

# HAWKEYE

Home Inspections | Environmental Testing | Energy Audits  
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## Addendum Page

**These items may have been omitted from original written inspection, follow-up items, or areas where further clarification is required. This is to be considered part of the original inspection document.**

**Client:** Jane Smith  
**Address:** ABC Street, Concord, MA 01742

**Date:** 10-29-10  
**Inspector:** Bryan Wilcox



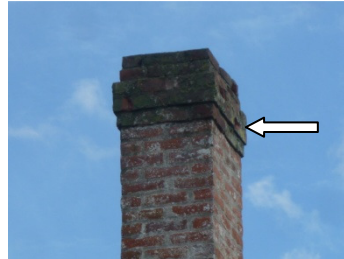
- 1) **Exterior Wood Trim:** There are numerous areas with flaking/chipping paint and visible moisture damage. The significant areas of deterioration include the bottom of the trim boards around the front door, in-between the kitchen sink windows, both the left side and right side of the 2<sup>nd</sup> and 3<sup>rd</sup> floor window trim boards, the top roof line fascia board on the addition/ 3-season porch and trim boards around the entire 3-season screen enclosure. Recommend repairs/replacement of all damaged/deteriorated wood trim.



- 2) **1<sup>st</sup> Floor, Right Side Window:** There are no trim boards installed around the window. The building paper is visible and moisture may be entering the window enclosure. Recommend installing trim boards around this window.



- 3) **Chimneys:** There is minor deterioration of the bricks at the top the right side chimney. Recommend installing a spark screen and caps to prevent excess moisture and pest intrusion.



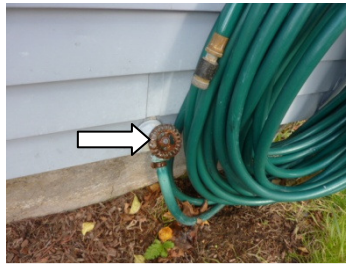
- 4) **Fireplaces:** The three fireplaces do not appear to be functional. The living room fireplace has an electric insert placed in fireplace opening. The 1<sup>st</sup> floor office fireplace is open and the flue does not appear to be lined. The 2<sup>nd</sup> floor bedroom fireplace has insulation stuffed in the opening. Recommend having all three fireplaces further evaluated to determine what is needed for these fireplaces to be safely functional.



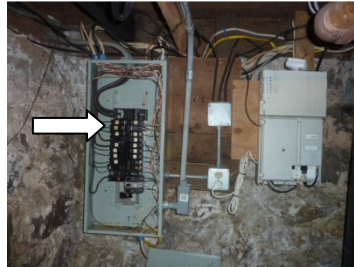
- 5) **Basement Windows:** The basement windows have been partially boarded up. The ground is partially covering the window openings. There is a broken/missing pane of glass at the window beneath the kitchen area. Outside air is flowing freely into the crawlspace beneath this area. Recommend repairs to all basement windows in order to seal the basement and crawlspace areas.



- 6) **Exterior Hose Faucet:** The hose spigot on the driveway side of the home was dripping and leaking. Recommend repairs to stop the leaking.



- 7) **Electric Cable to the Barn:** The cable to the barn is 10ft off the ground. It should be 12ft high as it goes over the driveway.
- 8) **Water Main:** The water main appears to be galvanized pipe. Galvanized piping is known to corrode from inside the pipe and restrict water flow. Functional flow of multiple fixtures was seen on the 2<sup>nd</sup> floor bath and no problem was seen. Monitor as this situation typically get worse with time. The pipe will eventually need to be replaced.
- 9) **Electric Panel:** The cover to the electric panel was lying on the ground at the time of the inspection. This constitutes a safety hazard and this cover should be replaced immediately for safety enhancement.



- 10) **Basement Wood Structure:** There is visible wood destroying insect damage (WDI) along most of the sills in the basement area. Most of the beams and joists also have visible damage. The damage appears to have been caused by powder post beetles, although minor termite activity was also noted. Recommend having the wood structure treated for WDI. Note: The damage to the wood appears to be primarily on the surface, but only a structural engineer can determine if the structure has become structurally deficient. At minimum, some areas of the sill will probably require replacement. The wood columns are not properly footed but appear to be adequate.

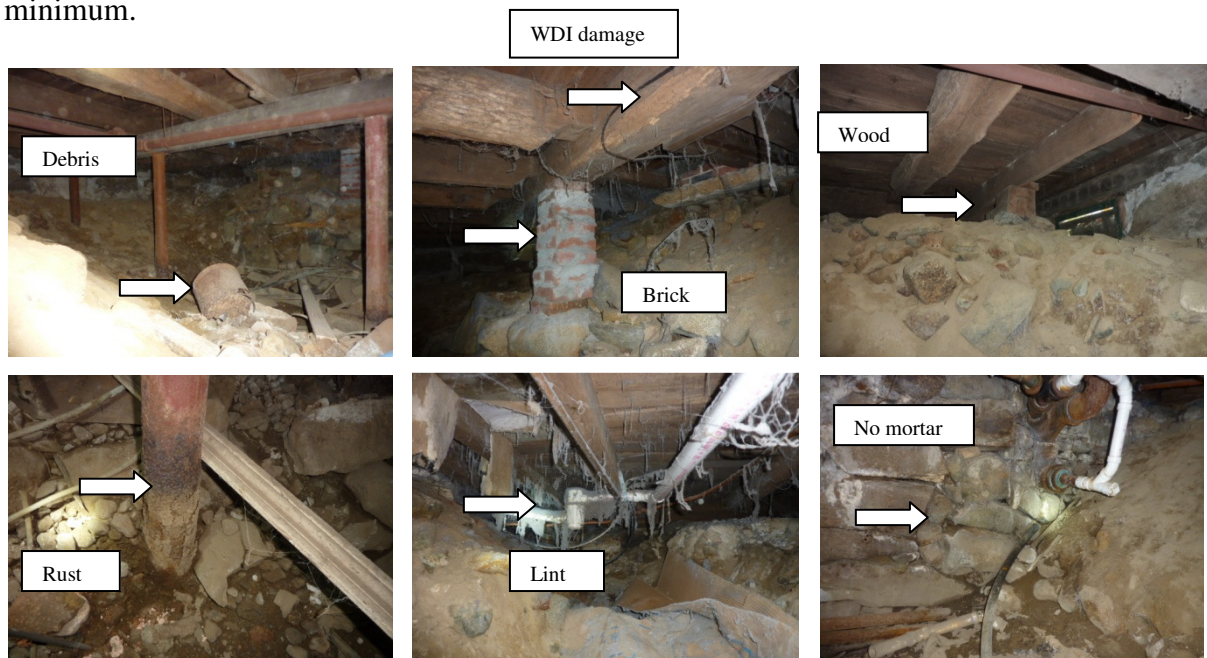


- 11) **Basement Stairs:** The basement stairs are considered a safety hazard due to the lack of railings and balusters. Recommend repairs for safety enhancement.

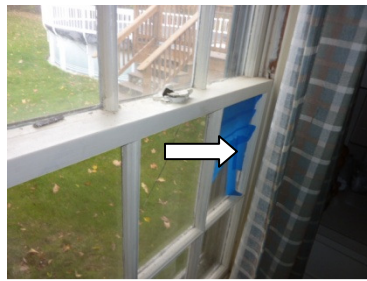


- 12) **Sump Pit:** There is a sump pump pit but no pump is present. A granite and stone foundation typically have seepage during times of heavy precipitation. Monitor and install sump pump if needed.

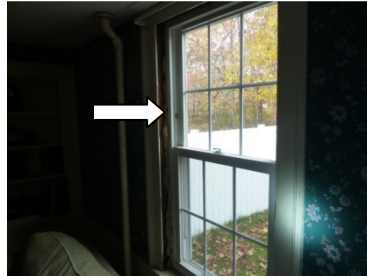
- 13) **Crawlspace:** The crawlspace has a lot of construction debris. Some of the stone foundation does not have mortar. The steel support columns are hollow and have visible rust and deterioration. There were a couple of improper/inadequate supports (bricks and wood) to the floor joist system. There is a tremendous amount of lint in the crawlspace. The dryer vent appears to be discharging into the crawlspace. The window to this area is missing and outside air is freely entering the crawlspace. Recommend mortaring all areas of the stone foundation. Recommend scraping/painting steel support columns. Recommend removal of all construction debris and unnecessary stones. Recommend sealing the window to prevent potential freezing of the pipes in the winter. Recommend installing a vapor barrier on the floor to seal area from soil gas (water vapor). Recommend relocating the dryer vent to an exterior location. Note: Recommend running a properly sized dehumidifier in the area to keep moisture levels to a minimum.



- 14) **Windows:** There are two different window types on the property. There are newer, double hung, double pane, vinyl replacement windows. These all were serviceable. The older wooden windows all have significant chipping/flaking of paint and glazing. Many of the sash cords were broken and a few windows had broken glass. Recommend repairs to all old wooden windows to restore proper function and condition.



- 15) **1<sup>st</sup> Floor Office Window:** There is not finish detail and trim around the interior of this window.



- 16) **2<sup>nd</sup> Floor Bathroom Window:** There are noticeable gaps around the vinyl window and wood opening. Recommend sealing the open gap to prevent water intrusion and damage behind the wall.
- 17) **2<sup>nd</sup> Floor Bathroom Tub:** The tub trip plate is missing. Water is probably getting behind the tub each time the shower is used. Recommend installing a tub trip plate.
- 18) **2<sup>nd</sup> Floor Bathroom Exhaust Fan:** The fan improperly vents into the attic area. Recommend extending the vent to the exterior.
- 19) **2<sup>nd</sup> Floor Toilet:** The toilet is loose at the floor. Recommend tightening down the toilet.
- 20) **Attic:** There are a few different types of attic ventilation. There is one gable end vent, one center roof vent, and the back soffit is partially open. Recommend sealing up some of the rear soffit to prevent pests from entering attic area. Recommend installing a second gable vent for proper venting in the attic.
- 21) **Wood Flooring:** There are numerous areas of uneven flooring throughout the home. This is common in a home of this age. There is visible deflection at the top of the stairs on the 2<sup>nd</sup> floor. Repairs may be needed to fix the deflection.
- 22) **Floor and Walls:** There are numerous areas with chipping/flaking paint and plaster. Repair as needed.
- 23) **Dishwasher:** The dishwasher is loosely installed and appears to be crooked. Recommend utilizing the high loop method for dishwasher drainage.
- 24) **Oven:** Recommend adding an oven tip clip for safety enhancement.
- 25) **Garage/Barn:** Barn is in a deteriorated condition. The roof is fully deteriorated and water stains were seen in numerous areas in the barn. There are numerous structural beams that are separated and damaged. These will need to be repaired to provide adequate support and for safety enhancement. Note: There is a tremendous amount of the owner belongings in the barn. Only a brief cursory inspection was done in this area.