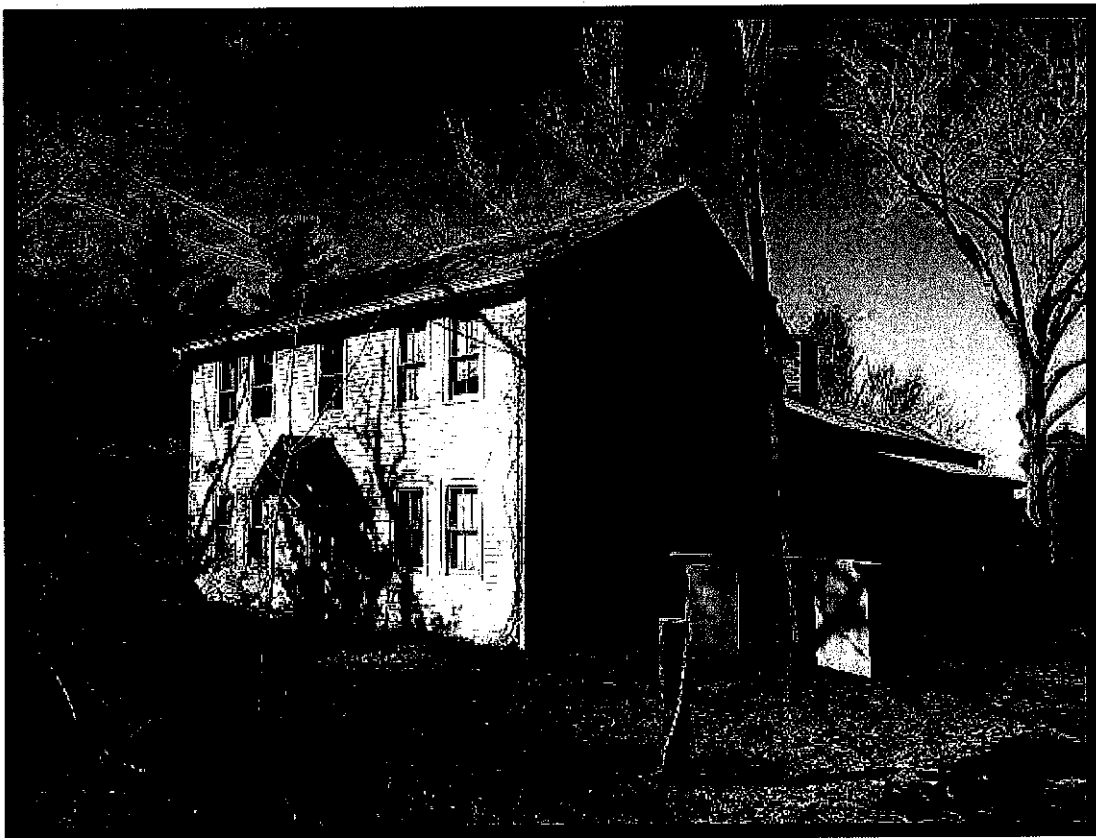


Confidential Inspection Report

1407 Sullivan Ave
South Windsor, CT 06074

Prepared for: John Folger
The Town Of South Windsor CT



Prepared by: Sherwood Inspection Services, LLC



www.sherwoodinspection.com

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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INSPECTION CONDITIONS

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, onsite sewage disposal systems (septic systems and sewage pump/grinder systems), any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; alarms and security systems; central vacuum systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be resolved in the manner set forth in our inspection contract (refer to inspection contract for details). In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Comments used in the report to describe the condition of a system and/or component at the time of the inspection are listed below:

NOTE: A note is used to relay important information or observations to the client which, the inspector feels does not fit into or is not best suited for one of the categories listed below. Notes are an important and integral part of the inspection report and may suggest further evaluation.

FUNCTIONAL: Performs intended function for it's age and condition (Normal wear and tear may be present).

REPAIR: These items either need Immediate Repair because they are unsafe as is, not working as needed or general repair is needed because it is deficient for its intended use. In some cases replacement may be needed.

UPGRADE: Although a system or component may be typical for the age or vintage, upgrades to today's standards are recommended for increased safety or performance. Upgrades may also be suggested for a system or component that does not necessarily, in the opinion of the inspector, need immediate repair and can function as is however would benefit from improvements.

MAINTENANCE: These items generally encompass recommended routine or regular type maintenance and/or repair(s).

AGED: Indicates that a system or component is functioning as is however visual evidence of wear or known age suggests it may be near the end of its intended or expected design life. The system or component may have limited remaining service life, an increased need for repair or replacement, possibly in the near future.

In an effort to ensure that all repairs and evaluations are performed in a safe and proper manner and in accordance with local codes and building practices, it is recommended that qualified, licensed trades people be obtained to perform needed evaluations or repairs as described in the inspection report.

We also recommend that you secure the cost for further evaluation, repair and/or replacement of items identified in the inspection report, by qualified, licensed contractors prior to signing the final purchase and sales agreement in order to determine the financial impact on your investment.

CLIENT & SITE INFORMATION:**INSPECTION DATE:**

April 29, 2015

START TIME:

09:00 AM

CLIENT NAME:John Folger
The Town Of South Windsor CT**INSPECTION SITE:**1407 Sullivan Ave
South Windsor, CT 06074**HOUSE OCCUPIED?**

No - The house is vacant/abandoned.

PEOPLE PRESENT:

John, and two other town employees.

HOME INSPECTOR:

Frank Harmon - CT. Lic. HOI 431, MA. Lic. 709.

COMMENTS:

Scope of Inspection: *This inspection is not a full home inspection. The inspection is a structural inspection only per the client and agreement, to determine condition of the visible structural framing components including the foundation. It should be understood that some concealed defects may be present behind finished surfaces and may be uncovered upon any renovations.*

Photo Notice - Photos within the report are representative and do not depict every instance of a condition or defect.

BUILDING CHARACTERISTICS:**ESTIMATED AGE:**

209.

BUILDING STYLE:

colonial. The building is abandoned and has been since 2005.

STORIES:

2

SPACE BELOW GRADE:

Basement.

CLIMATIC CONDITIONS:**WEATHER:**

Clear.

SOIL CONDITIONS:

Dry.

APPROXIMATE OUTSIDE TEMPERATURE in F:

50-60.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer any warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. It is advised to inquire and obtain roof documentation & history of permits from the previous owner. Ask the seller about the age & history of the roof. Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction

or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and maintenance by a qualified roofing professional to minimize the risk of leakage and to maximize roof life.

Gutters: Routinely monitor gutters during rainfall to ensure they are properly draining. Keep gutters and screens free of clogs, and clean and seal gutters as needed.

Attic Ventilation: Ideally the ventilation should be equally divided 50/50 between the lower portion (eave/soffit) and the upper portion (ridge) of the attic. As warm air and condensation build in the attic, it rises toward the ridge and creates a negative pressure that draws air in from the soffits (&/or from the living space if the attic is not well insulated). When properly balanced, this passive soffit-to-ridge air movement allows the attic to exhaust excess heat and moisture, maintaining temperatures similar to outside conditions. On the other hand, a lack of adequate ventilation can result in excessive heat which increases the risk for ice damming, premature roof shingle deterioration, and moisture build-up which can lead to mold. Monitor conditions within the attic and consult with a qualified roofing or home performance contractor as needed.

ROOF:

STYLE:

Gable.

MATERIAL:

Roofing material was not inspected. Only the roof structure.

ATTIC & ROOF STRUCTURE:

ACCESS TYPE:

There are two attic areas, one above the two story section of the house and one above the one story section of the house. Both attic areas were entered.

ROOF FRAMING & SHEATHING:

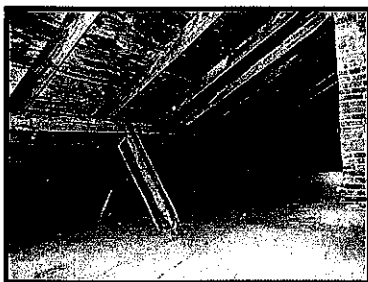
FRAMING TYPE: Wood Rafters, Purlin(s), SHEATHING TYPE: Spaced Plank Sheathing, Plywood
The house is a post and beam structure. Visible posts, beams, rafters and sheathing were inspected.

FRAMING/SHEATHING CONDITION:

UPPER ATTIC: The overall condition of the roof framing in the main attic (two story section of house) appears to be in good condition for the age of the home. The wood framing members and their connections (mortise and tenon and wooden pegs) were in tact and functional. There is one section of resupporting that was done to connect two opposing rafters where the chimney has been removed. This area needs improvement to ensure better connection of the rafters.

REPAIR(LOWER ATTIC): The framing in the attic over the one story section of the house in need of further evaluation and repairs: The following conditions were observed. There is considerable sagging of the ridge line, notably toward the chimney penetration, this appears to be due to improper or poorly attempted repairs where some rafters have been replaced and the ridge not properly supported on either side of the chimney opening. The left side upper wall (when facing the front of the house) is leaning outward which may be due to outward pressure from the rafters, there is damage to the bottom of a couple of vertical posts and the beam below in the rear right attic area. The full extend of damage is unknown due to limitations of flooring and debris on floor.

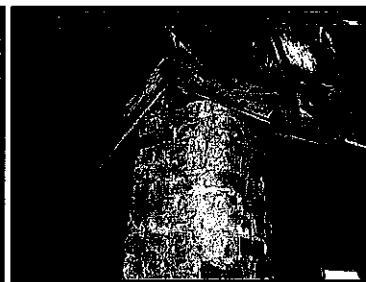
ATTIC PHOTOS:



main attic overview



main attic purlin



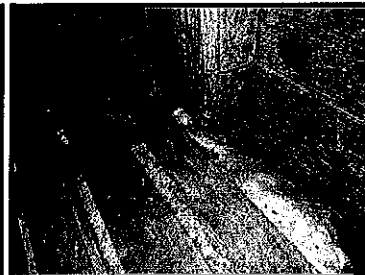
rafter in main attic needs repair



lower attic- insulation covering rafters



lower attic framing



damage to post in attic



split rafter in attic



resupport at ridge

STRUCTURE

Areas of the foundation hidden from view by exterior wall cladding, interior finished walls, ceilings or stored items can not be fully viewed and the condition can not be reported as part of the inspection. Minor settling cracks are typical in most foundations and typically do not represent a structural problem and may not be reported on in this report unless there is evidence of water penetration. If major cracks, larger than typical settling, differential settlement and/or bowing are present, we routinely recommend further evaluation be performed by a qualified structural engineer. All exterior grading should allow for surface and roof water run-off to flow away from the foundation to reduce the potential for moisture intrusion. All concrete floor slabs experience some degree of cracking, which is typical due to shrinkage in the drying process. In many cases floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. We recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

FOUNDATION:

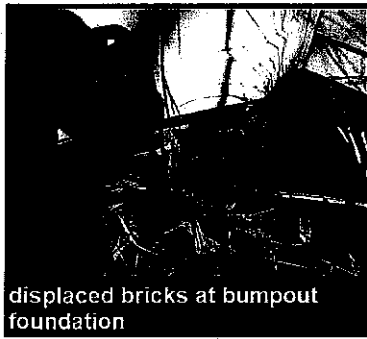
TYPE:

Foundation is a combination of stone(brown stone) and brick.

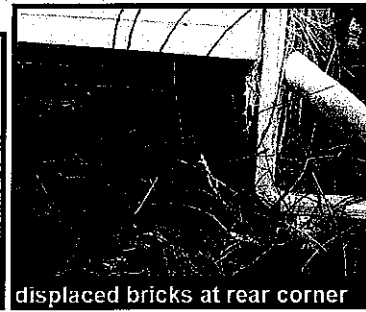
CONDITION:

REPAIR: There are areas of loose, damaged and displaced brick visible from the exterior, notably at the left side bump out and the rear corner of the one story section of the house, the condition of the brick below grade is likely to be in similar or in worse condition. The stone foundation appears to bow inward at the left side of the house (facing front of house), there are loose stones and cracks in the parge coating over the foundation in the basement which indicates settlement/movement in multiple areas. There is wide spread deterioration of the mortar throughout the foundation (stone and brick). I recommend a qualified structural engineer further evaluate and determine full scope of repairs needed and develop a repair plan to know the full scope of work and impact on budget.

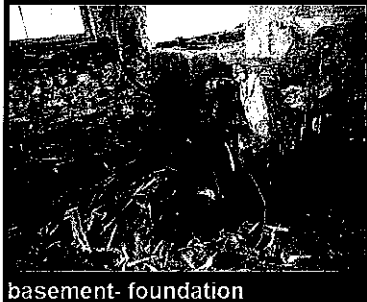
FOUNDATION PHOTOS:



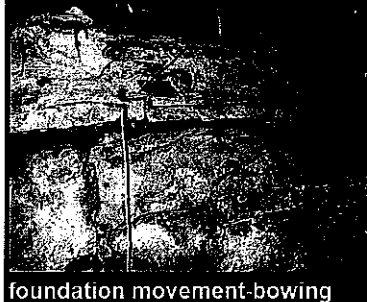
displaced bricks at bumpout foundation



displaced bricks at rear corner



basement- foundation



foundation movement-bowing

STRUCTURAL FRAMING

FLOOR FRAMING:

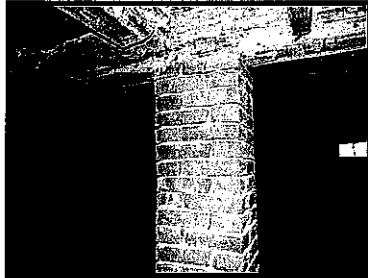
Post and beam type construction. Hand hewn beams and joists. There are large beams (sill beams and girders), floor joists, brick piers, and some wooden and jack screw type columns and supports.

CONDITION:

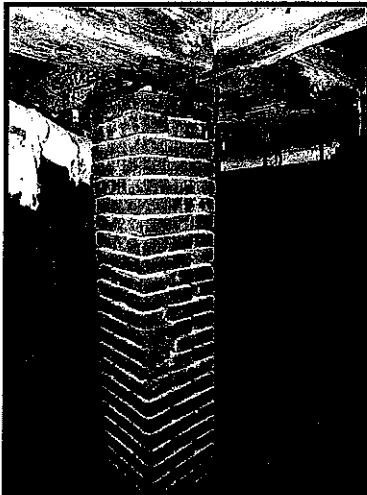
The floors in the front and left side rooms of the house have extreme unevenness. They crown and have significant slope in multiple directions. This is related to movement and damage of the wood framed structure in basement.

REPAIR: This are significant repairs needed to the structural components (wood framing and support piers/columns). The following conditions were observed to the structure in the basement: There is extensive wood destroying insect damage observed to multiple sections of the sill beams and to joist ends, There is significant sagging to beams and joists in multiple areas, Splits, cracks and/or large checks that extend through the joists were observed, Some degree of separation of the mortise and tenon joints at joist to beam connections, The masonry/brick piers all have extensive wear to the mortar joints and some of the bricks have compressed, There are temporary type repairs or resupporting efforts that have been made such as telescoping jack screw columns, and non standard wooden floor support beams. The structural components in the basement are vulnerable to and subject to further movement and deterioration. I recommend a qualified structural engineer fully assess the structural framing and supports in the basement (it makes sense to have this done in conjunction with the foundation, so that the structure as a whole is evaluated) to determine the full scope of repairs needed and develop a repair plan to know the full scope of work and impact on budget.

BASEMENT STRUCTURE PHOTOS:



brick piers deteriorated mortar



brick pier



insect damage to beams



insect damage and compression of beam



crack-check at beam end



insect damage and compression



insect damage to sill beam



insect damage to beam/joist end



cracked joist end

