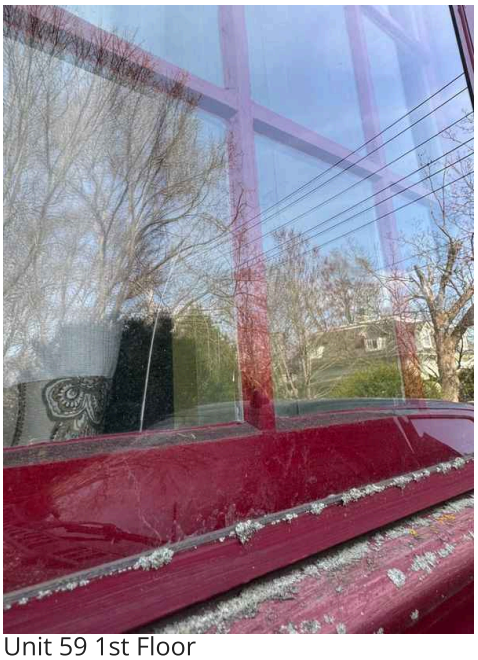


3.5.2 Windows

CRACKED PANE

Repair or Replace

I observed one or more cracked window panes. I recommend they be replaced.


Unit 59 1st Floor


Unit 59 1st Floor


Unit 59 2nd Floor

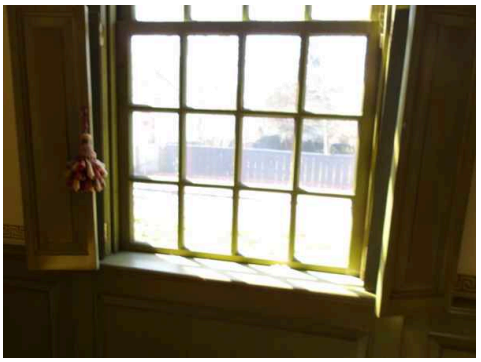
3.5.3 Windows

STICKING WINDOWS

Repair or Replace

UNIT 57 1ST FLOOR

I observed that some windows are sticking, making them difficult to open or close. This can affect ventilation and ease of use. I recommend having a qualified contractor assess and adjust the windows to ensure they operate smoothly and efficiently.



3.5.4 Windows

WINDOW: SCRAPING/PAINTING

Repair or Replace

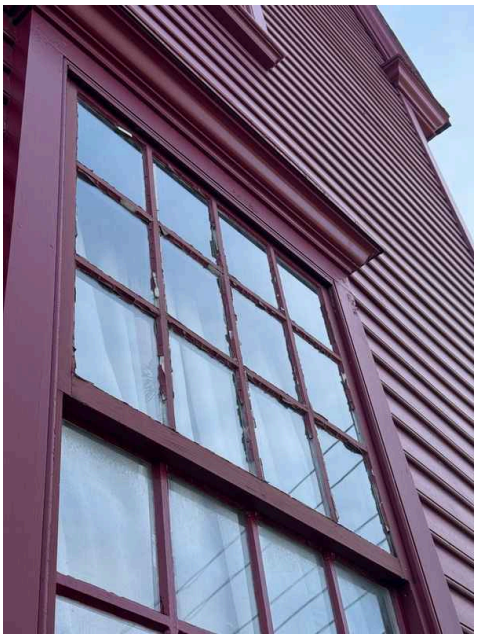
Multiple windows have deteriorated paint on the trim, casing, muntins, and mullions. I recommend it be scraped and repainted.












3.5.5 Windows

Repair or Replace

WOOD ROT AT WINDOW SILL

Wood rot was noted at the window sill. This condition can compromise the structural integrity of the window frame and may allow moisture intrusion, potentially leading to further damage. I recommend having a qualified contractor assess the extent of the rot and perform necessary repairs or replacements to restore the window sill's condition and protect against moisture.



Unit 59 3rd Floor

3.5.6 Windows

Repair or Replace

WINDOW SILL: WATER STAINING

Water staining was noted on the window sill, indicating past or active moisture intrusion. This can lead to wood deterioration, mold growth, or further damage if the source of moisture is not addressed. I recommend having a qualified contractor evaluate the area to identify and repair any leaks, followed by refinishing the sill as needed.


Unit 57 3rd Floor


Unit 57 3rd Floor


Unit 59 2nd Floor


Unit 57 1st Floor


Unit 57 1st Floor


Unit 57 1st Floor

3.5.7 Windows

INTERIOR WINDOW SILL: COSMETIC DEFECTS

Repair or Replace

The interior window sill displays minor cosmetic imperfections such as scuffs, chips, or surface wear. These blemishes do not impact function but may detract from the overall appearance. I recommend refinishing or touch-up by a qualified painting or carpentry professional for improved aesthetics.


Unit 59 2nd Floor


Unit 57 2nd Floor


Unit 57 2nd Floor

3.5.8 Windows

WINDOW SILLS: ORGANIC DEBRIS

Maintenance Item

I observed organic matter accumulated on the window sills. This condition can retain moisture and contribute to deterioration of the surrounding materials over time. I recommend cleaning the affected areas and maintaining them to reduce moisture exposure.

3.5.9 Windows

WINDOW SILL: SOIL CONTACT

Repair or Replace

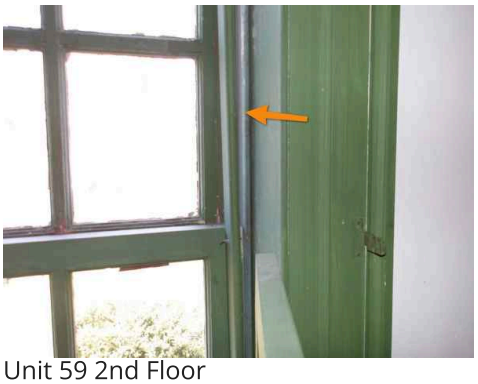
I observed the window sill is in direct contact with the surrounding soil. This condition can promote moisture exposure and increase the risk of wood deterioration or water intrusion over time. I recommend having a qualified contractor regrade the area to provide proper clearance and reduce moisture contact.

3.5.10 Windows

WINDOW TRIM: SEPARATED

Repair or Replace

I observed the interior window trim piece is separated from the adjacent trim. This condition can lead to gaps, reduced finish quality, and potential air infiltration. I recommend having a qualified contractor resecure and seal the trim to restore a proper and finished installation.


Unit 59 2nd Floor


Unit 59 2nd Floor


Unit 57 1st Floor

3.5.11 Windows

WINDOW GLASS: PAINTED

Repair or Replace

I observed paint applied to the window glass. This condition can reduce visibility and may affect proper window operation or cleaning. I recommend having a qualified contractor remove the paint from the glass to restore clarity and function.

3.6.1 Emergency Egress Doors

BULKHEAD DOOR HINGES: BROKEN

Repair or Replace

UNIT 59

I observed the bulkhead door hinges are broken. This condition can prevent proper operation and may lead to instability or failure of the door assembly. I recommend having a qualified contractor replace the hinges to restore safe and functional operation.

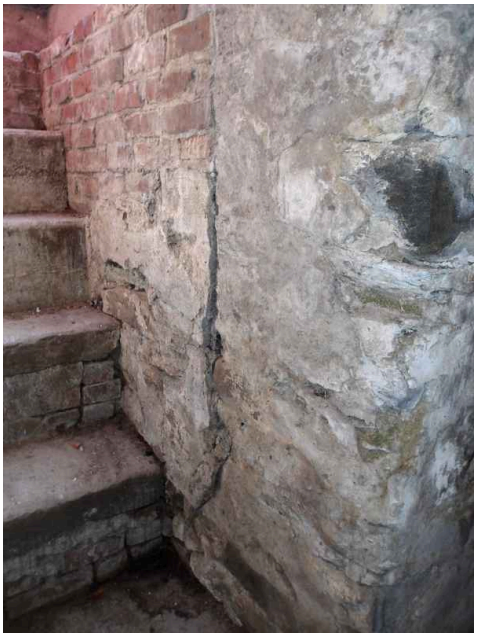
3.6.2 Emergency Egress Doors

Repair or Replace

BULKHEAD FOUNDATION: MOVEMENT NOTED

UNIT 57

I observed movement and cracking at the bulkhead egress foundation. This condition may indicate settlement or shifting and can affect the stability and weather resistance of the structure. I recommend having a qualified structural contractor evaluate the area and make necessary repairs to ensure proper support and alignment.



4: EXTERIOR APPURTENANCES

		IN	OB	NP	NI
4.1	Porch			X	
4.2	Deck			X	
4.3	Steps, Railings, & Guardrails	X			
4.4	Patio		X		
4.5	Vegetation, Grading, Drainage & Retaining Walls		X		
4.6	Driveways	X			
4.7	Walkways	X			

IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

Information

Deck Framing Material(s)
Not present

Deck Walking Surface Material(s)
Not present

Deck Guard and Handrail Material(s)
Not present

Porch Framing Material(s)
Not present

Porch Walking Surface Material(s)
Not present

Porch Guard and Handrail Material(s)
Not present

Vegetation, Grading, Drainage & Retaining Walls: Tree and shrubs away from house

All tree branches, shrubs and vines which are in contact with the house, the electric service line or overhanging the roof should be kept trimmed back or removed. Large trees too close to the house or other structures can cause significant damage and should be periodically trimmed and evaluated by a qualified professional.

Observations

4.4.1 Patio

Repair or Replace

PATIO SURFACE: DISPLACED BRICK

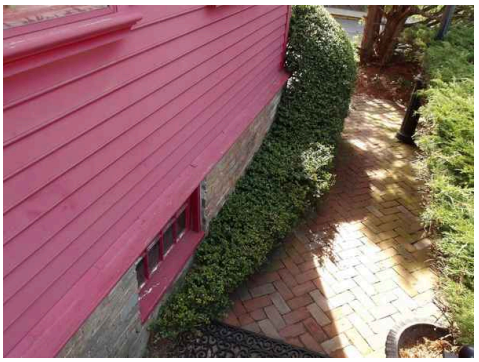
I observed sections of brick at the patio are dislodged and heaving. This condition may be caused by underlying factors such as tree root activity or deterioration of the base material or mortar. I recommend having a qualified contractor evaluate and reset the affected areas to restore a stable and even surface.

4.5.1 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item

VEGETATION IN CONTACT WITH HOUSE

Vegetation is in direct contact with the exterior of the house. This can lead to moisture retention, pest infestation, and potential damage to the siding and foundation. I recommend removing the vegetation to prevent damage and maintain proper clearance around the house.



4.5.2 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

5: GARAGE

		IN	OB	NP	NI
5.1	General			X	

IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

6: STRUCTURE

		IN	OB	NP	NI
6.1	Foundation		X		
6.2	Floor Structure		X		
6.3	Wall Structure		X		
6.4	Ceiling Structure		X		
6.5	Roof Structure & Attic		X		
6.6	Basement Electrical		X		

IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

Information

Foundation Style(s) and Material(s)
Brick masonry, Stone masonry, Crawlspace (concrete)

Basement Floor Material(s)
Dirt/soil, Gravel

Crawlspace Inspection Method(s)
Head-and-shoulders inspection (from entry)

Crawlspace Floor Material(s)
Dirt/soil

Attic Inspection Method(s)
Walk-through attic inspection (full access)

Roof Structure Style(s) and Material(s)
Timber framing (heavy wood)

Attic Lighting
Present

Limitations

Styles | Materials | Methods

LIMITED ACCESS TO CRAWLSPACE

Access to the crawlspace is limited due to its confined space and potential safety hazards, making it unsafe to enter for a thorough visual inspection. While this restricted access should not impact my overall assessment of the crawlspace's condition, please understand that specific defects in the non-accessible sections may not be captured in this report.

Floor Structure

LIMITED VISIBILITY OF FLOOR STRUCTURE DUE TO:

Finished Floors

Wall Structure

LIMITED VISIBILITY OF WALL STRUCTURE DUE TO:

Finished Walls

Ceiling Structure

LIMITED VISIBILITY OF CEILING STRUCTURE DUE TO:

Finished Ceilings

Observations

6.1.1 Foundation

Repair or Replace

FOUNDATION CRACKS

ADDITION NORTHEAST SIDE

Vertical cracking was noted at the foundation. This is common as concrete ages, and surface cracks due to shrinkage are normal. I recommend monitoring for more serious shifting/displacement and contacting a waterproofing contractor to prevent water intrusion.

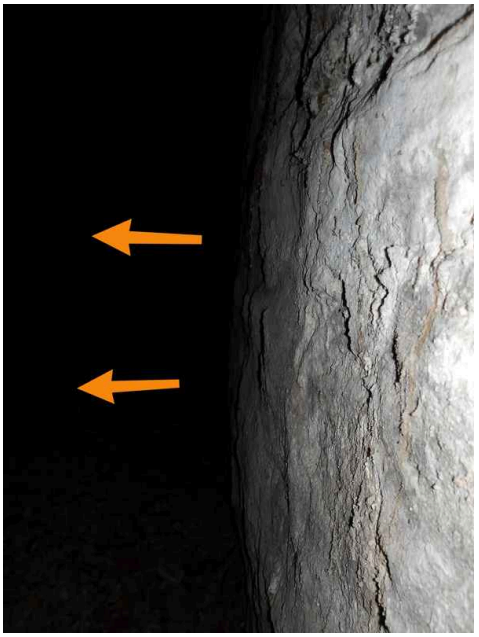
6.1.2 Foundation

Repair or Replace

WALL(S) BOWING/LEANING - MINOR

UNIT 59

Minor bowing and/or leaning of the foundation stone walls was noted. Bowing or leaning that are continuing to move from hydrostatic pressure can be a serious structural concern. I recommend consulting a foundation contractor or structural engineer to evaluate the foundation further.



6.1.3 Foundation

Repair or Replace

OPEN PENETRATIONS IN FOUNDATION

UNIT 59

I observed open penetrations in the foundation. These openings can allow water intrusion, potentially leading to moisture-related damage. I recommend having a qualified contractor properly seal these penetrations to prevent water intrusion and protect the foundation's integrity.

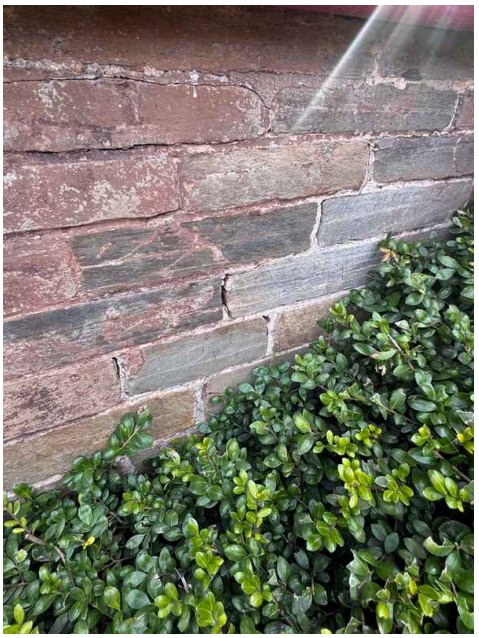
6.1.4 Foundation

Repair or Replace

REPOINTING OF BRICK FOUNDATION

SOUTH CORNER

I observed that the mortar joints in the brick foundation are deteriorating and may require repointing. Repointing is essential for maintaining the structural integrity and weather resistance of the foundation. I recommend having a qualified mason evaluate the condition of the mortar and perform repointing as needed to restore stability and protect against moisture intrusion.



6.2.1 Floor Structure

Repair or Replace

LALLY COLUMN: CORROSION/RUST

BOTH UNITS

I observed corrosion and rust at the base of the lally column. Significant corrosion can weaken the column's structural integrity, potentially compromising the support it provides. I recommend monitoring the area for worsening conditions and consulting a qualified contractor if deterioration progresses.

6.2.2 Floor Structure

Repair or Replace

FLOOR DEFLECTION AND SAGGING

I observed deflection and sagging in the floor, which appears to indicate some settling. While this condition may be stable, it should be monitored as further movement could suggest underlying structural concerns. I recommend consulting a structural contractor or engineer if the condition worsens to evaluate and address any necessary repairs.


Attic


Unit 59 3rd Floor

6.2.3 Floor Structure

Safety Hazard

POWDER POST BEETLE DAMAGE

Damage consistent with powder post beetle was observed at the girders, floor joists, and sill plate. I did not observe evidence of an active infestation. This type of damage can weaken the structural integrity of the affected areas if left unaddressed. I recommend consulting a qualified pest control professional for treatment and structural contractor to assess and repair the structural components as necessary.



















6.2.4 Floor Structure

Repair or Replace

PREVIOUS WATER INTRUSION

UNIT 59

I observed signs of past water intrusion beneath the kitchen and bathroom fixtures, commonly associated with prior installations or repairs. No active leaks were present at the time of inspection, and the affected areas appeared dry. I recommend monitoring these locations periodically for any signs of renewed moisture or leakage.

6.2.5 Floor Structure

Repair or Replace

FLOOR STRUCTURE: MOVEMENT NOTED

THROUGHOUT HOUSE

I observed areas of floor bounce that may be attributed to the historic plank subfloor, which has experienced long-term exposure to insect activity, moisture, and foot traffic. This condition can contribute to reduced rigidity and a less stable walking surface over time. I recommend having a qualified contractor evaluate the floor structure and reinforce as needed to improve stability.

6.2.6 Floor Structure

Safety Hazard

LALLY COLUMN FOOTING: IMPROPER EXPOSURE/DEPTH

UNIT 59

I observed the concrete footing for the lally column is exposed and appears insufficient in depth. This condition can affect the load-bearing support and long-term stability of the column. I recommend having a qualified structural contractor evaluate and correct the footing to ensure proper support.

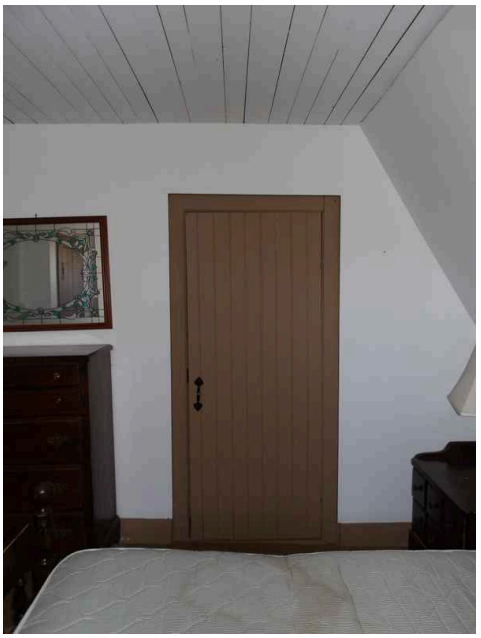
6.3.1 Wall Structure

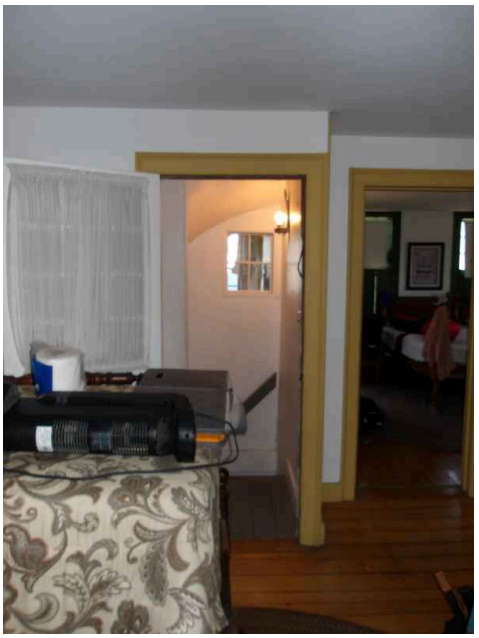
Repair or Replace

SAGGING DOOR FRAME

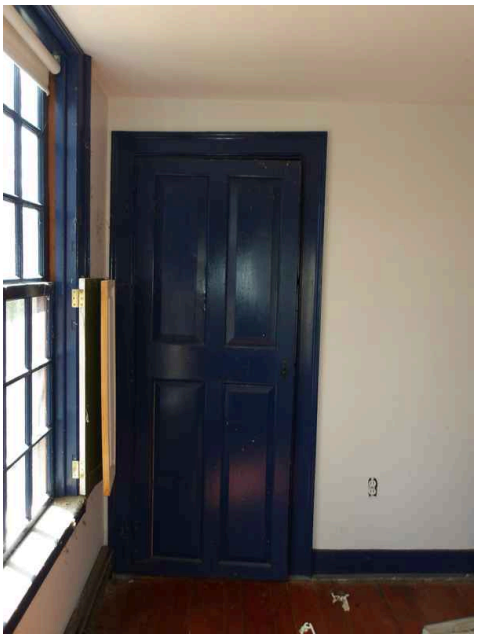
EACH UNIT AND EACH FLOOR

I observed a sagging door frame, which may be indicative of underlying structural issues and settling. This condition can affect the functionality of the door and potentially point to broader structural concerns. I recommend having a structural contractor or qualified contractor evaluate the situation to determine the cause and recommend appropriate corrective measures to ensure the stability and integrity of the structure.









6.4.1 Ceiling Structure

Repair or Replace

SAGGING IN CEILING STRUCTURE

VARIOUS LOCATIONS

A slight sag was noted in the ceiling structure, which may indicate minor settling or movement in the framing. While it does not appear to require immediate attention, further sagging could signal a developing structural concern. I recommend monitoring this area for any changes and consulting a structural contractor if the condition worsens.


Unit 57 1st Floor

6.5.1 Roof Structure & Attic

Repair or Replace

PREVIOUS MOISTURE INTRUSION

I observed evidence of previous moisture intrusion, though no active leaks were identified during the inspection. I recommend repairing these areas and monitoring the area for any signs of recurrence and ensuring that proper measures are in place to prevent future moisture issues.




6.5.2 Roof Structure & Attic

Safety Hazard

POWDER POST BEETLE

Damage consistent with powder post beetle was observed at the rafter ties and rafters. I did not observe evidence of an active infestation. This type of damage can weaken the structural integrity of the affected areas if left unaddressed. I recommend consulting a qualified pest control professional for treatment and structural contractor to assess and repair the structural components as necessary.




6.5.3 Roof Structure & Attic

Safety Hazard

ROOF FRAMING: MISSING PEGS AT JOINTS

I observed the timber frame mortise and tenon joints at the rafters and rafter ties are missing pegs. This condition can reduce the intended structural connection strength and may allow movement at the joints over time. I recommend having a qualified structural contractor evaluate and install appropriate pegs to restore proper joint integrity.

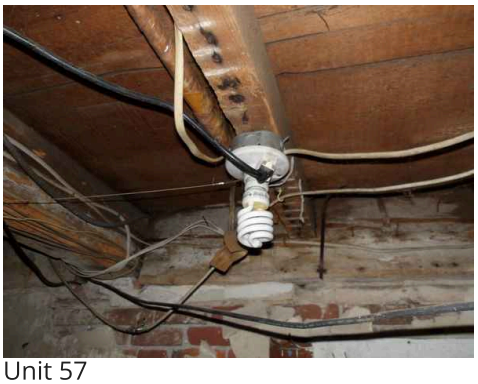



6.6.1 Basement Electrical

Repair or Replace

IMPROPER USE OF EXTENSION CORD AS PERMANENT WIRING

An extension cord was observed being used as a substitute for permanent branch circuit wiring, which is not a safe or code-compliant practice. Extension cords are not designed for continuous use and may pose a fire hazard due to overheating or damage over time. Correction by a qualified electrician is recommended to install proper wiring that meets electrical safety standards.


Unit 57


Unit 59


Unit 59


Unit 59

6.6.2 Basement Electrical

JUNCTION BOX: UNSECURED COVER

Safety Hazard

UNIT 59

I observed a junction box cover is not securely fastened. This condition can expose wiring and increase the risk of damage or accidental contact. I recommend having a qualified licensed electrician properly secure the cover to ensure safe enclosure.

6.6.3 Basement Electrical

JUNCTION BOX: MISSING COVER

Safety Hazard

UNIT 59

I observed a junction box is missing its cover. This condition leaves electrical connections exposed and presents a safety hazard. I recommend having a qualified licensed electrician install an appropriate cover to properly enclose the wiring.

6.6.4 Basement Electrical

RECEPTACLE: FLOATING

Repair or Replace

UNIT 57

I observed an electrical receptacle is loose and not securely fastened within the wall box. This condition can lead to movement, damaged wiring connections, and potential safety concerns. I recommend having a qualified licensed electrician properly secure the receptacle to ensure safe and stable operation.

7: ELECTRICAL

		IN	OB	NP	NI
7.1	Service Drop		X		
7.2	Electric Meter		X		
7.3	Service Entrance Conductors		X		X
7.4	Main Service Panel	X			
7.5	Subpanel(s)	X			
7.6	Grounding System		X		
7.7	Branch Wiring Circuits		X		
7.8	Switches & Receptacles		X		
7.9	Lighting		X		

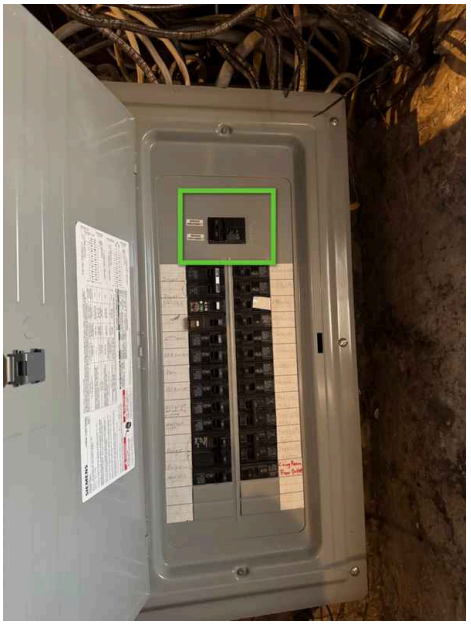
IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

Information

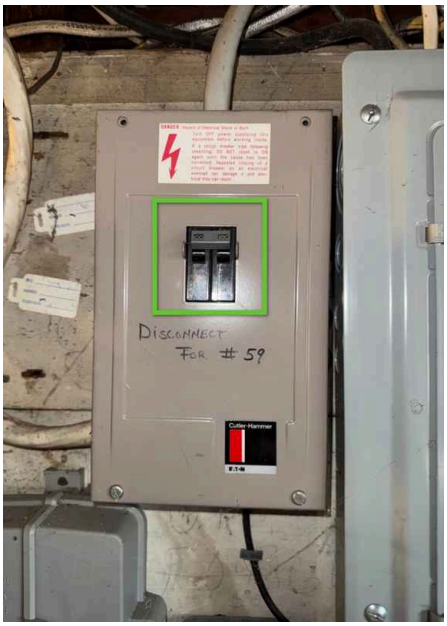
Electrical Service Type
Overhead service

Electrical Service Conductors
120/220 Volts, Service Entry Conductor Material Unknown - Panel Removal Prohibited

Main Service Disconnect Location: Unit 57
Unit 57 Basement
Basement



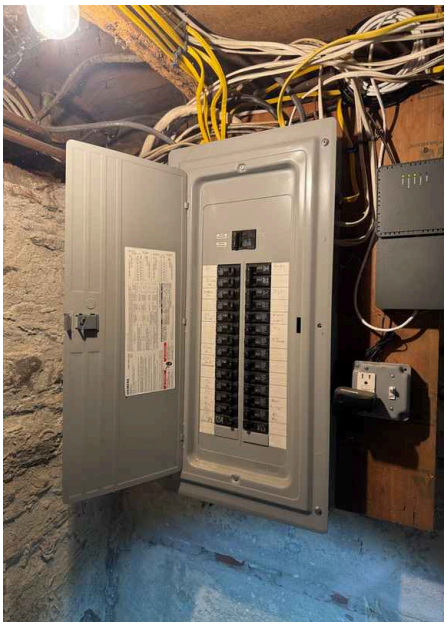
Main Service Disconnect Location: Unit 59
Unit 57 Basement
Basement



Main Panel Type
Circuit Breaker

Main Service Disconnect Ampacity
100 amp

Sub Panel Location(s)
Unit 59 Basement
Basement



Sub Panel Type(s)
Circuit Breaker

Branch Wire 15 and 20 AMP
Branch Circuit Wire Material
Unknown - Panel Removal Prohibited

Interior Branch Circuit Wiring Type(s)
Armored cable (BX/AC), Non-metallic sheathed cable (NM/Romex), Service entrance cable (SE)

Knob & Tube Remnants
I observed knobs and tubes in the house; however, no knob and tube wiring was identified. Given the age of the house, this is not uncommon. This information is provided for your awareness and does not indicate a defect.

Switches & Receptacles: Receptacles (Outlets)

A representative number of interior and exterior receptacles (outlets) were tested.

Limitations

Styles | Materials | Methods

ELECTRICAL INSPECTION LIMITATION FOR RHODE ISLAND HOME INSPECTIONS

Recent changes in legislation, as outlined in House Bill 7015 and Senate Bill 2120, have amended the statutory language regarding work exclusively permitted to licensed electricians. According to guidance from the Principal State Building Code Official, these updates prohibit home inspectors from opening electrical panels or physically interacting with wiring beyond a visual inspection. As mandated by the Building Code Commission and enforced by the Division of Building, Design & Fire Professionals, I performed only a limited visual inspection of the electrical system; any further assessment must be completed by a licensed electrician.

Styles | Materials | Methods

SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS

While smoke detectors and carbon monoxide detectors are required to be inspected during a property transfer, it is the responsibility of the fire department to perform these inspections. Therefore, their operation and compliance are outside the scope of this home inspection. I recommend contacting the local fire department for a thorough inspection and certification of these safety devices.

Styles | Materials | Methods

GENERATORS

The operation of generators is outside the scope of the home inspection. Testing the generator would require shutting off all power to the house, which is not part of a standard home inspection. I recommend consulting a qualified electrician or generator specialist for a thorough inspection and operational test of the generator.

Service Entrance Conductors

ELECTRICAL PANEL: PROHIBITED FROM REMOVING DEAD FRONT COVER

Rhode Island prohibits anyone other than licensed master electricians from removing the dead front cover of the electrical panel. This limitation prevented observation of the service entrance conductors and other internal components. I recommend having a qualified licensed electrician evaluate the panel if further inspection is desired.

Observations

7.1.1 Service Drop

Repair or Replace

DRIP LOOP: NOT PRESENT

I observed the electrical service drop does not have a pronounced drip loop. This condition can allow water to travel along the conductors and enter the service equipment, increasing the risk of moisture intrusion. I recommend having a qualified licensed electrician correct the service configuration to provide a proper drip loop.


7.1.2 Service Drop

Repair or Replace

SERVICE ENTRY LINE: IMPROPERLY SECURED

I observed the service entry line is not properly securely fastened to the exterior at all or at the required intervals. This condition can allow movement of the conductors and may lead to strain on connections or potential damage. I recommend having a qualified licensed electrician secure the conductors in accordance with standard spacing requirements to ensure a stable installation.

7.2.1 Electric Meter

Repair or Replace

ELECTRIC METER: UNSECURED

I observed the electrical meter is not properly secured to the exterior wall. This condition can lead to movement, potential damage to electrical connections, and possible water intrusion at the service entry. I recommend having a qualified licensed electrician secure the meter assembly to ensure a stable and weather-resistant installation.



7.3.1 Service Entrance Conductors

Safety Hazard

ELECTRICAL SERVICE ENTRY: ABANDONED LINE

UNIT 59

I observed an abandoned electrical service entry line present in the basement. This condition is unnecessary and may create confusion or potential safety concerns. I recommend having a qualified licensed electrician remove the abandoned wiring to ensure a clean and safe installation.

7.6.1 Grounding System

Repair or Replace

BONDING WIRE: IMPROPER CONNECTION WITH ELECTRICAL TAPE

UNIT 59 WATER MAIN

The bonding wire was found to be connected using electrical tape, which is not a proper or secure method. Bonding connections should be mechanically fastened with approved clamps or connectors to ensure a safe and effective grounding system. I recommend correction by a qualified electrician to establish a proper and code-compliant connection.

7.7.1 Branch Wiring Circuits

Repair or Replace

KNOB-AND-TUBE WIRING NOTED

Knob-and-tube wiring was observed in the home, which is an outdated electrical system that may not meet modern safety standards. No active knob and tube was identified at the time of the inspeciton. This type of wiring can pose potential fire risks, especially if insulation or modifications compromise its integrity. I recommend having a licensed electrician inspect the wiring and upgrade it as needed to ensure safe and reliable electrical service.

7.7.2 Branch Wiring Circuits

Safety Hazard

ARMORED CABLE WIRING: CORRODED

UNIT 59

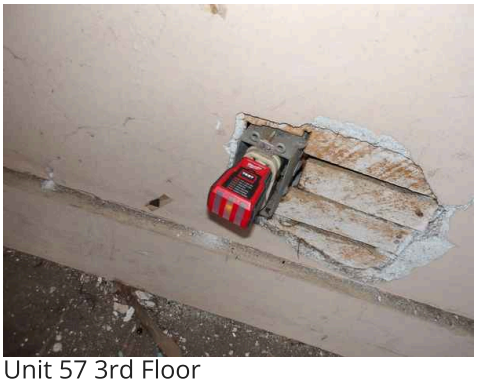
I observed rust present on the armored cable branch circuit wiring. This condition can indicate moisture exposure and may lead to deterioration of the cable sheathing over time. I recommend having a qualified licensed electrician evaluate the affected wiring and address any corrosion to ensure safe operation.

7.8.1 Switches & Receptacles

Repair or Replace

UNGROUNDED RECEPTACLE

One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage & exterior should be grounded.



Unit 57 3rd Floor

7.8.2 Switches & Receptacles

Safety Hazard

COVER PLATES MISSING

ATTIC - UNIT 57

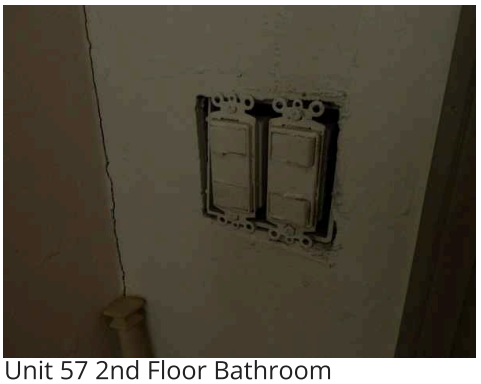
One or more receptacles are missing a cover plate. This causes short and shock risk. I recommend installation of plates.

Unit 57 3rd Floor

Unit 59 2nd Floor

Unit 59 2nd Floor


Unit 57 2nd Floor


Unit 57 2nd Floor Bathroom


Unit 57 2nd Floor

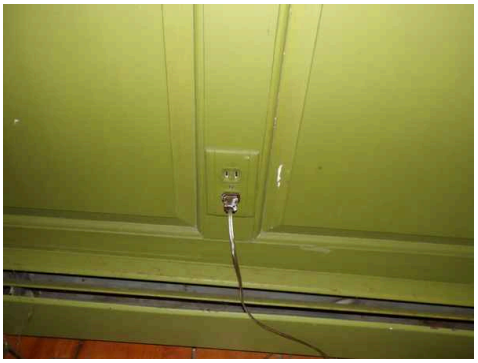
7.8.3 Switches & Receptacles

Repair or Replace

RECEPTACLES: TWO-PRONG TYPE

VARIOUS LOCATIONS IN BOTH UNITS

I observed two-prong electrical outlets installed at the property. This condition indicates a lack of grounding, which can increase the risk of electrical shock and may not support modern appliances safely. I recommend having a qualified licensed electrician evaluate and upgrade the outlets to grounded receptacles where appropriate.



7.9.1 Lighting

Repair or Replace

LIGHT FIXTURE: MISSING

I observed a light fixture is missing at a designated location. This condition can result in inadequate illumination and exposed wiring if not properly terminated. I recommend having a qualified licensed electrician install an appropriate fixture and ensure all wiring is safely enclosed.

8: PLUMBING

		IN	OB	NP	NI
8.1	Water Main		X		
8.2	Water Distribution System		X		
8.3	Laundry, Utility, or Exterior Sink(s)			X	
8.4	Drain, Waste, & Vent Systems	X			
8.5	Hot Water Storage Tank				X
8.6	Indirect Water Heater (boiler-fed)	X			
8.7	Fuel Storage Systems		X		
8.8	Fuel Distribution Plumbing		X		
8.9	Sump Pump, Sewage Ejection, & Dehumidifier			X	

IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

Information

Water Source
Public

Main Water Shut-off Location: Unit 57
Basement

Unit 57

Main Water Shut-off Location: Unit 59
Basement

Water Supply Plumbing Material (Into Home)
Copper

Water Distribution Material (Throughout Home)
Copper, Pex

Drain, Waste, and Vent (DWV) Material(s) and Type(s)
Brass, Cast iron, Copper, PVC (white plastic)

Water Heater Style
Storage Tank, Indirect (Tankless Coil from Boiler)

Water Heater Brand
Crown, Amtrol

Date of Manufacture: Unit 57
1998

Water Heater Energy Source
Oil

Hot Water Tank Capacity: Unit 57
40 gallons

Hot Water Tank Capacity: Unit 59
41 gallons

Fuel Storage System(s)
Above-ground Oil tank (interior)

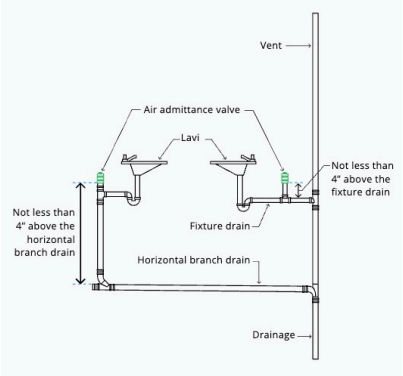
Sump Pump
Not Present

Sewage Ejection Pump
Not Present

Dehumidifier
Not Present

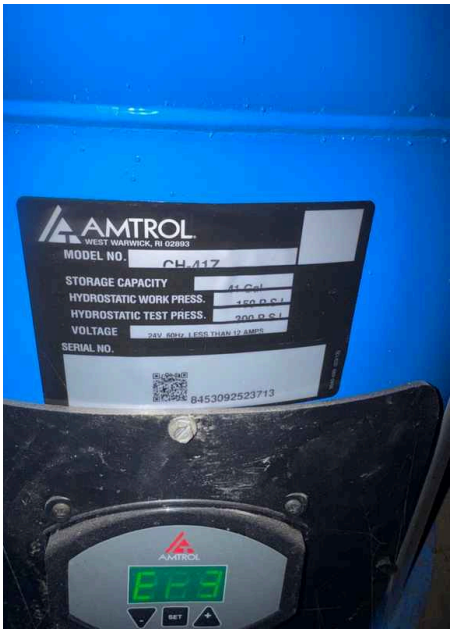
Air Admittance Valves
Present

An Air Admittance Valve (AAV), sometimes called a Studor vent, is a small device that lets air into the drainpipes when water flows, helping things drain properly. It closes automatically when not in use to keep sewer smells out of the home. These are often used where adding a full vent pipe isn't practical, like in island sinks or remodels, but they still require at least one main roof vent in the house.



Date of Manufacture: Unit 59
Undetermined

I was unable to determine the manufacture date of the Amtrol water heater, as the serial number format is not publicly available for decoding. This condition limits the ability to accurately assess the age and expected service life of the component. I recommend consulting the manufacturer directly to obtain the manufacture date and confirm system age.



Limitations

Styles | Materials | Methods

PLUMBING INSPECTION LIMITATIONS

The inspection and operation of certain plumbing fixtures are limited due to inaccessibility or the potential to cause damage, which includes fixtures hidden behind walls, located in restricted access areas, or those that could cause water damage if tested. Corroded or seized faucets can be unsafe to manipulate and may result in damage if forced. Fire suppression systems and irrigation systems are additionally outside the scope of the home inspection.

Hot Water Storage Tank

WATER HEATER: NO FUEL (OIL)

UNIT 59

I observed the water heater could not be operated due to the oil tank being empty at the time of inspection. This condition prevented confirmation of hot water production and system performance. I recommend having the unit evaluated by a qualified plumbing or HVAC contractor once fuel is restored.

Observations

8.1.1 Water Main

Repair or Replace

WATER MAIN AREA: ACTIVE LEAK

UNIT 59

I observed a leak at the plumbing near the water main. This condition can lead to water damage, increased utility costs, and potential deterioration of nearby components. I recommend having a qualified plumbing contractor repair the leak to restore proper system integrity.

8.2.1 Water Distribution System

Repair or Replace

WATER DISTRIBUTION PLUMBING: CORROSION

Corrosion was observed on sections of the water distribution piping, likely due to age or prolonged moisture exposure. Corroded pipes may weaken over time and are at increased risk of leaking. I recommend evaluation and repair or replacement by a licensed plumber to maintain system reliability.

Unit 57

Unit 59

Unit 59

8.7.1 Fuel Storage Systems

Safety Hazard

OIL TANK: CORROSION

UNIT 57

Corrosion was noted on the exterior of the oil tank, which may indicate material degradation over time. If deterioration progresses, it could lead to leaks, environmental contamination, or system failure. Recommend evaluation by a qualified HVAC or fuel tank specialist to determine the extent of corrosion and perform necessary repairs or replacement.





8.7.2 Fuel Storage Systems

OIL STAINS AT TOP OF TANK

Repair or Replace

Oil stains were observed at the top of the tank around the fill plumbing connection, indicating potential spillage or a minor leak during refueling. This condition may lead to environmental concerns or further system issues if not addressed. I recommend having a licensed technician inspect the connection and correct any deficiencies to ensure a secure and clean operation.

8.7.3 Fuel Storage Systems

OIL TANK LEGS: CORRODED

Repair or Replace

BOTH UNITS

I observed the oil tank support legs are corroded. This condition can weaken the structural support of the tank and may lead to instability or failure over time. I recommend having a qualified oil service contractor evaluate and repair or replace the supports to ensure a secure installation.


8.8.1 Fuel Distribution Plumbing

Safety Hazard

OIL LINE: UNSECURED

UNIT 57 AND 59

I observed the oil supply line from the tank to the boiler is not properly secured. This condition can allow it to be stepped on or crushed, increasing the risk of damage or leakage. I recommend having a qualified contractor secure the oil line to the wall or overhead to ensure a stable installation.

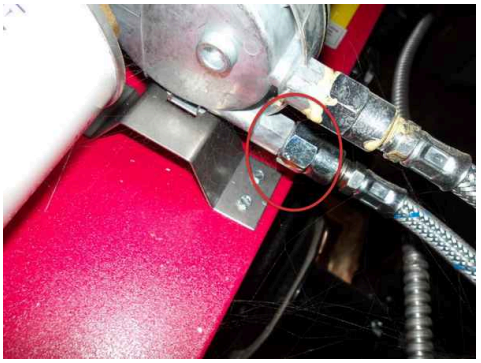

8.8.2 Fuel Distribution Plumbing

Safety Hazard

BOILER CONNECTION: OIL LEAK

UNIT 57

I observed oil leaking at the boiler connection. This condition presents an environmental concern and can lead to contamination if not addressed. I recommend having a qualified HVAC or oil burner technician repair the leak and ensure the system is properly sealed.

8.9.1 Sump Pump, Sewage Ejection, & Dehumidifier

Maintenance Item

DEHUMIDIFIER NOT PRESENT

While not required, to manage the moisture and prevent potential damage, I recommend installation of a dehumidifier.

9: HVAC

		IN	OB	NP	NI
9.1	Boilers		X		
9.2	Cooling System(s)			X	X
9.3	HVAC Thermostats / Operating Controls		X		
9.4	HVAC Distribution Systems		X		
9.5	Presence of Installed Heat Source in Each Room		X		
9.6	Fireplace		X		

IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

Information

Single-Function Heating Equipment Type(s) and Style(s)
Boiler (hydronic)

Single-Function Cooling System Type(s)
None present

Boilers : Boiler Type
Hydronic

Boilers : Boiler Brand
Crown

Boilers : Date of Manufacture: Unit 57
2024

Boilers : Energy Source
Oil

Cooling System(s): Cooling System Type(s)
Window air conditioner

Cooling System(s): Window A/C Units
Present - Not Inspected

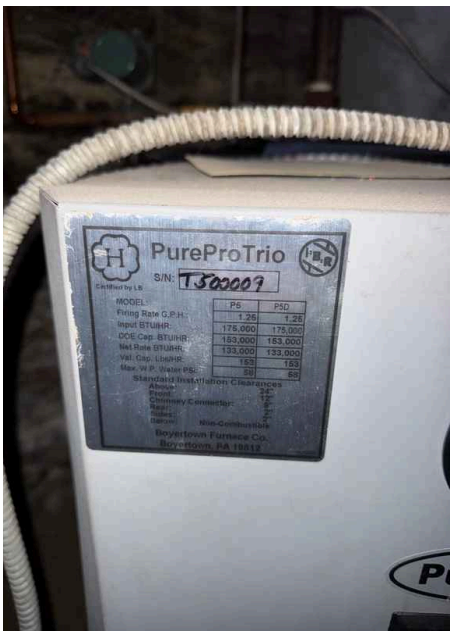
HVAC Distribution Systems: HVAC Distribution Type(s) and Style(s)
Baseboard radiators (hydronic), Window units

Fireplace: Fireplace Type
Conventional

Boilers : Date of Manufacture: Unit 59

Undetermined

I was unable to determine the manufacture date of the PurePro boiler, as the manufacturer does not publicly disclose serial number encoding information. This condition limits the ability to accurately assess the unit's age and remaining service life. I recommend consulting the manufacturer directly to obtain the manufacture date and confirm system age.



Fireplace: Level II Inspection (Chimney)

A **Level II Inspection** (chimney) by a qualified chimney contractor is required for property transfers. This inspection is more detailed than a Level I Inspection and includes a visual inspection by video scanning or other means to examine the internal surfaces and joints of all flue liners. It covers accessible portions of the chimney exterior and interior, including attics, crawl spaces, and basements, and checks for proper clearances from combustibles. No demolition or removal of permanently attached parts of the chimney or building structure is needed for this inspection. I recommend contacting a qualified chimney contractor for a Level II Inspection.

See ***Chimneys, Fireplaces, Vents and Solid Fuel-burning Appliances Code, 2013 (NFPA 211, 2013) Chapter 15.4.1***

Limitations

Styles | Materials | Methods

HEATING INSPECTION LIMITATIONS

The inspection of the heating system will not include an attempt to override heating or cooling temperature limit sensors, operate heating systems when weather conditions or other circumstances may cause equipment damage, or when the electrical or fuel supply to the unit is off. The inspection does not include igniting or extinguishing solid fuel or gas fires, identifying the type of insulation coverings, inspecting humidifiers and electronic air filters, inspecting the interior of flues, or inspecting fireplace insert flue connections. These limitations are in place to ensure safety and prevent potential damage to the heating system.

Styles | Materials | Methods

DISCLAIMER: HVAC SYSTEM AGE IDENTIFICATION

The estimated age of HVAC systems and water heaters in this report is based on visible data plates and serial number decoding using resources from the Building Intelligence Center. This resource offers a widely used and comprehensive reference for identifying manufacture dates across a range of mechanical systems. However, serial number formats can vary by manufacturer and model year, and updates or reissued serial formats may occur.

While every effort is made to provide accurate information, final verification of a system's manufacture date should be obtained directly from the manufacturer or a licensed HVAC professional.

Boilers

BOILER: NO FUEL (OIL)

UNIT 59

I observed the boiler could not be operated due to the oil tank being empty at the time of inspection. This condition prevented evaluation of heating performance and overall system operation. I recommend having the system tested by a qualified HVAC contractor once fuel is restored.

Cooling System(s)

WINDOW A/C UNITS

Window A/C units are outside the scope of this home inspection and were not inspected. I recommend consulting the manufacturer's guidelines or a qualified HVAC technician for any concerns or maintenance needs related to these units.

Observations

9.1.1 Boilers

Safety Hazard

BACKFLOW PREVENTER DISCHARGE PIPE: MISSING

UNIT 59

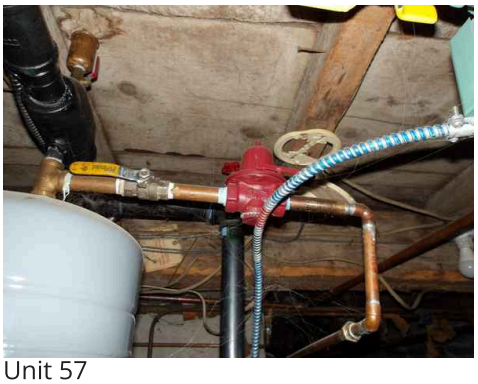
The discharge pipe for the backflow preventer is missing, which can pose a safety concern if the valve releases water. Proper piping helps direct discharge safely away from equipment and living areas. I recommend installation of an appropriate discharge pipe by a licensed plumber.

9.1.2 Boilers

Repair or Replace

BACKFLOW PREVENTER: MISSING

A backflow preventer is not present where typically required, such as on exterior hose bibs or irrigation systems. The absence of this device can allow contaminated water to enter the potable water supply. I recommend installation of an appropriate backflow preventer by a licensed plumber to ensure water system protection.


Unit 57


Example

9.1.3 Boilers

ZONE VALVE: CORRODED

Repair or Replace

UNIT 59

Corrosion was observed on the zone valve, likely due to moisture exposure or age-related deterioration. This condition may impair valve operation and affect heating zone performance. I recommend evaluation and replacement of the corroded valve by a licensed HVAC or plumbing contractor to ensure proper system function.

9.1.4 Boilers

VENT PIPE: MISSING VENT PLUGS

Repair or Replace

BOTH BOILER VENTS

One or more vent pipe cleanout or test ports are missing the required plugs, leaving openings in the system. These gaps can allow the escape of sewer gases or compromise venting performance. I recommend installing proper vent plugs by a licensed plumber to ensure system integrity and safety.

9.1.5 Boilers

VENT FLUE: CORROSION

Repair or Replace

UNIT 59

Corrosion was observed on the boiler vent flue, indicating prolonged exposure to moisture or combustion byproducts. Continued deterioration may affect venting performance and poses a potential safety concern. I recommend evaluation and repair or replacement by a licensed HVAC or plumbing contractor to ensure safe and effective exhaust ventilation.

9.1.6 Boilers

Repair or Replace

BOILER SURROUNDING PLUMBING: CORRODED

I noted corrosion on the plumbing around the boiler. Corroded pipes and fittings can lead to leaks, reduced system efficiency, or eventual failure. I recommend repair or replacement of the affected plumbing by a qualified plumber or HVAC technician to maintain safe and reliable operation.

Unit 59

9.1.7 Boilers

Repair or Replace

CIRCULATOR PUMP: CORRODED

UNIT 59

I noted visible corrosion on the circulator pump. Corrosion can lead to leaks, reduced efficiency, or eventual failure of the pump. I recommend repair or replacement by a qualified HVAC technician to maintain proper heating system performance.

9.1.8 Boilers

Repair or Replace

MAGNETIC FILTER: LEAKING

UNIT 57

I observed the magnetic filter (BoilerMag) is leaking. This component is designed to capture iron oxide sludge and protect the boiler system, and leakage can reduce its effectiveness and contribute to system inefficiency or water loss. I recommend having a qualified HVAC contractor repair or replace the filter to ensure proper operation and system protection.

9.3.1 HVAC Thermostats / Operating Controls

Repair or Replace

THERMOSTAT WIRING: EXPOSED

UNIT 57 2ND FLOOR

I observed exposed thermostat wiring. This condition can be subject to damage and may affect reliable system operation. I recommend having a qualified HVAC contractor properly secure and protect the wiring to ensure safe and durable installation.

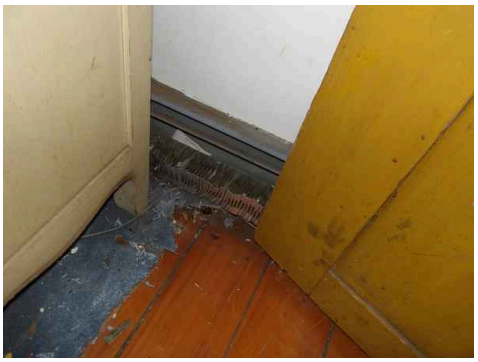
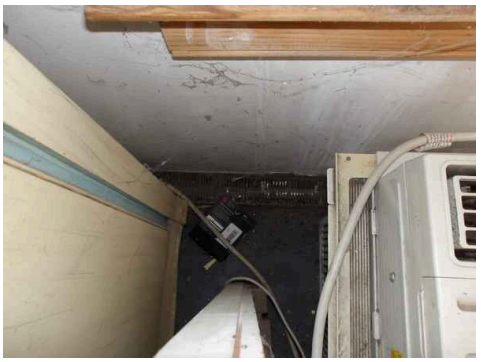
9.4.1 HVAC Distribution Systems

Repair or Replace

MISSING BASEBOARD COVER

UNIT 57 2ND FLOOR

A baseboard cover is missing, leaving the area unfinished and potentially exposing sharp edges or rough surfaces. This condition can detract from the room's appearance and may present a minor safety concern. I recommend installing a new baseboard cover.

9.4.2 HVAC Distribution Systems

Repair or Replace

BASEBOARD RADIATOR: UNSECURED COVERS

The baseboard radiator covers were observed to be unsecured, which could pose a safety risk, especially in high-traffic areas. Loose covers may also lead to accidental damage or reduced efficiency of the heating system. I recommend securing the covers properly to enhance safety and maintain the system's functionality.


Unit 59 2nd Floor

9.4.3 HVAC Distribution Systems

Repair or Replace

BASEBOARD RADIATOR: DAMAGED FINS

UNIT 57 2ND FLOOR

I observed damage to the fins at the baseboard radiator. This condition can reduce heat distribution efficiency and affect overall system performance. I recommend having a qualified HVAC contractor repair or replace the affected components to restore proper operation.

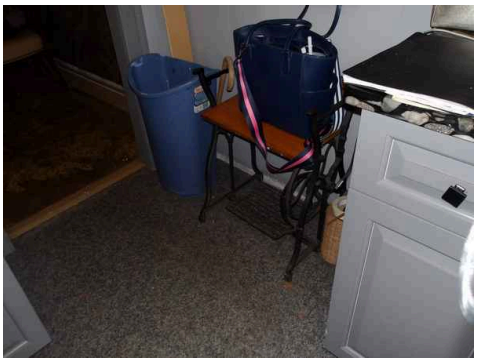

9.5.1 Presence of Installed Heat Source in Each Room

Repair or Replace

INSTALLED HEAT SOURCE MISSING

KITCHEN - UNIT 57

No installed heat source was observed in one or more habitable rooms. This can lead to insufficient heating and discomfort. I recommend a qualified HVAC contractor be contacted to install appropriate heat sources in these areas to ensure adequate heating.



9.6.1 Fireplace

Repair or Replace

SPALLING BRICK IN FIREBOX

I observed that the brick inside the firebox is experiencing spalling, indicating that the bricks are deteriorating and flaking. This condition can worsen with heat exposure, potentially impacting the fireplace's safety and functionality. I suggest having a qualified mason evaluate and repair the firebox to ensure safe operation.

Unit 59 1st Floor

9.6.2 Fireplace

Repair or Replace

CRACKS IN FIREPLACE SURROUND

Cracks were observed at the fireplace surround, which may indicate movement or heat-related stress over time. Left unaddressed, these cracks could expand, potentially affecting the structural integrity or aesthetic appeal of the area. I recommend consulting a qualified mason to assess and repair the cracks as needed.

Unit 59 2nd Floor

9.6.3 Fireplace

Repair or Replace

CRACKED HEARTH

The hearth has visible cracks, which may compromise its structural integrity and heat resistance. Gaps or fractures can allow heat or embers to reach combustible materials, increasing the risk of fire. A qualified masonry contractor should assess the damage and repair or replace the hearth as necessary for safety.


Unit 59 1st Floor


Unit 59 1st Floor

9.6.4 Fireplace

Repair or Replace

RUST AT FIREPLACE DAMPER

UNIT 57 2ND FLOOR

I observed rust on the fireplace damper, which may indicate prolonged moisture exposure or inadequate ventilation. Corrosion can affect the damper's operation, leading to restricted airflow or difficulty opening and closing. I recommend having a qualified chimney professional inspect and address the rust to ensure proper function and prevent further deterioration.

9.6.5 Fireplace

Repair or Replace

FIREPLACE SURROUND: SEPARATED HEADER

A separation was noted at the header of the fireplace surround, which may indicate settling, improper installation, or structural movement. This gap could worsen over time and affect the stability or appearance of the surround. I recommend having a qualified contractor assess the separation and perform any necessary repairs to ensure proper support and alignment.


Unit 59 2nd Floor


Unit 57 1st Floor

10: BATHROOM(S) - UNIT 57

		IN	OB	NP	NI
10.1	Bathroom Sink(s)		X		
10.2	Toilet(s)		X		
10.3	Shower(s)		X		
10.4	Bathtub(s)		X		
10.5	Bathroom Venting Systems		X		
10.6	Bathroom Electrical		X		

IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

Information

Bathroom Type(s) and Style(s)
Full bathroom, Half bathroom (powder room)

Bathroom Venting Systems:
Bathroom Ventilation Type(s)
Ceiling exhaust fan (ducted), No ventilation

Observations

10.1.1 Bathroom Sink(s)

Repair or Replace

LOW FLOW

1ST FLOOR

The sink fixture has noticeably low water flow, likely due to a clogged aerator, debris buildup, or internal component wear. Restricted flow can reduce functionality and may indicate minor plumbing issues. I recommend cleaning the aerator first, and if the issue persists, having the fixture evaluated by a licensed plumber.

10.1.2 Bathroom Sink(s)

Repair or Replace

SINK FAUCET: DRIPPING

1ST FLOOR

I observed the bathroom sink faucet continues to drip after being shut off. This condition can lead to water waste and may indicate worn internal components. I recommend having a qualified plumbing contractor repair or replace the faucet to restore proper shutoff.

10.1.3 Bathroom Sink(s)

Repair or Replace

SINK: CORRODED BASKET ASSEMBLY

1ST FLOOR

I observed corrosion at the bathroom sink basket assembly. This condition can lead to leakage, restricted drainage, and continued deterioration over time. I recommend having a qualified plumbing contractor replace the basket assembly to ensure proper function and prevent leaks.

10.1.4 Bathroom Sink(s)

Repair or Replace

SINK DWV: CORROSION

I observed corrosion at the bathroom sink drain, waste, and vent (DWV) piping. This condition indicates ongoing corrosion that may lead to leaks or reduced pipe integrity over time. I recommend having a qualified plumbing contractor evaluate and address the affected piping to prevent further deterioration.

10.1.5 Bathroom Sink(s)

Repair or Replace

SINK CONTROLS: LEAKING

2ND FLOOR

I observed leakage at the sink control valves. This condition can lead to water damage, increased utility costs, and further deterioration of plumbing components over time. I recommend having a qualified plumbing contractor repair or replace the leaking controls to restore proper operation.

10.1.6 Bathroom Sink(s)

Repair or Replace

SINK SUPPLY PLUMBING: CORRODED

2ND FLOOR

I observed oxidation and corrosion at the sink supply plumbing. This condition can lead to restricted flow or potential leakage over time. I recommend having a qualified plumbing contractor evaluate and replace the affected components to ensure reliable operation.


10.2.1 Toilet(s)

Repair or Replace

LOOSE AT BASE

2ND FLOOR

The toilet is loose at the base, which may indicate a compromised wax seal or unsecured mounting bolts. Movement at the base can lead to leaks and damage to the subfloor over time. I recommend securing the toilet and inspecting the seal by a licensed plumber.

10.2.2 Toilet(s)

Repair or Replace

TOILET SUPPLY/ESCUTCHEON: CORRODED

1ST FLOOR

I observed corrosion at the toilet supply line and escutcheon. This condition indicates ongoing moisture exposure and may lead to leakage or further deterioration over time. I recommend having a qualified plumbing contractor replace the affected components to ensure a secure and reliable connection.


10.2.3 Toilet(s)

Repair or Replace

TOILET: IMPROPER BASE SUPPORT

UNIT 57 2ND FLOOR

I observed a gap at the base of the toilet with shimming present. This condition may indicate the fixture is not fully supported and can lead to movement or seal failure over time. I recommend having a qualified plumbing contractor properly reset and secure the toilet to ensure a stable and watertight installation.

10.3.1 Shower(s)

Repair or Replace

SHOWER HOSE: LEAKING

2ND FLOOR

I observed that the shower hose is leaking during operation. A leak can lead to water waste and potential moisture damage to surrounding areas. I recommend replacing or repairing the hose by a qualified plumber to restore proper function and prevent further issues.

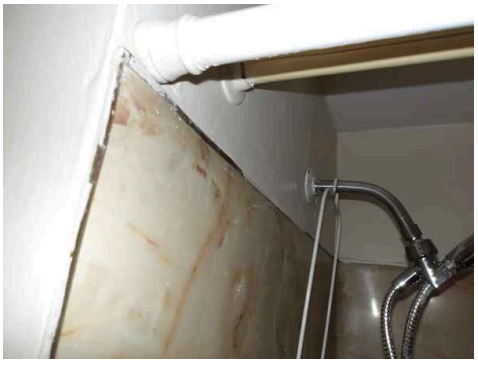
10.3.2 Shower(s)

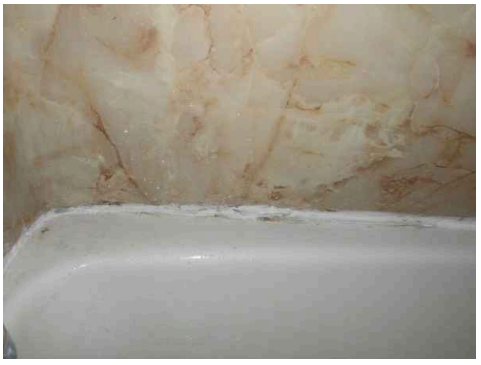
Repair or Replace

SHOWER ENCLOSURE: IMPROPER INSTALLATION

UNIT 57 2ND FLOOR

I observed the shower enclosure has excessive caulking and is warped away from the wall. This condition can allow water intrusion and indicates improper installation or deterioration of the enclosure. I recommend having a qualified contractor repair or replace the enclosure to restore a proper watertight fit.





10.4.1 Bathtub(s)

Repair or Replace

TUB STOPPER: MISSING

2ND FLOOR

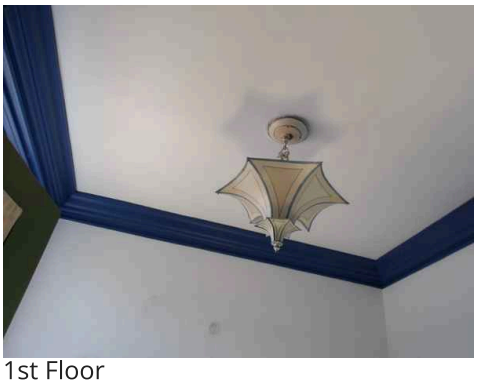
I observed the bathtub stopper is missing. This condition prevents the tub from holding water during normal use. I recommend having a qualified plumbing contractor install a proper stopper to restore functionality.

10.5.1 Bathroom Venting Systems

Repair or Replace

MISSING BATHROOM VENT SYSTEM

Bathroom vent system(s) were not present at the time of the inspection. The purpose of a bathroom vent is to remove moisture, humidity, and odors from the bathroom.



1st Floor

10.5.2 Bathroom Venting Systems

Repair or Replace

INOPERABLE BATHROOM VENT

The bathroom vent did not operate at the time of the inspection. The purpose of a bathroom vent is to remove moisture, humidity, and odors from the bathroom.

10.6.1 Bathroom Electrical

Safety Hazard

GFCI PROTECTION: MISSING

I observed GFCI protection is not present at one or more bathroom outlets. This condition increases the risk of electrical shock in wet locations and does not meet modern safety standards. I recommend having a qualified licensed electrician install GFCI-protected outlets to improve safety.

10.6.2 Bathroom Electrical

Safety Hazard

REVERSE POLARITY

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. I recommend licensed electrician evaluate & repair.

11: KITCHEN(S) - UNIT 57

		IN	OB	NP	NI
11.1	Kitchen Faucet & Sink	X			
11.2	Cabinets & Drawers	X			
11.3	Countertops	X			
11.4	Dishwasher		X		
11.5	Range & Oven		X		
11.6	Garbage Disposal			X	
11.7	Built-in Microwave	X			
11.8	Kitchen Venting System	X			
11.9	Kitchen Electrical	X			

IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

Information

Cabinets & Drawers: Cabinet Material(s)
Thermofoil

Countertops: Countertop Material(s)
Manufactured Stone

Range & Oven: Range/Oven Style(s)
Freestanding range

Range & Oven: Range/Oven Energy Source
Electric

Kitchen Venting System: Kitchen Ventilation Type(s)
Over-the-range microwave (recirculating)

Kitchen Appliances: Inspection Method

I operate the built-in kitchen appliances using normal controls to verify basic function, such as running water through fixtures, energizing heating elements, and testing standard cycles where accessible. This evaluation is limited to confirming that the appliances respond and perform at a basic level during the inspection. This is not a comprehensive performance test, and I recommend further evaluation by a qualified appliance technician if concerns arise.

Limitations

Styles | Materials | Methods

EXCLUDED APPLIANCES

Please note that the inspection does not include the evaluation of certain household appliances. The following appliances are specifically excluded from the scope of this inspection: Refrigerators, Freezers, Portable Microwave Ovens, Washer machines, and Dryer machines.

These appliances are excluded as their functionality and condition can vary greatly depending on usage, age, and maintenance practices, which are beyond the standard inspection parameters. Homeowners are encouraged to separately assess these appliances for their operational status and potential maintenance needs.

Observations

11.4.1 Dishwasher

Repair or Replace

HIGH LOOP

I observed that the dishwasher drain lacks a high loop or air gap, which helps prevent wastewater from backflowing into the dishwasher. This can lead to contamination and affect the appliance's performance. I recommend having a qualified plumber install a high loop or air gap in the drain line to ensure proper drainage and prevent potential backflow issues.

11.5.1 Range & Oven

Repair or Replace

RANGE BURNER: DIRTY

I observed the glass burner on the range requires cleaning. This condition can affect burner performance and heat distribution during use. I recommend cleaning the burner surface to maintain proper operation and appearance.

12: INTERIOR SPACES, FEATURES, & FINISHES - UNIT 57

		IN	OB	NP	NI
12.1	Doors		X		
12.2	Floors		X		
12.3	Walls		X		
12.4	Ceilings		X		
12.5	Steps, Stairways & Railings		X		

IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

Information

Interior Door Style(s) and Material(s)
Solid wood door

Floor Covering Style(s) and Material(s)
Hardwood (solid), Vinyl plank flooring (LVP/LVT), Linoleum, Canvas (painted)

Interior Wall Finish Style(s) and Material(s)
Drywall (painted), Plaster (smooth), Lath and plaster, Wainscoting (wood)

Ceiling Finish Style(s) and Material(s)
Drywall (painted), Plaster (smooth)

Interior Finishes

Interior finishes are not evaluated as part of the primary scope of this inspection. Any comments provided are general in nature and are not intended to be an exhaustive assessment of all cosmetic or finish-related conditions.

Doors: Historic Latch Hardware

I observed historic latch-style hardware installed at interior doors. This type of hardware is typical for older homes and may differ from modern latching systems in function and ease of use. I recommend maintaining and adjusting the hardware as needed to ensure proper operation and usability.

Observations

12.1.1 Doors

Repair or Replace

MISSING DOOR(S)

2ND FLOOR BATHROOM CLOSET

One or more interior doors are missing.

12.1.2 Doors

Repair or Replace

INTERIOR DOOR THRESHOLD: WORN

1ST FLOOR

I observed the interior door threshold is worn. This condition can affect the transition between rooms and may lead to further deterioration with continued use. I recommend having a qualified contractor repair or replace the threshold to restore a smooth and durable surface.

12.2.1 Floors

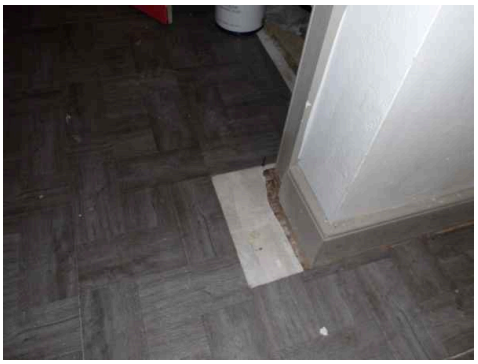
Repair or Replace

VINYL TILE: IMPERFECTIONS IN INSTALLATION

UNIT 57 2ND FLOOR

The vinyl tile flooring shows installation imperfections, such as uneven gaps or misaligned tiles. While not affecting function, these flaws detract from the overall appearance and may lead to premature wear. I recommend correction by a qualified flooring contractor if improved finish quality is desired.



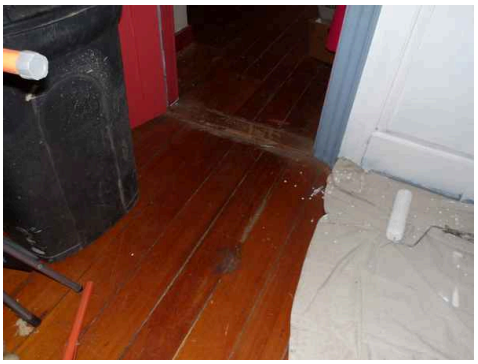
12.2.2 Floors

Repair or Replace

WOOD FLOORING: AGED AND WORN CONDITION

The historic wood floors show signs of age-related wear, including surface irregularities and finish deterioration. While still functional, the condition suggests deferred maintenance and may affect appearance or durability over time. I recommend having a qualified flooring contractor assess the floors and perform any needed restoration or refinishing.



12.2.3 Floors

Repair or Replace

KITCHEN FLOORING: WORN AND DIRTY

I observed the kitchen laminate flooring is worn and soiled from foot traffic. This condition affects appearance and may indicate surface wear over time. I recommend cleaning and evaluating the flooring for repair or replacement as needed to restore condition.

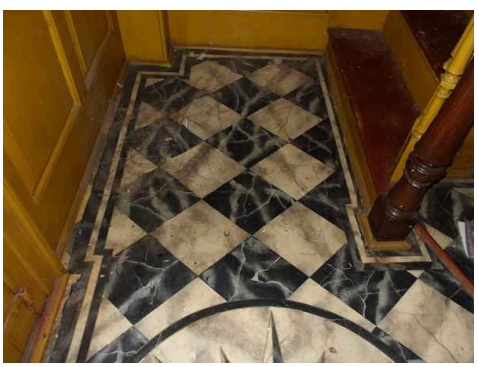
12.2.4 Floors

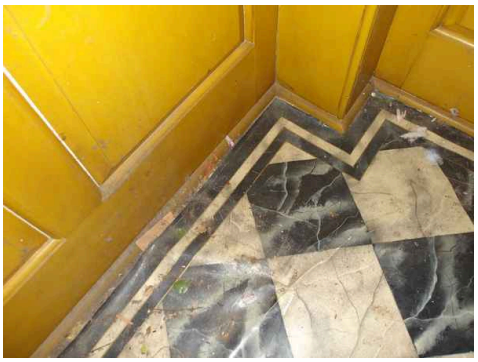
Repair or Replace

CANVAS FLOORING: SIGNIFICANTLY DETERIORATED

I observed the canvas flooring is significantly deteriorated. This condition can affect durability, sanitation, and overall usability of the surface. I recommend having a qualified contractor replace the flooring to restore proper condition and function.








12.3.1 Walls

Repair or Replace

CRACKING ON WALL/CORNERS

I observed cracks at the corners of walls in some areas. These appear to be cosmetic and not indicative if long-term settling. I recommend consulting a qualified drywall contractor to repair or replace.


3rd Floor

12.3.2 Walls

Repair or Replace

INTERIOR WALLS: CRACKED PLASTER

I observed cracking and deterioration of historic plaster at interior wall surfaces. This condition is commonly associated with settlement, humidity changes, and long-term wear. I recommend having a qualified contractor repair the affected areas to restore the finish and prevent further deterioration.


3rd Floor


3rd Floor


3rd Floor

12.4.1 Ceilings

Repair or Replace

CEILING: STAIN(S) PRESENT AND MICROBIAL ORGANISMS

2ND FLOOR BATHROOM

Staining was observed on the ceiling surface, and microbial organisms present, but no signs of an active leak were detected at the time of inspection. This area is below the flat roof and is suspected to be beyond life expectancy, but I was unable to observe. I recommend having a qualified contractor evaluate the area further and repair or refinish the ceiling as needed.







12.4.2 Ceilings

PATCHING

Repair or Replace

2ND FLOOR

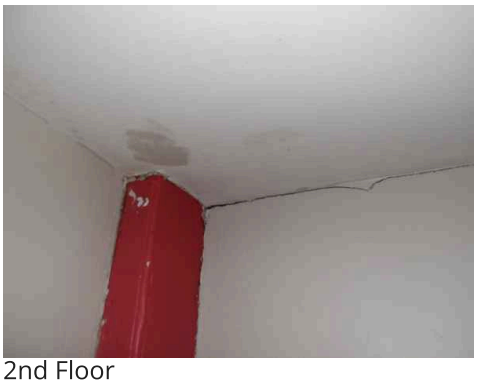
Noticeable patching was observed in one or more locations. I recommend repairing and repainting the affected areas.

12.4.3 Ceilings

CEILING DRYWALL: TAPE BUBBLING OR SEPARATION

Repair or Replace

I observed areas where the drywall tape on the ceiling is bubbling or separating from the surface, likely due to age, humidity, or minor settling. This is a cosmetic condition, but can worsen over time if not repaired. I recommend re-taping and refinishing by a qualified drywall contractor to restore a smooth and uniform appearance.


2nd Floor

12.4.4 Ceilings

Repair or Replace

CEILINGS: CRACKED PLASTER

I observed cracking and deterioration of historic plaster at interior ceiling. This condition is commonly associated with settlement, humidity changes, and long-term wear. I recommend having a qualified contractor repair the affected areas to restore the finish and maintain surface integrity.



3rd Floor

12.5.1 Steps, Stairways & Railings

Repair or Replace

WORN STEPS

The steps were observed to have significant wear, including deterioration of the tread surfaces. I recommend having the steps repaired or resurfaced by a qualified contractor to restore their safety and functionality.


12.5.2 Steps, Stairways & Railings

Repair or Replace

GUARDRAIL BALUSTER: DAMAGED

I observed a damaged baluster at the railing. This condition can compromise the integrity of the guard and may create a safety concern. I recommend having a qualified contractor repair or replace the affected baluster to restore proper safety and support.

12.5.3 Steps, Stairways & Railings

Repair or Replace

LANDING: GAPS AT PLANKS

I observed gaps between the wood planks at the landing surface. I recommend having a qualified contractor evaluate and secure or replace the affected boards to improve stability and durability.

13: BATHROOM(S) - UNIT 59

		IN	OB	NP	NI
13.1	Bathroom Sink(s)		X		
13.2	Toilet(s)	X			
13.3	Shower(s)		X		
13.4	Bathtub(s)		X		
13.5	Bathroom Venting Systems		X		
13.6	Bathroom Electrical	X			

IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

Information

Bathroom Type(s) and Style(s)
Full bathroom, Half bathroom (powder room)

Bathroom Venting Systems:
Bathroom Ventilation Type(s)
Ceiling exhaust fan (ducted), No ventilation

Observations

13.1.1 Bathroom Sink(s)

Repair or Replace

SINK SUPPLY VALVE: CORRODED

I observed corrosion at the sink supply valve. This condition can lead to restricted operation or potential leakage over time. I recommend having a qualified plumbing contractor replace the valve to ensure reliable performance.


2nd Floor


2nd Floor

13.3.1 Shower(s)

Repair or Replace

SHOWER HOSE: LEAKING

I observed that the shower hose is leaking during operation. A leak can lead to water waste and potential moisture damage to surrounding areas. I recommend replacing or repairing the hose by a qualified plumber to restore proper function and prevent further issues.


2nd Floor

13.3.2 Shower(s)

Repair or Replace

SHOWERHEAD: LEAKING

I observed that the showerhead is leaking, indicating a repair or maintenance issue. This condition can lead to increased water usage and may signal worn internal components. I recommend repairing or replacing the showerhead to restore proper function, using a qualified plumber.


3rd Floor


3rd Floor

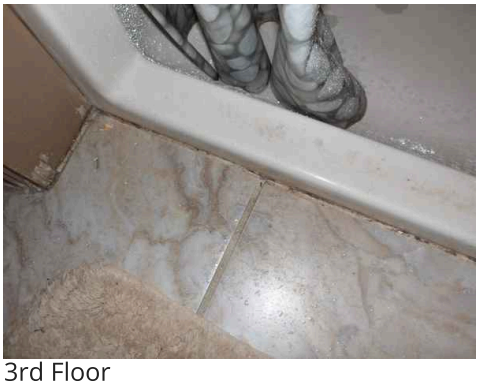
13.3.3 Shower(s)

Repair or Replace

SHOWER CAULKING: DETERIORATED

I observed the shower caulking is deteriorated. This condition can allow water to penetrate behind finished surfaces and lead to moisture-related damage over time. I recommend having a qualified contractor remove and replace the caulking to restore a proper watertight seal.


3rd Floor

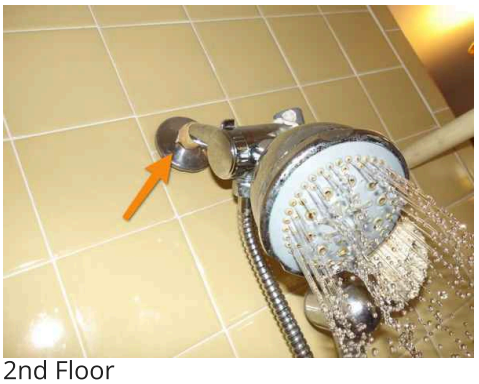

3rd Floor

13.3.4 Shower(s)

Repair or Replace

SHOWERHEAD ARM: TAPE REPAIR

I observed tape has been used at the showerhead arm connection. This condition indicates a temporary repair and may not provide a reliable watertight seal. I recommend having a qualified plumbing contractor properly repair the connection to prevent leakage.



2nd Floor

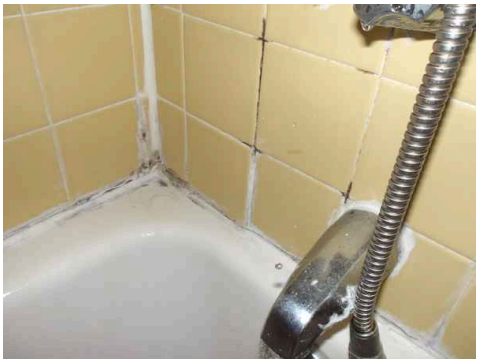
13.3.5 Shower(s)

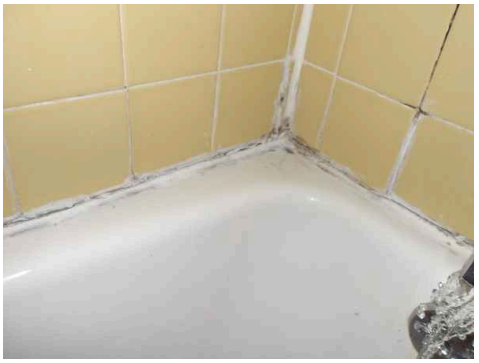
Repair or Replace

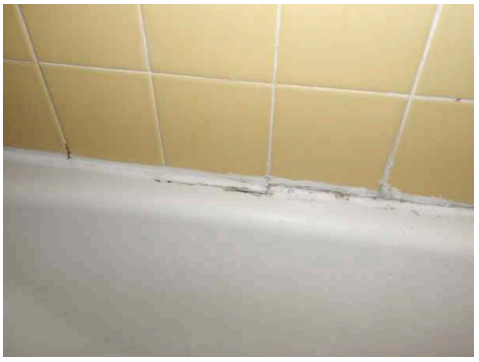
SHOWER TILE: POOR INSTALLATION AND DIRTY GROUT

2ND FLOOR

I observed the shower tile has a poor finish with irregular surfaces and excessive grout, and areas of the grout appear deteriorated and dirty. This condition can allow moisture retention and contribute to ongoing deterioration and unsanitary conditions. I recommend having a qualified contractor repair or replace the affected tile and grout to restore a proper and watertight installation.







13.4.1 Bathtub(s)

Repair or Replace

BATHTUB SPOUT: DAMAGED

I observed the bathtub spout is damaged. This condition can affect proper water flow and may lead to leakage or further deterioration over time. I recommend having a qualified plumbing contractor repair or replace the spout to restore proper function.

2nd Floor

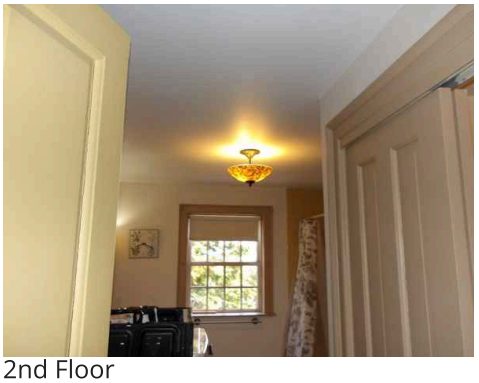
13.5.1 Bathroom Venting Systems

Repair or Replace

MISSING BATHROOM VENT SYSTEM

1ST FLOOR & 2ND FLOOR

Bathroom vent system(s) were not present at the time of the inspection. The purpose of a bathroom vent is to remove moisture, humidity, and odors from the bathroom.



2nd Floor

14: KITCHEN(S) - UNIT 59

		IN	OB	NP	NI
14.1	Kitchen Faucet & Sink		X		
14.2	Cabinets & Drawers		X		
14.3	Countertops	X			
14.4	Dishwasher	X			
14.5	Range & Oven		X		
14.6	Garbage Disposal	X			
14.7	Built-in Microwave		X		
14.8	Kitchen Venting System	X			
14.9	Kitchen Electrical	X			

IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

Information

Cabinets & Drawers: Cabinet Material(s)
Manufactured Wood

Countertops: Countertop Material(s)
Manufactured Stone

Range & Oven: Range/Oven Style(s)
Freestanding range

Range & Oven: Range/Oven Energy Source
Electric

Kitchen Venting System: Kitchen Ventilation Type(s)
Over-the-range microwave (recirculating)

Kitchen Appliances: Inspection Method

I operate the built-in kitchen appliances using normal controls to verify basic function, such as running water through fixtures, energizing heating elements, and testing standard cycles where accessible. This evaluation is limited to confirming that the appliances respond and perform at a basic level during the inspection. This is not a comprehensive performance test, and I recommend further evaluation by a qualified appliance technician if concerns arise.

Limitations

Styles | Materials | Methods

EXCLUDED APPLIANCES

Please note that the inspection does not include the evaluation of certain household appliances. The following appliances are specifically excluded from the scope of this inspection: Refrigerators, Freezers, Portable Microwave Ovens, Washer machines, and Dryer machines.

These appliances are excluded as their functionality and condition can vary greatly depending on usage, age, and maintenance practices, which are beyond the standard inspection parameters. Homeowners are encouraged to separately assess these appliances for their operational status and potential maintenance needs.

Kitchen Faucet & Sink

KITCHEN SINK: FILLED WITH DISHES

I observed the kitchen sink was filled with dishes at the time of inspection. This condition limited visibility and restricted a full evaluation of the sink basin, fixtures, and drainage components. I recommend clearing the area to allow for a more complete inspection if concerns are present.

Observations

14.1.1 Kitchen Faucet & Sink

Repair or Replace

KITCHEN SINK: CORRODED BASKET ASSEMBLY

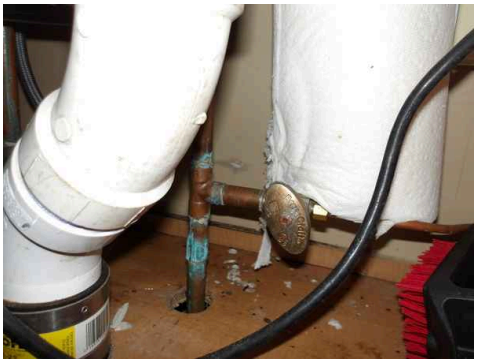
I observed corrosion at the kitchen sink basket assembly. This condition can lead to leakage, restricted drainage, and further deterioration over time. I recommend having a qualified plumbing contractor replace the basket assembly to ensure proper function and prevent leaks.

14.1.2 Kitchen Faucet & Sink

Repair or Replace

KITCHEN SINK SUPPLY VALVE: CORRODED

I observed corrosion at the kitchen sink supply valve. This condition can lead to restricted operation or potential leakage over time. I recommend having a qualified plumbing contractor replace the valve to ensure reliable performance.

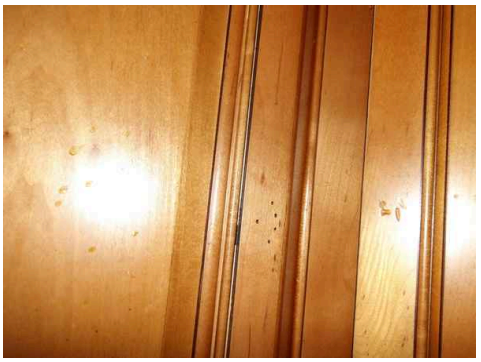


14.2.1 Cabinets & Drawers

Repair or Replace

CABINET SURFACES: PINHOLES OBSERVED

I observed multiple pinholes at cabinet surfaces, with the cause not determined at the time of inspection. This condition appears cosmetic but may indicate wear, material defects, or prior repairs. I recommend monitoring the areas and consulting a qualified contractor if the condition worsens or becomes a concern.

14.5.1 Range & Oven

Maintenance Item

RANGE BURNER: DIRTY

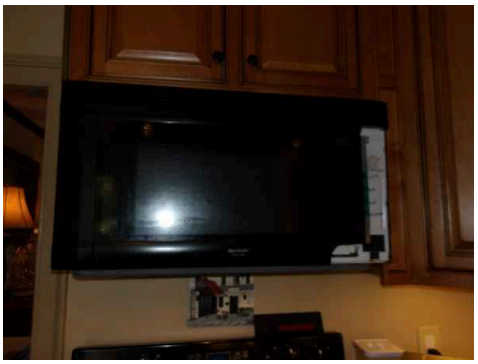
I observed the glass burner on the range requires cleaning. This condition can affect burner performance and heat distribution during use. I recommend cleaning the burner surface to maintain proper operation and appearance.

14.7.1 Built-in Microwave

Repair or Replace

MICROWAVE: DAMAGED CONTROL PANEL

I observed the microwave button control panel is damaged. This condition can affect proper operation and may lead to unreliable input or failure of controls. I recommend having a qualified appliance technician repair or replace the unit to restore proper functionality.




15: INTERIOR SPACES, FEATURES, & FINISHES - UNIT 59

		IN	OB	NP	NI
15.1	Doors		X		
15.2	Floors		X		
15.3	Walls		X		
15.4	Ceilings		X		
15.5	Steps, Stairways & Railings		X		

IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

Information

Interior Door Style(s) and Material(s)
Solid wood door

Floor Covering Style(s) and Material(s)
Hardwood (solid), Ceramic tile

Interior Wall Finish Style(s) and Material(s)
Drywall (painted), Plaster (smooth), Lath and plaster, Wainscoting (wood), Painted Canvas

Ceiling Finish Style(s) and Material(s)
Drywall (painted), Plaster (smooth)

Interior Finishes

Interior finishes are not evaluated as part of the primary scope of this inspection. Any comments provided are general in nature and are not intended to be an exhaustive assessment of all cosmetic or finish-related conditions.

Doors: Historic Latch Hardware

I observed historic latch-style hardware installed at interior doors. This type of hardware is typical for older homes and may differ from modern latching systems in function and ease of use. I recommend maintaining and adjusting the hardware as needed to ensure proper operation and usability.

Observations

15.1.1 Doors

Repair or Replace

CRACKED/SPLIT DOOR

1ST FLOOR

I observed a crack or split in one of the doors, which may impact its appearance and could worsen over time with regular use. Left unattended, the damage may affect the door's functionality or stability. I recommend consulting a carpenter or door specialist to evaluate repair or replacement options.


15.2.1 Floors

Repair or Replace

CRACKED TILE

Cracked tiles were noted in one or more locations. I recommend consulting a tile contractor to repair or replace.

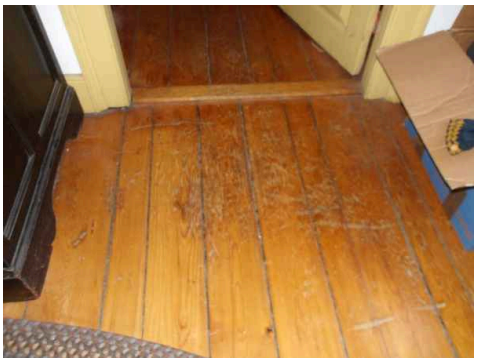

1st Floor Bathroom

15.2.2 Floors

Repair or Replace

WOOD FLOORING: AGED AND WORN CONDITION

The historic wood floors show signs of age-related wear, including surface irregularities and finish deterioration. While still functional, the condition suggests deferred maintenance and may affect appearance or durability over time. I recommend having a qualified flooring contractor assess the floors and perform any needed restoration or refinishing.






15.2.3 Floors

Repair or Replace

HARDWOOD FLOORING: SPLITTING

I observed splitting in sections of the hardwood flooring. This condition can result from age, dryness, or environmental changes and may worsen over time. I recommend having a qualified flooring contractor evaluate and repair the affected areas to maintain durability and appearance.

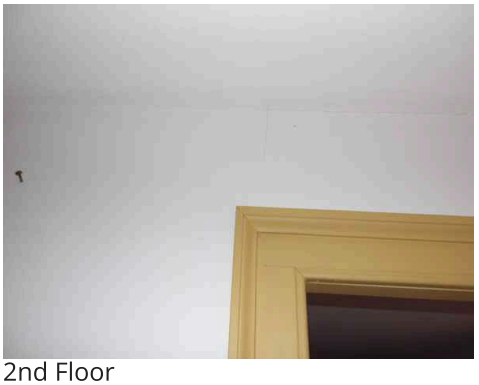
3rd Floor

15.3.1 Walls

Repair or Replace

CRACKING ON WALL/CORNERS

I observed cracks at the corners of walls in some areas. These appear to be cosmetic and not indicative if long-term settling. I recommend consulting a qualified drywall contractor to repair or replace.



2nd Floor

15.4.1 Ceilings

Repair or Replace

CRACKING PLASTER AT CEILING

Cracking was noted in the plaster, which appears to be a cosmetic issue rather than a structural concern. This condition can detract from the appearance of the interior but does not typically compromise functionality. I recommend having a painting or drywall professional repair the cracks to improve the aesthetics of the space.


2nd Floor

15.4.2 Ceilings

Repair or Replace

CEILING: ACTIVE LEAK

3RD FLOOR NEAR CHIMNEY

I observed active water leakage at the ceiling. This condition can lead to ongoing damage to finishes and structural components if not addressed promptly. I recommend having a qualified contractor identify and repair the source of the leak and restore the affected areas.



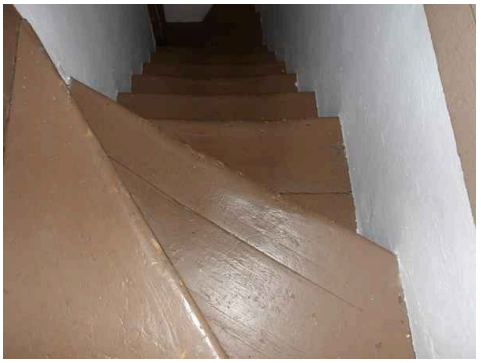
15.5.1 Steps, Stairways & Railings

Repair or Replace

STAIR TREADS: WORN AND DISHED

3RD FLOOR

I observed the historic wood stair treads are dished from prolonged foot traffic. This condition can affect footing stability and may increase the risk of slips or trips over time. I recommend having a qualified contractor evaluate and repair or refinish the treads to improve safety and durability.

15.5.2 Steps, Stairways & Railings

Repair or Replace

LANDING: GAPS IN PLANKS

I observed gaps between the wood planks at the landing surface. I recommend having a qualified contractor evaluate and secure or replace the affected boards to improve stability and durability.

Unit 59 South

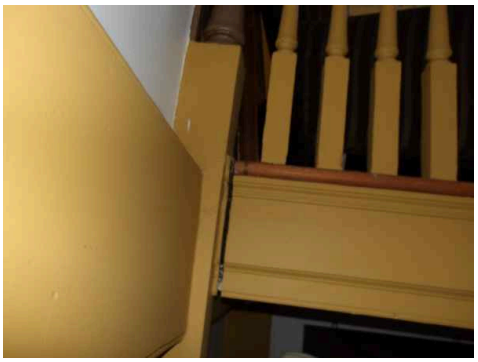
15.5.3 Steps, Stairways & Railings

Repair or Replace

STAIR HALLWAY: SEPARATION NOTED

2ND FLOOR

I observed the stair hallway wall is separating from the adjacent wall surface. This condition may indicate movement or settling and can lead to further cracking or finish deterioration over time. I recommend having a qualified contractor evaluate and repair the area to restore proper alignment and stability.



16: INSULATION & VENTILATION

		IN	OB	NP	NI
16.1	Insulation in Unfinished Spaces		X	X	
16.2	Ventilation in Unfinished Spaces	X			
16.3	Dryer Venting System	X			

IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

Information

Attic Insulation Style(s) and Material(s)
No insulation present

Basement/Crawlspace Insulation Style(s) and Material(s)
No insulation present

Attic Ventilation Type(s)
Windows

Basement/Crawlspace Ventilation Type(s)
Basement windows (hopper-style)

Dryer Venting Style(s) and Material(s)
Rigid metal duct (aluminum), Flexible foil duct

Insulation Standards

Insulation levels are specified by R-Value. R-Value is a measure of insulation's ability to resist heat traveling through it. The higher the R-Value the better the thermal performance of the insulation. The table **at energystar.gov** shows what levels of insulation are cost-effective for different climates and locations in the home.

Limitations

Ventilation in Unfinished Spaces

AIR CLEANERS AND FILTRATION SYSTEMS OUTSIDE SCOPE

The inspection does not include the assessment or evaluation of air cleaners or filtration systems. These systems, while beneficial for air quality and health, fall outside the scope of a standard home inspection. I recommend consulting the manufacturer's specifications or a qualified professional for detailed information and servicing of such equipment.

Observations

16.1.1 Insulation in Unfinished Spaces

Repair or Replace

INSUFFICIENT INSULATION BY MODERN STANDARDS

The insulation in the home does not meet modern R-value requirements, which can result in reduced energy efficiency and greater heat loss. This condition may lead to higher heating and cooling costs and decreased comfort. I recommend consulting a qualified insulation contractor to evaluate the current insulation and upgrade it to meet modern energy standards.

17: REGULATORY INFORMATION

Information

Purpose of Item Ratings

The item ratings in this report are intended to help clients quickly understand the condition of each system or component at the time of the inspection, based on my professional evaluation. While these ratings are not required, I include them to enhance clarity and assist in prioritizing maintenance, repair, or safety decisions. Each rating—whether Inspected, Observation, Not Present, or Not Inspected—is paired with detailed commentary to explain the condition, its potential implications, and the appropriate course of action.

List of Item Ratings

I = Inspected (Satisfactory) - This rating means the system or component was evaluated and found to be in satisfactory condition at the time of inspection. “Satisfactory” indicates the item was functioning as intended with no visible deficiencies or concerns that require immediate attention. No action is needed beyond routine homeowner care.

O = Observation - This indicates a defect or concern was observed, and an action—such as maintenance, repair, or replacement—is recommended. Observations fall into one of three categories:

- Maintenance Issues – Minor conditions that require regular upkeep to preserve function and appearance. Left unaddressed, these can lead to more serious problems over time.
- Repair or Replace Issues – Functional defects that affect performance or reliability. These issues require corrective work to restore proper operation and prevent further damage.
- Safety Issues – Conditions that pose a risk to personal safety or property. These require prompt action to reduce hazards such as fire, electrical shock, gas leaks, or structural failure.

Each observation in the report is explained with a short narrative that outlines the concern, its implications, and a clear recommendation for resolution.

NP = Not Present - This means the system or component was not installed in the home or was not required for this type of property. No further action is necessary.

NI = Not Inspected - This rating indicates the system or component was not evaluated due to access restrictions, utility shutoffs, weather conditions, or other limitations. Comments are included to explain why the item could not be inspected and whether further review is recommended.

Report is Not a Compliance Document

This inspection report is not a legal compliance document, appraisal, or code compliance certification; it is an informational tool designed to help clients understand the condition of the home at the time of the inspection. While not required for the purchase of a home, the report provides valuable insight to support informed decisions and responsible homeownership. My role is to evaluate the accessible systems and components and clearly communicate any concerns so you can proceed with clarity and confidence.

I do not verify property boundaries, easements, zoning, flood zones, or land use restrictions. I recommend obtaining a survey and reviewing municipal records, including permits and approvals for past work. Unpermitted or incomplete work may result in additional cost or responsibility.

This Is Not a Pass/Fail Inspection

A home inspection is not a test that a property passes or fails. Instead, it is an objective evaluation designed to give you clear, reliable information about the home's current condition. The findings in this report are intended to support your decision-making process—not to advise for or against the purchase.

Hiring Qualified or Licensed Contractors

Any repairs or improvements should be performed by contractors who are properly licensed, insured, and experienced in their respective trades. Always obtain documentation of completed work, including a detailed invoice, scope of services, license number, and contact information. Keeping thorough records will serve you well for future maintenance, resale, or warranty claims.

Lifespan Disclaimer

Comments regarding the expected lifespan of systems or components are based on industry standards, manufacturer information, and general building practices. These estimates are intended for informational and planning purposes only and should not be interpreted as precise predictions or guarantees. Actual service life may vary due to factors such as material quality, installation methods, environmental exposure, maintenance practices, and usage conditions. For a more specific understanding of the life expectancy of any given system or component, a qualified and experienced contractor should be consulted.

Photographs and Representation

I include photographs to illustrate typical conditions; however, similar issues may exist in other areas not shown. Not every comment will have an accompanying image, and the presence or absence of a photo does not reflect the importance of the concern. I recommend relying on the written comments for full descriptions of observed conditions.

Seller Disclosure Advisory

I encourage you to ask the seller direct questions about known conditions such as water intrusion, pest activity, hazardous materials, or prior damage. While full disclosure may not be required in all cases, sellers are expected to answer truthfully when asked. Gathering this information can provide valuable context beyond the visible scope of the inspection.

Specialized Inspections

Certain items fall outside the scope of this inspection and require evaluation by others. Fire escapes should be reviewed by appropriate specialists, and smoke and carbon monoxide detectors are typically inspected by the local fire department. The seller is generally responsible for coordinating these requirements and completing any necessary corrections.

Workmanship and Safety Advisory

If you undertake repairs or improvements, I advise using proper safety measures and obtaining any required permits. All work performed should comply with applicable local codes and standards to ensure safety and proper installation.

Regulatory Contact Information

For any complaints regarding the home inspection or the home inspector/associate home inspector who performed the inspection, please direct these to the appropriate board.

Massachusetts Division of Occupational Licensure | 1000 Washington Street, Suite 710, Boston, MA 02118 | (617) 701-8600

Rhode Island Contractors Registration and Licensing Board | 560 Jefferson Blvd, Suite 100, Warwick, RI 02886 | (401) 921-1590

Connecticut Department of Consumer Protection | 450 Columbus Blvd. Suite 901, Hartford, CT 06103

Energy Efficiency: Home Energy Audit Policies & Benefits

Energy efficiency resources help homeowners understand available options for improving home performance. A home energy audit can identify areas of energy loss, enhance system efficiency, and lower utility costs when recommended improvements are completed.

Massachusetts Clients can learn more on policy and benefits **HERE** and program(s) **HERE**

Rhode Island Standards of Practice

The Home Inspection was conducted under the rules and regulations of the Rhode Island Contractors Registration and Licensing Board as defined in 440-RICR-10-00-5.

Home Inspection vs. Code Inspection

A home inspection differs from a municipal or building code inspection, which is conducted by a code enforcement officer to ensure compliance with current regulations. Home inspectors do not focus on code requirements because building codes evolve over time and may not apply retroactively to older homes. Instead, this inspection evaluates the overall condition, function, and safety of major systems and components, which extends beyond strict code compliance to assess practical performance and potential concerns for homeowners.

Limitations

Standards of Practice

GENERAL HOME INSPECTION LIMITATIONS (APPLICABLE TO ALL INSPECTIONS)

- Non-Invasive Nature: Home inspections are visual-only and do not involve destructive testing or dismantling systems. Issues hidden behind walls, under floors, or inside components may not be detected.

- Not a Code Compliance Inspection: Inspections do not guarantee that a home meets current building codes, though major violations may be noted. Code requirements vary by jurisdiction and change over time.

- No Guarantees or Warranties: Inspections provide a snapshot of the home's condition at the time of evaluation but do not predict future failures. Components may function correctly during the inspection but fail later.

- Specialized Evaluations May Be Required: Home inspectors may recommend further evaluation by licensed specialists, such as electricians, plumbers, structural engineers, or pest control professionals.