

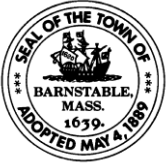
# BARNSTABLE HISTORICAL COMMISSION

**November 17, 2020**

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For questions, please contact Erin Logan, Administrative Assistant  
[erin.logan@town.barnstable.ma.us](mailto:erin.logan@town.barnstable.ma.us) or by telephone at 508.862.4787



## Town of Barnstable

# Barnstable Historical Commission

[www.town.barnstable.ma.us/historicalcommission](http://www.town.barnstable.ma.us/historicalcommission)

### Commission Members

Nancy Clark – Chair • Nancy Shoemaker – Vice Chair • Marilyn Fifield – Clerk  
George Jessop, AIA • Cheryl Powell • Frances Parks • Jack Kay, Alternate

### Administrative Assistant

Erin K. Logan, [erin.logan@town.barnstable.ma.us](mailto:erin.logan@town.barnstable.ma.us)

## AGENDA

**Tuesday, November 17, 2020, 4:00PM**

### Call to Order

### Notice of Recording

Please note that this meeting is recorded and broadcast on Channel 18 and public participation is available through this link <https://zoom.us/j/98316311437> or by dialing 888-475-4499 – Meeting ID: 98316311437 must inquire whether anyone is taping this meeting and to please make their presence known.

The Barnstable Historical Commission Public Hearing will be held by remote participation methods as a result of the COVID-19 state of emergency in the Commonwealth of Massachusetts.

Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be viewed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>
2. Real-time access to the Barnstable Historical Commission meeting and public comment can be addressed by utilizing the Zoom link or telephone number and Meeting ID provided below:

**Link:** <https://zoom.us/j/98316311437>

**Telephone Number:** 888 475 4499 **Meeting ID:** 98316311437

3. Applicants, their representatives and individuals required or entitled to appear before the Barnstable Historical Commission may appear remotely and are not permitted to be physically present at the meeting, and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to [erin.logan@town.barnstable.ma.us](mailto:erin.logan@town.barnstable.ma.us), so that they may be displayed for remote public access viewing.

Copies of the applications are available for review by calling 508-862-4787 or emailing [erin.logan@town.barnstable.ma.us](mailto:erin.logan@town.barnstable.ma.us)

Acting under the provisions of the Code of the Town of Barnstable, §112-1 through §112-7, the Historical Commission will hold a Public Hearing on the following applications. The following Applications have been determined significant and were referred to a Public Hearing:

### Applications

**Luongo, Nicholas & Maryann named buyers in a Purchase & Sales Agreement with Quinlan, Raymond & Morgan, Jane, 222 Fifth Avenue, Hyannis, Map 245, Parcel 133, built 1940**

Full demolition of the main structure; garage to remain

### Other

- Correspondence from the TOB Planning Board – Regulatory Agreement No.2020-01, 77 Pleasant Street, Hyannis
- 2021 Schedule
- Update – Community Preservation Committee
- Historic events open to the public

### Approval of Minutes

None

### Matters not reasonably anticipated by Chair

### Adjournment

**Next Meeting Dates:** December 15, 2020 & January 19, 2021

#### **Please Note:**

The list of matters, are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda.

## MOTIONS & FINDINGS

**Luongo, Nicholas & Maryann named buyers in a Purchase & Sales Agreement with Quinlan, Raymond & Morgan, Jane, 222 Fifth Avenue, Hyannis, Map 245, Parcel 133, built 1940**

Full demolition of the main structure

---

### MOTION 1:

I move that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 222 Fifth Avenue, Hyannis, is a Preferably Preserved Significant Building.

Second the motion

**Vote AYE or NAY:**

**AYE:** will impose 18 month delay

**NAY:** will not impose 18 month delay

**ROLL CALL VOTE:** Nancy Clark, Nancy Shoemaker, Marilyn Fifield, George Jessop, Cheryl Powell, Fran Parks, Jack Kay

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*NEXT CHOOSE ONLY ONE OF THE FOLLOWING VOTES:*

---

### **IF MOTION 1 PASSES (AYE VOTE):**

I move that in accordance with Section 112-3(G), the Barnstable Historical Commission determines that the full demolition of the Preferably Preserved Significant Building located at 222 Fifth Avenue, Hyannis **is** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Second the motion

**An AYE vote determines that the partial demolition IS detrimental – demolition delay is imposed**

**ROLL CALL VOTE:** Nancy Clark, Nancy Shoemaker, Marilyn Fifield, George Jessop, Cheryl Powell, Fran Parks, Jack Kay

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### **OR - IF MOTION 1 FAILS (NAY VOTE):**

I move that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the full demolition of the building located at 222 Fifth Avenue, Hyannis **is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Second the motion

**An AYE vote determines that the full demolition of the single family structure IS NOT detrimental – no demolition delay imposed**

**ROLL CALL VOTE:** Nancy Clark, Nancy Shoemaker, Marilyn Fifield, George Jessop, Cheryl Powell, Fran Parks, Jack Kay





Town of Barnstable  
Planning & Development Department  
Barnstable Historical Commission  
200 Main Street, Hyannis, Massachusetts 02601  
(508) 862-4787 Fax (508) 862-4784  
[erin.logan@town.barnstable.ma.us](mailto:erin.logan@town.barnstable.ma.us)



Commission Members

Nancy Clark, Chair Nancy Shoemaker, Vice Chair Marilyn Fifield, Clerk  
George Jessop, AIA Cheryl Powell Frances Parks Jack Kay, Alternate

29 OCT '20 PM 1:32  
BARNSTABLE TOWN CLERK

October 29, 2020

Re: Notice of Intent to Demolish Structure & Relocate  
222 Fifth Avenue, Hyannis, Map 245, Parcel 133/000

Northside Design Associates, Inc.  
c/o Gordon Clark  
141 Route 6A  
Yarmouth Port, MA 02675

Ann Quirk, Town Clerk  
367 Main Street, Hyannis, MA 02601

Brian Florence, Building Commissioner  
200 Main Street, Hyannis, MA 02601

Pursuant to the attached decision, please be advised that the Barnstable Historical Commission will hold a public hearing on the full demolition of the single family structure on November 17, 2020 at 4:00pm. This meeting will be held remote via Zoom Meeting and can be accessed at <https://zoom.us/j/98316311437> or by calling the toll-free number 888-475-4499, meeting I.D. 98316311437.

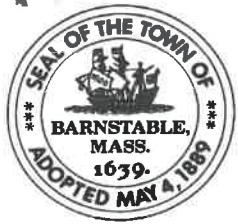
This public hearing will be advertised, notices sent to abutters and a notice form will be posted on the building or other visible site on the property.

Please contact Erin Logan at 508.862.4787 or [erin.logan@town.barnstable.ma.us](mailto:erin.logan@town.barnstable.ma.us) for processing information.

Sincerely,

*Nancy Shoemaker*

Nancy Shoemaker, Vice Chair



Town of Barnstable  
Planning & Development Department  
Barnstable Historical Commission  
200 Main Street, Hyannis, Massachusetts 02601  
(508) 862-4787 Fax (508) 862-4784  
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Commission Members  
Nancy Clark, Chair    Nancy Shoemaker, Vice Chair    Marilyn Fifield, Clerk  
George Jessop, AIA    Cheryl Powell    Frances Parks    Jack Kay, Alternate

29 OCT '20 PM1:32  
BARNSTABLE TOWN CLERK

Chapter 112 Historic Properties, Section 112-3 D.  
**DETERMINATION of SIGNIFICANT BUILDING**  
222 Fifth Avenue, Hyannis, Map 245, Parcel 133/000  
Pursuant to Intent to Demolish Structure

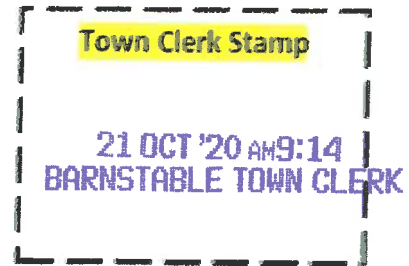
The property located at 222 Fifth Avenue, Hyannis, is associated with the broad architectural and cultural history of this area.

In accordance with Chapters 112-2 and 112-3 (D), the Barnstable Historical Commission Chair has determined that this structure is a significant building.

This determination applies only to the demolition described in the notice of intent submitted on October 21, 2020. Any future demolition shall require a new determination from the Barnstable Historical Commission.



**TOWN OF BARNSTABLE**  
**Planning & Development Department**  
**Barnstable Historical Commission**  
[www.town.barnstable.ma.us/historicalcommission](http://www.town.barnstable.ma.us/historicalcommission)



**NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING**

Date of Application October 19, 2020  Full Demolition  Partial Demolition

Building Address: 222 Fifth Avenue  
Number Street

Hyannis 02601 Assessor's Map # 245 Assessor's Parcel # 133  
Village ZIP

Property Owner: Maryann & Nicholas Luongo (617) 369-6141  
Name Phone#

Property Owner Mailing Address (if different than building address) 3701 Underwood Street Chevy Chase, MD 20815

Property Owner e-mail address: maryannluongo@gmail.com

Contractor/Agent: Gordon Clark

Contractor/Agent Mailing Address: 141 Route 6A Yarmouthport, MA 02875

Contractor/Agent Contact Name and Phone #: Gordon Clark (508) 382-3602  
Name Phone#

Contractor/Agent Contact e-mail address: gordon@northsideesign.com

**Demolition Proposed - please itemize all changes:**

Complete demolition of existing house. Garage will not be demolished.

Type of New Construction Proposed: New construction will be Cape-style, single family 5 bedroom 3,500 +/- sf home. Design to be determined at a later date.

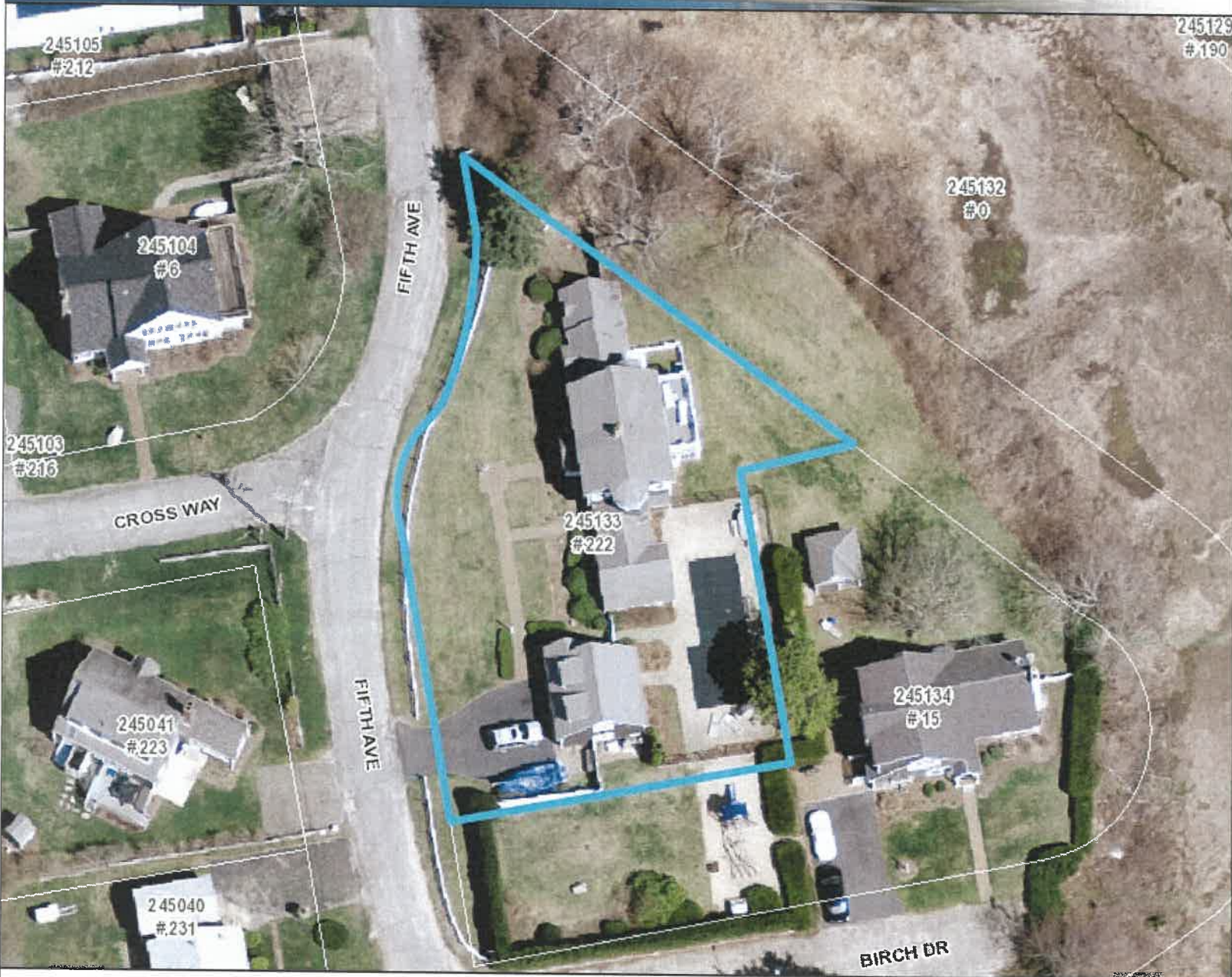
Provide information below to assist the Commission in making the required determination regarding the status of the Building in accordance with Article 1, § 112

Year built: 1940 Additions Year Built: \_\_\_\_\_

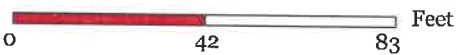
Is the Building listed on the National Register of Historic Places or is the building located in a National Register District?  
No  Yes

Gordon Clark AGENT  
Property Owner/Agent Signature  
GORDON CLARK, NORTH SIDE DESIGN ASSOC. INC.  
BHC NOID 2018.doc





Map printed on: 10/28/2020



Approx. Scale: 1 inch = 42 feet



This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

Parcel lines shown on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical objects on the map such as building locations.



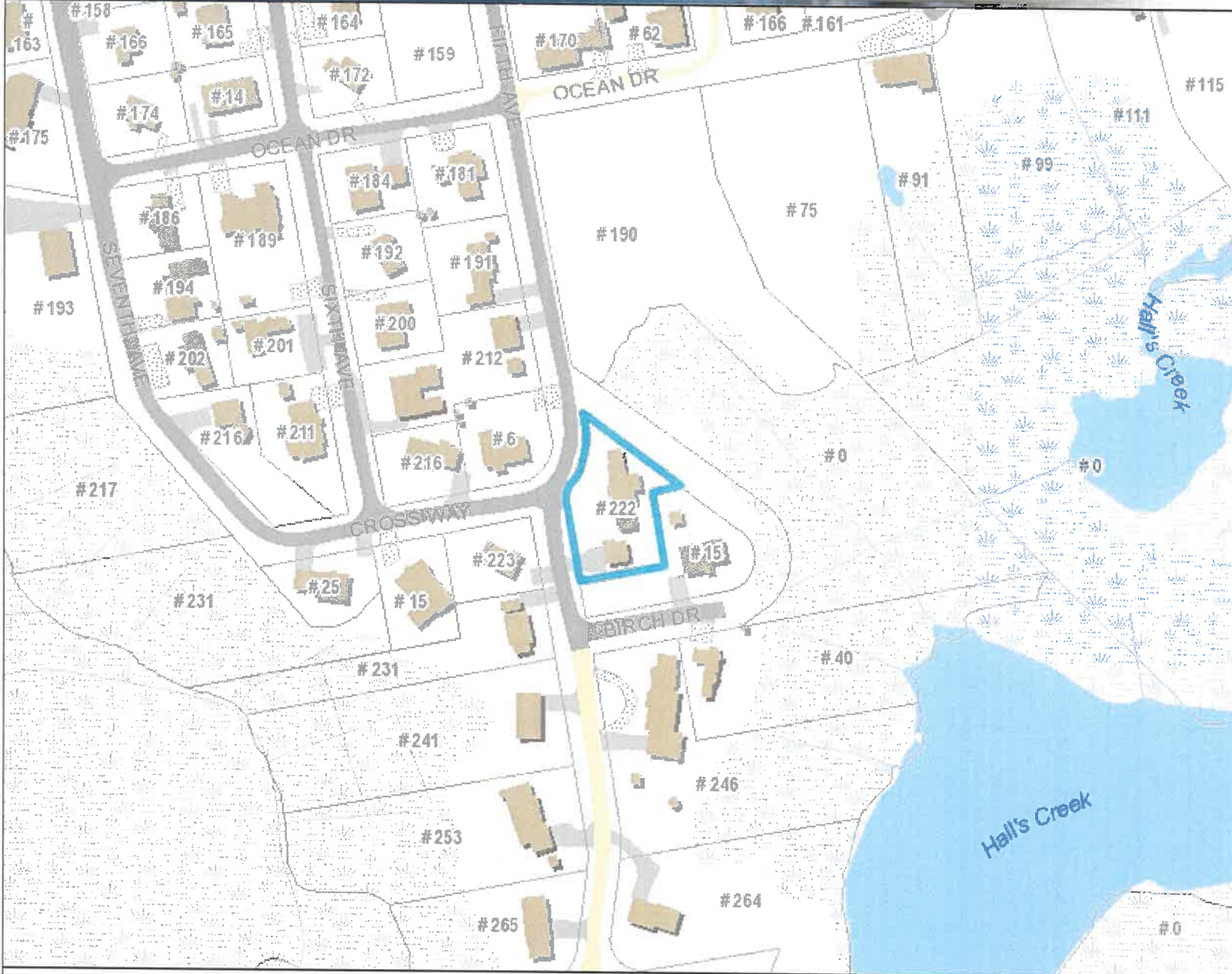
Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

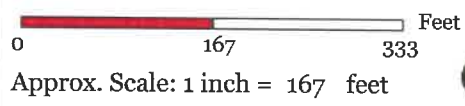




### Legend

- Parcels
- Town Boundary
- Railroad Tracks
- Buildings
- Approx. Building
- Buildings
- Painted Lines
- Parking Lots
- Paved
- Unpaved
- Driveways
- Paved
- Unpaved
- Roads
- Paved Road
- Unpaved Road
- Bridge
- Paved Median
- Streams
- Marsh
- Water Bodies

Map printed on: 10/28/2020



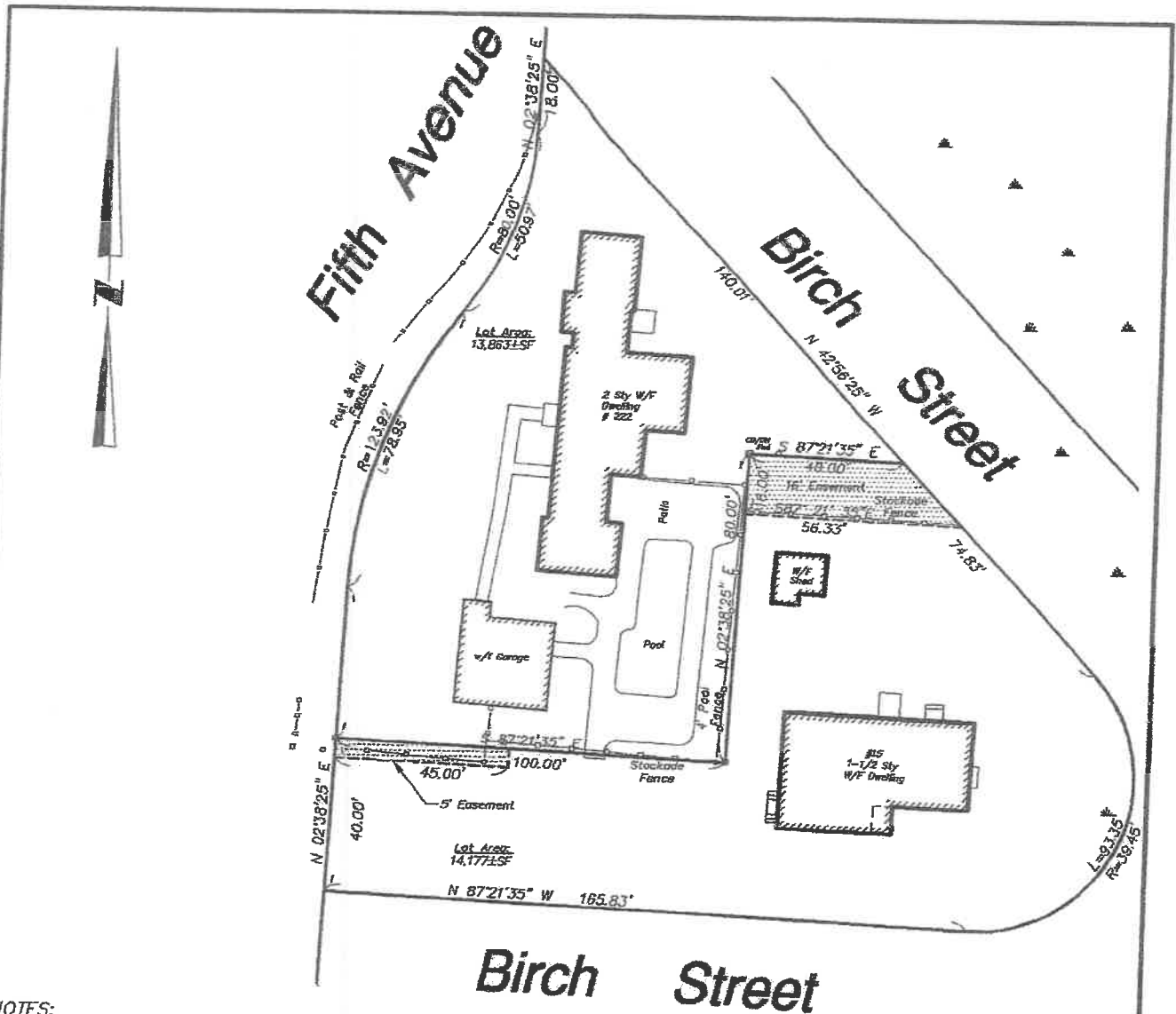
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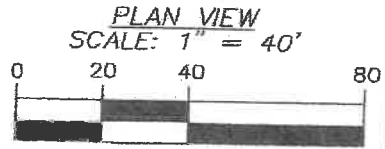
### Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601  
508-862-4624  
gis@town.barnstable.ma.us



**NOTES:**

- 1.) The structures shown were located on the ground by conventional survey methods on Sept. 20, 2001 by CapeSurv, updated by Sullivan Engineering & Consulting on Jan. 22 & Feb. 13, 2016
- 2.) The property information shown hereon was compiled from available record information as shown on plans prepared by CapeSurv.
- 3.) The intent of this plan is for the establishment of the easements as shown only and should not be used for any other purposes.



PREPARED FOR:  
Raymond L. & Jane B. Morgan  
&  
Raymond L. Quinlan Tr.  
Birch Street Realty Trust

PLAN AT  
222 FIFTH AVE. &  
15 BIRCH STREET  
**Barnstable**  
(West Hyannisport)  
**MASS.**  
February 15, 2016

PREPARED BY:  
**Sullivan Engineering & Consulting, Inc.**  
(508) 428-3344 • PO Box 659  
7 Parker Road, Osterville MA 02655  
seci@sullivanengin.com www.sullivanengin.com











## **SUMMARY OF TESTING RESULTS FOR:**

Maryann Lüongo

Site Located at:

222 Fifth Avenue

Barnstable, MA

Project Number: 3304

Report Version: 1.0



## **Target Inspections**

Steven Grevelis

West Dennis, MA 02670

Phone: 888-280-2108

Email: [steve@targetinspections.com](mailto:steve@targetinspections.com)

[www.targetinspections.com](http://www.targetinspections.com)

Certified Mold Professional &

Certified Home Energy Rating System (HERS) Rater

[Target Inspections](#)

[Summary of Testing Results](#)

[Copyright 2010-2011-2012](#)

Disclaimer: Although we seek to provide the most accurate information possible we cannot guarantee any findings may or may not be changed due to environmental conditions and anthropogenic actions that are beyond our control. Target Inspections is not responsible for improvements as a result of our inspection.

## Testing Conditions

October 16<sup>th</sup>, 2020

Weather – Cloudy

Wind – S 10 mph

Outdoor Temperature – 69°F

Outdoor Relative Humidity – 75%

### **\*\*Testing Notes\*\***

All testing performed in the residence was performed non-invasively and all inspection results (visual & laboratory) are for conditions at the time of testing only. Observations and testing results are for areas that were accessible at the time of testing and do not include any areas outside of the job scope or areas that were inaccessible.

## Description of Inspection

At your request Target Inspections visited 222 Fifth Avenue in Barnstable, MA on October 16<sup>th</sup>, 2020 to perform a limited microbial verification inspection. Target Inspections is a completely independent third-party inspection company that does not perform remediation services and has no ownership relationships with any remediation companies. The goal was to inspect for the presence of microbial contamination in the residence in response to concerns by the prospective buyer. The aforementioned concerns were communicated to Target Inspections by the Real Estate agent, William Salas. The inspection included collecting appropriate samples to provide detailed analysis of what, if any, mold spores were present in the environment beyond the visual inspection. The scope of the inspection was based upon the initial request for service describing a concern of microbial issues in the residence due to previous moisture intrusion and/or high humidity episodes. The number of samples collected for laboratory analysis was determined based on visual observations and client approval during the initial inspection.

A visual inspection of the residence was performed as well as humidity, temperature, and moisture content readings. In addition to the visual inspection air samples were collected in the residence for review by approved laboratory technicians.

One (1) Deluxe Air Sampling Kit with a MegaLite Pump was utilized in the collection of air samples (Serial Number 14250). Air flow was measured with a rotameter calibrated in January of 2019 with a Dri-Cal flow calibrator (also calibrated in January of 2020). Industry standard Allergenco-D air cassettes (Expiration dates of May of 2021) were utilized to collect airborne samples from inside of the home. These samples were hand delivered to H2O EnviroComp in West Dennis, MA for analysis where analysts certified by the McCrone Research Institute in Chicago, IL analyzed the aforementioned samples. A summary of the results of these analyses have been included in this report below including the Chain of Custody for the samples.

The scope of this project included the following areas: Limited/accessible areas of the whole home.

The scope of a limited inspection are as follows:

- A sample collection and visual assessment will be conducted only in “client defined” areas and is not a complete assessment of the subject property. It is the discretion of the client as to the area, media type, and amount of samples to be taken.
- Determinations as to the extent or type of microbial contamination will not be made from results of the visual assessment alone; an appropriate number of samples must be collected as determined by a complete visual assessment of the “client defined” area before mold can be identified in designated area or areas.
- The results of limited microbial sampling are not a guarantee that mold does or does not exist in the other areas of the subject property. The results are indicative only of the presence or absence of mold in the selected areas sampled at the time the limited mold sampling was performed.
- Inspection relates to microbial and/or water damage conditions only. Structural integrity of any building components is not addressed and can only be assessed by a structural engineer.

Additional equipment that may have been used for analysis include –

Tramex MRH – non-invasive moisture meter – Serial Number: MRH 11091306 (Passed

Calibration Check prior to Inspection with Tramex Test Box 0212382)

Extech – Moisture & Humidity Meter – s/n 10016037 (Calibration Performed on 7/2/2020)

MX4 Ventis Multigas Meter – 4 Gas Meter with Pump – s/n 110512V-001 & 11054DC-001

(4 Gas Calibration Performed January of 2020)

Fluke TiR Thermal Imaging Camera – s/n TiR-09060490

Samples Location Codes:

Guest Bedroom - Front Right of House = Air sample collected in the center of the Guest Bedroom located at the Front Right of House on the first floor (air sample).

Guest Bedroom – In Wall = Air sample collected from the right side exterior wall cavity of the Guest Bedroom located at the Front Right of House on the first floor (air sample).

Second Floor = Air sample collected approximately in the center of the second floor living area (air sample).

Basement = Air sample collected in the Basement, near the small crawlspace (air sample).

Control = Air sample collected approximately 10 feet from the most used entrance to the home (air sample)

## Findings & Conclusions

Upon completion of the visual inspection the following was observed –

- Strong odor present upon entering the Basement, with an odor present throughout the home.
  - o The aforementioned odor is most likely an MVOC odor.
    - MVOC's are defined as: VOC's produced by microorganisms such as fungi and bacteria. During metabolism, microbes can produce these chemicals, specifically called Microbial Volatile Organic Compounds (MVOC's).
- Visible microbial contamination (VMC) identified on multiple surfaces and materials throughout the inspected areas of the residence.
  - o These areas include, but are not limited to:
    - Joists/Sub Floor within the crawlspaces and basement
    - Wooden/Cardboard contents in the Basement
    - Wooden furniture on the first floor
- Water staining on subfloor and joists.
- Evidence of pests/rodents in basement/crawlspace areas.
- The contaminated basement, crawlspace, second floor and first floor contents must be remediated. Contents may need to be discarded as part of the remediation process.

- In its current state, remediation of the crawlspace will most likely be unsuccessful due to areas in the crawlspace that are not accessible. Post remediation verification conducted in the crawlspace area will most likely fail.
- Most areas on the exterior of the home exhibited soil/vegetation in contact with the side walls. There should be at least 6 inches of foundation showing above the grade.

The laboratory findings indicated the following (laboratory results are included below in the report) –

### Air Sample Results

- **ELEVATED** levels of airborne spores detected in all indoor air samples collected. *These levels of contaminants are above recommended action levels and/or above visual levels. Remediation IS recommended for these areas.*

Remediation is only recommended when indoor air quality samples have spore counts both above external ambient levels and above the recommended action level of 500 spores per cubic meter, if non-living space samples (crawlspaces and wall cavities as an example) are above 1000 spores per cubic meter, or if surface samples detect elevated levels of spores and/or spore producing fragments. If these criteria have not been met then No Remediation is required. Please note that there are no published Permissible Exposure Limits for mold spore concentrations. Remediation may be recommended if spore count in conjunction to visual inspection or visual inspection alone indicate the potential for a future problem or other consideration that needs to be addressed. **The only exception to this guideline is Stachybotrys; there are NO acceptable levels of this mold spore within a home or building.**

**NOTE** - there is always a potential health risk to children, elderly, people with suppressed immune systems, people with asthma, or people with allergies to specific contaminants even with mold spore counts below the recommended action levels.

### Source Location

The elevated levels of microbial contamination in the home are most likely due to previous high humidity episodes and/or moisture intrusion.

### Conclusion Summary

Laboratory testing and visual inspection did indicate elevated levels of microbial contamination present in the Basement, First Floor and Second Floor, most likely due to previous water intrusion/elevated high humidity episodes. The tested and visual levels of contaminants within these areas are above recommended action and visual levels. Microbial remediation of these areas is recommended.

Any contents that cannot be cleaned and remediated properly, should be disposed of as part of the remediation process. Although, in its current state, remediation of the crawlspace will most likely be unsuccessful. Post remediation verification conducted in the crawlspace area will most likely fail.

**Remediation Recommendation for the First and Second Floors, Basement, and Crawlspace areas of the home -**

The following is not intended to be the specific process, protocol, or order in which certain steps are performed and is a general guideline only. These are recommendations only.

Please note that Massachusetts does not have regulations regarding microbial remediation as of the time of this inspection.

Note, based on observed microbial contamination and New York City Fungi Guidelines the remediation should be performed by a certified mold remediation specialist.

Per New York City Fungi Guidelines, remediation should include, but may not be limited to -

**Large Areas (greater than 100 square feet in a contiguous area) – e.g. on separate walls in a single room.**

**Note 1: Remediation must be conducted by a certified microbial remediation company.**

**Note 2: Cleaning and air scrubbing must be conducted in the Basement/Crawlspace and on the first and second floors for a minimum of 24-48 hours.**

**Note 3: Remove sections of drywall in the Guest Bedroom by a minimum of 4 feet up from the floor. Continue removal of drywall until there is no further visible microbial contamination on the either the drywall or the wood building components in the wall cavity.**

Properly trained and equipped mold remediation workers should conduct the remediation. The presence of a trained building or environmental health professional to provide oversight during remediation may be helpful to ensure quality work and compliance with the work plan. The following procedures are recommended:

- (a) Personnel trained in the handling of mold-damaged materials equipped with:
  - i. A minimum of half-face elastomeric respirators with P-100 filters used in accordance with the OSHA respiratory protection standard (29 CFR 1910.134)
  - ii. Full body coveralls with head and foot coverings
  - iii. Gloves and eye protection
- (b) Containment of the affected area:
  - i. The HVAC system servicing this area should be shut down during remediation.
  - ii. Isolation of the work area using plastic sheeting sealed with duct tape. Furnishings should be removed from the area. Ventilation ducts/grills, any other openings, and remaining fixtures/furnishings should be covered with plastic sheeting sealed with duct tape.
  - iii. Consider using an exhaust fan equipped with a HEPA filter to generate negative pressurization.
  - iv. Consider using airlocks and a clean changing room.



- v. Egress pathways should also be covered if a clean changing room is not used.
- (c) The work area should be unoccupied.
- (d) Efforts should be made to reduce dust generation. Dust suppression methods particularly during any cutting or resurfacing of materials are highly recommended. Methods to consider include: cleaning or gently misting surfaces with a dilute soap or detergent solution prior to removal; the use of High-Efficiency Particulate Air (HEPA) vacuum-shrouded tools; or using a vacuum equipped with a HEPA filter at the point of dust generation. Work practices that create excessive dust should be avoided.
- (e) Moldy materials, that can be cleaned, should be cleaned using a soap or detergent solution. Materials that cannot be cleaned should be removed from the building in sealed plastic bags. The outside of the bags should be cleaned with a damp cloth and a soap or detergent solution or HEPA-vacuumed in the work area (or clean changing room) prior to their transport to unaffected areas of the building. There are no special requirements for the disposal of moldy materials.
- (f) Before leaving isolated areas, workers should remove disposable clothing to prevent the tracking of mold-containing dusts outside of the work area.
- (g) The work area and egress pathways (and clean changing room if present) should be HEPA-vacuumed and cleaned with a damp cloth and/or mop with a soap or detergent solution and be visibly clean prior to the removal of isolation barriers. Plastic sheeting should be discarded after use.
- (h) All areas should be left dry and visibly free from mold, dust, and debris. Check that other quality assurance indicators have also been met.

**Post mold remediation verification (PRV) is recommended to confirm the proper completion of mold remediation. This will verify all microbial concentrations are within acceptable levels.**

**Post testing and inspection MUST be conducted prior to any encapsulate application.**

**Recommendations-**

- Utilize dehumidification in the basement/crawlspace year-round, as needed.
  - o Install drainage pump(s) for dehumidification system, allowing water to automatically drain from the reservoir.
  - o The EPA recommends relative humidity levels in the home to be between 30%-60% (ideally between 30%-50%).
- Keep vegetation at least 18 inches away from the exterior of the home and there should be at least 6 inches of foundation showing above the grade.
- Consult with a licensed contractor to repair damaged exterior shingling, as well as gutters and drainage systems.
- Consult with licensed pest control/management contractor to mitigate future pest damage and infiltration.

DIGITAL PHOTO



DIGITAL PHOTO



PHOTO SUMMARY

Detached gutter/drainage pipe, allowing diversion of moisture to other external surfaces of the home.

PHOTO SUMMARY

Vegetation touching the residence. It is recommended all vegetation be at least 18 inches away from the home.



DIGITAL PHOTO



PHOTO SUMMARY

Water staining/damage on First Floor subfloor, as viewed by the basement.

DIGITAL PHOTO



PHOTO SUMMARY

Visual Microbial Contamination (VMC) located on plywood in the Basement.

DIGITAL PHOTO



PHOTO SUMMARY

VMC located on cardboard contents in Basement.

DIGITAL PHOTO



PHOTO SUMMARY

Evidence of moisture intrusion, water staining, and VMC at the base of wooden structures in the Basement.

**DIGITAL PHOTO**



**DIGITAL PHOTO**



**PHOTO SUMMARY**  
 VMC located on floor joist above small crawlspace. Note the inaccessible areas in the crawlspace.

**PHOTO SUMMARY**  
 Elevated Humidity and temperature readings of the Basement. (EPA recommends 30%-60% for humidity levels and ideally between 30%-50%).

**DIGITAL PHOTO**



**DIGITAL PHOTO**



**PHOTO SUMMARY**  
 Damaged Bulkhead door, a suspected area for water/moisture intrusion.

**PHOTO SUMMARY**  
 Damaged shingles at the base of the exterior walls, due to proximity of soil/vegetation.

DIGITAL PHOTO



PHOTO SUMMARY

VMC located on wooden furniture in first floor living space.

DIGITAL PHOTO



PHOTO SUMMARY

Wooden furniture where VMC was located.

DIGITAL PHOTO



PHOTO SUMMARY

VMC located on window AC unit in Guest Room.

DIGITAL PHOTO



PHOTO SUMMARY

Location of window AC unit where VMC was identified.

Additional photos available upon request.



H2O EnviroComp  
Indoor Air Quality Report  
Air Sample Report

24 School Street  
P.O. Box 444  
West Dennis, MA 02670  
Phone 508.737.4289

**Company:** Target Inspections    **Inspector:** Steven Grevelis    **Date Sampled:** 10/16/2020  
**Contact:** Steven Grevelis    **Project Name:** Luongo; 222 Fifth Ave, Barnstable, MA    **Date Received:** 10/17/2020  
**Address:** P.O. Box 444    **Project Notes:** Client Project Number: 3304    **Date Analyzed:** 10/19/2020  
**City, ST, Zip:** West Dennis, MA 02670    **Lab No:** 03614    **Date Reported:** 10/19/2020  
**Phone:** (888) 280-2108    **Report Status:** Version 1

**Mold Identification by Samples**

**Sample Number:** 03614-01    **Sample Medium:** Allergenco-D  
**Client Sample ID:** 4098800    **Sampling Rate:** 15L/Min for 5 Minutes  
**Magnification:** 600 X    **Total Liters:** 75  
**Location:** Guest Bedroom - Front Right of House

**Sample Data:**

Type:	Raw Count	Count/ Cubic Meter	Type:	Raw Count	Count/ Cubic Meter
Ascospores, Non-specified	2	84	Smuts	ND	ND
Basidiospores, Non-specified	7	295	Rusts	ND	ND
Aspergillus/Penicillium-Like	49	2063	Spegazzinia	ND	ND
Cladosporium	5	211	Stachybotrys	ND	ND
Chaetomium	ND	ND	Ulocladium	ND	ND
Ganoderma	ND	ND	Nigrospora	ND	ND
Pithomyces	2	84	Un-ID Spore	ND	ND
Alternaria	ND	ND	Pollen	ND	ND
Cercospora-like	ND	ND	Hyphal Frags	1	42
Curvularia	ND	ND	Insect Frags	ND	ND
Epicoccum	ND	ND			
Oidium	ND	ND			

**Sample Data Comments:**

Skin Fragment Prevalence; 1 (Low) to 4 (High):	2
Background Density; 1 (Low) to 5 (Overloaded):	1
Total Fungal Raw Count:	65
Analytical Sensitivity (Spore/Cubic Meter):	42
Number of Traverses:	12
<b>Total Fungal Count (Spore/Cubic Meter):</b>	<b>2737</b>

**Reporting Notes:** N/A = Not Applicable  
ND = None Detected  
\* = Type detected observed in clumps

Analyzed by: Steven Grevelis  
Analyzed Date: 10/19/2020





H2O EnviroComp  
Indoor Air Quality Report  
Air Sample Report

24 School Street  
P.O. Box 444  
West Dennis, MA 02670  
Phone 508.737.4289

**Company:** Target Inspections    **Inspector:** Steven Grevelis    **Date Sampled:** 10/16/2020  
**Contact:** Steven Grevelis    **Project Name:** Luongo; 222 Fifth Ave, Barnstable, MA    **Date Received:** 10/17/2020  
**Address:** P.O. Box 444    **Project Notes:** Client Project Number: 3304    **Date Analyzed:** 10/19/2020  
**City, ST, Zip:** West Dennis, MA 02670    **Lab No:** 03614    **Date Reported:** 10/19/2020  
**Phone:** (888) 280-2108    **Report Status:** Version 1

**Mold Identification by Samples**

**Sample Number:** 03614-02    **Sample Medium:** Allergenco-D  
**Client Sample ID:** 3400477    **Sampling Rate:** 15L/Min for 5 Minutes  
**Magnification:** 600 X    **Total Liters:** 75  
**Location:** Guest Bedroom - In Wall

**Sample Data:**

Type:	Raw Count	Count/ Cubic Meter	Type:	Raw Count	Count/ Cubic Meter
Ascospores, Non-specified	ND	ND	Smuts	ND	ND
Basidiospores, Non-specified	5	211	Rusts	ND	ND
Aspergillus/Penicillium-Like	281	11832	Spegazzinia	ND	ND
Cladosporium	52	2189	Stachybotrys	ND	ND
Chaetomium	ND	ND	Ulocladium	ND	ND
Ganoderma	ND	ND	Nigrospora	ND	ND
Pithomyces	ND	ND	Un-ID Spore	ND	ND
Alternaria	ND	ND	Pollen	ND	ND
Cercospora-like	ND	ND	Hyphal Frags	ND	ND
Curvularia	ND	ND	Insect Frags	ND	ND
Epicoccum	ND	ND			
Oidium	ND	ND			

**Sample Data Comments:**

Skin Fragment Prevalence; 1 (Low) to 4 (High):	1	Result may be biased low due to level 3 Background Density.
Background Density; 1 (Low) to 5 (Overloaded):	3	

Total Fungal Raw Count: 338  
Analytical Sensitivity (Spore/Cubic Meter): 42  
Number of Traverses: 12  
**Total Fungal Count (Spore/Cubic Meter): 14232**

Reporting Notes:    N/A = Not Applicable  
                              ND = None Detected  
                              \* = Type detected observed in clumps

Analyzed by: Steven Grevelis  
Analyzed Date: 10/19/2020



H2O EnviroComp  
Indoor Air Quality Report  
Air Sample Report

24 School Street  
P.O. Box 444  
West Dennis, MA 02670  
Phone 508.737.4289

**Company:** Target Inspections    **Inspector:** Steven Grevelis    **Date Sampled:** 10/16/2020

**Contact:** Steven Grevelis    **Project Name:** Luongo; 222 Fifth Ave, Barnstable, MA    **Date Received:** 10/17/2020

**Address:** P.O. Box 444    **Project Notes:** Client Project Number: 3304    **Date Analyzed:** 10/19/2020

**City, ST, Zip:** West Dennis, MA 02670    **Lab No:** 03614    **Date Reported:** 10/19/2020

**Phone:** (888) 280-2108    **Report Status:** Version 1

**Mold Identification by Samples**

**Sample Number:** 03614-03    **Sample Medium:** Allergenco-D  
**Client Sample ID:** 3400460    **Sampling Rate:** 15L/Min for 5 Minutes  
**Magnification:** 600 X    **Total Liters:** 75  
**Location:** Second Floor

**Sample Data:**

Type:	Raw Count	Count/ Cubic Meter	Type:	Raw Count	Count/ Cubic Meter
Ascospores, Non-specified	ND	ND	Smuts	1	42
Basidiospores, Non-specified	2	84	Rusts	3	126
Aspergillus/Penicillium-Like	17	716	Spegazzinia	ND	ND
Cladosporium	33	1389	Stachybotrys	ND	ND
Chaetomium	5	211	Ulocladium	ND	ND
Ganoderma	ND	ND	Nigrospora	ND	ND
Pithomyces	4	168	Un-ID Spore	ND	ND
Alternaria	1	42	Pollen	ND	ND
Cercospora-like	ND	ND	Hyphal Frags	2	84
Curvularia	4	168	Insect Frags	ND	ND
Epicoccum	ND	ND			
Oidium	ND	ND			

**Sample Data Comments:**

Skin Fragment Prevalence; 1 (Low) to 4 (High):	1
Background Density; 1 (Low) to 5 (Overloaded):	2
Total Fungal Raw Count:	70
Analytical Sensitivity (Spore/Cubic Meter):	42
Number of Traverses:	12
<b>Total Fungal Count (Spore/Cubic Meter):</b>	<b>2947</b>

Reporting Notes:    N/A = Not Applicable  
                               ND = None Detected  
                               \* = Type detected observed in clumps

Analyzed by: Steven Grevelis  
 Analyzed Date: 10/19/2020



H2O EnviroComp  
Indoor Air Quality Report  
Air Sample Report

24 School Street  
P.O. Box 444  
West Dennis, MA 02670  
Phone 508.737.4289

**Company:** Target Inspections    **Inspector:** Target Inspections    **Date Sampled:** 10/16/2020  
**Contact:** Steven Grevelis    **Project Name:** Luongo; 222 Fifth Ave, Barnstable, MA    **Date Received:** 10/17/2020  
**Address:** P.O. Box 444    **Project Notes:** Client Project Number: 3304    **Date Analyzed:** 10/19/2020  
**City, ST, Zip:** West Dennis, MA 02670    **Lab No:** 03614    **Date Reported:** 10/19/2020  
**Phone:** (888) 280-2108    **Report Status:** Version 1

**Mold Identification by Samples**

**Sample Number:** 03614-04    **Sample Medium:** Allergenco-ID  
**Client Sample ID:** 4098811    **Sampling Rate:** 15L/Min for 5 Minutes  
**Magnification:** 600 X    **Total Liters:** 75  
**Location:** Basement

**Sample Data:**

Type:	Raw Count	Count/ Cubic Meter	Type:	Raw Count	Count/ Cubic Meter
Ascospores, Non-specified	6	253	Smuts	ND	ND
Basidiospores, Non-specified	7	295	Rusts	ND	ND
Aspergillus/Penicillium-Like	259	10905	Spegazzinia	ND	ND
Cladosporium	60	2526	Stachybotrys	ND	ND
Chaetomium	9	379	Ulocladium	ND	ND
Ganoderma	ND	ND	Nigrospora	ND	ND
Pithomyces	ND	ND	Un-ID Spore	ND	ND
Alternaria	ND	ND	Pollen	ND	ND
Cercospora-like	ND	ND	Hyphal Frags	4	168
Curvularia	ND	ND	Insect Frags	ND	ND
Epicoccum	ND	ND			
Oidium	ND	ND			

**Sample Data Comments:**

Skin Fragment Prevalence; 1 (Low) to 4 (High):	1
Background Density; 1 (Low) to 5 (Overloaded):	2
Total Fungal Raw Count:	341
Analytical Sensitivity (Spore/Cubic Meter):	42
Number of Traverses:	12
<b>Total Fungal Count (Spore/Cubic Meter):</b>	<b>14358</b>

**Reporting Notes:**    N/A = Not Applicable  
                                  ND = None Detected  
                                  \* = Type detected observed in clumps

Analyzed by: Steven Grevelis  
Analyzed Date: 10/19/2020



H2O EnviroComp  
Indoor Air Quality Report  
Air Sample Report

24 School Street  
P.O. Box 444  
West Dennis, MA 02670  
Phone 508.737.4289

**Company:** Target Inspections    **Inspector:** Steven Grevelis    **Date Sampled:** 10/16/2020

**Contact:** Steven Grevelis    **Project Name:** Luongo; 222 Fifth Ave, Barnstable, MA    **Date Received:** 10/17/2020

**Address:** P.O. Box 444    **Project Notes:** Client Project Number: 3304    **Date Analyzed:** 10/19/2020

**City, ST, Zip:** West Dennis, MA 02670    **Lab No:** 03614    **Date Reported:** 10/19/2020

**Phone:** (888) 280-2108    **Report Status:** Version 1

**Mold Identification by Samples**

**Sample Number:** 03614-05    **Sample Medium:** Allergenco-D  
**Client Sample ID:** 4098810    **Sampling Rate:** 15L/Min for 5 Minutes  
**Magnification:** 600 X    **Total Liters:** 75  
**Location:** Control

**Sample Data:**

Type:	Raw Count	Count/ Cubic Meter	Type:	Raw Count	Count/ Cubic Meter
Ascospores, Non-specified	4	168	Smuts	1	42
Basidiospores, Non-specified	43	1811	Rusts	ND	ND
Aspergillus/Penicillium-Like	ND	ND	Spegazzinia	ND	ND
Cladosporium	1	42	Stachybotrys	ND	ND
Chaetomium	ND	ND	Ulocladium	ND	ND
Ganoderma	ND	ND	Coprinus	ND	ND
Pithomyces	ND	ND	Un-ID Spore	ND	ND
Alternaria	ND	ND	Pollen	ND	ND
Cercospora-like	ND	ND	Hyphal Frags	ND	ND
Curvularia	ND	ND	Insect Frags	ND	ND
Epicoccum	ND	ND			
Memnoniella	ND	ND			

**Sample Data Comments:**

Skin Fragment Prevalence; 1 (Low) to 4 (High):	1
Background Density; 1 (Low) to 5 (Overloaded):	1
Total Fungal Raw Count:	49
Analytical Sensitivity (Spore/Cubic Meter):	42
Number of Traverses:	12
<b>Total Fungal Count (Spore/Cubic Meter):</b>	<b>2063</b>

**Reporting Notes:** N/A = Not Applicable  
 ND = None Detected  
 \* = Type detected observed in clumps

Analyzed by: Steven Grevelis  
 Analyzed Date: 10/19/2020





H2O EnviroComp  
24 School Street  
P.O. Box 444  
West Dennis, MA 02670

Microbial Chain of Custody  
Version 1.0  
4/9/2012

Client: Target Inspections Phone: (888) - 280- 2108 Client Address: 24 School Street, P.O. Box 444; West Dennis, MA 02670  
 Project Name: Luongo Project Number: 3304  
 Proj. Address: 222 Fifth Avenue Town: Barnstable State: MA Zip Code 02601

Sampled By: Steven Grevelis Email Address(es) to Send Report to:  
 Date: 10/16/2020 Project Manager: Steven Grevelis Email 1: steve@targetinspections.com H2O Lab ID:  
 Turn Around Time:  Rush  24 Hour  48 Hour  3 Day  5 Day Email 2: \_\_\_\_\_ **03614**

SAMPLE ID	LOCATION	Sample Type (Air, Tape Lift, Bulk)	Volume Data			Sample Media (Air-O- Cell, Allergenco-D, etc)
			Rate (l/min)	Time (min)	Volume	
4098800	Guest Bedroom - Front Right of House	Air	15	5	75	Allergenco-D
3400477	Guest Bedroom - In Wall	Air	15	5	75	Allergenco-D
3400460	Second Floor	Air	15	5	75	Allergenco-D
4098811	Basement	Air	15	5	75	Allergenco-D
4098810	Control	Air	15	5	75	Allergenco-D

Relinquished by: Steven Grevelis  
 Received by: H2O EnviroComp

Date/Time: 10/17/20  
 Date/Time: 10/17/20

Target Inspections Summary of Testing Results Copyright 2010-2011-2012  
 Disclaimer: Although we seek to provide the most accurate information possible we cannot guarantee any findings may or may not be changed due to  
 environmental conditions and/or anthropogenic actions that are beyond our control. Target Inspections is not responsible for improvements as a result  
 of our inspection.



This inspection report is solely based on the conditions within the defined area at the time of inspection only and makes no express or implied warrant or guarantee as to future changes in condition or conditions outside of the described job scope.

Sincerely,



**Steven Grevelis**

Certified Mold Professional &  
Certified Home Energy Rating System (HERS) Rater

#### Reference Materials

I.E.S.O, (Indoor Environmental Standards Organization), Standards of Practice for the Assessment of Indoor Environmental Quality, 2<sup>nd</sup> Edition

I.I.C.R.C Standard S-520, Standard and Reference Guide for Professional Mold Remediation

I.I.C.R.C Standard S-500, Standard and Reference Guide for Professional Water Damage Restoration

O.S.H.A, Hazard Communication Standard 29 CFR 1910.1200, 1910.134, 1910.139

Center for Disease Control – [www.cdc.gov](http://www.cdc.gov)

United States Environmental Protection Agency (EPA)  
<http://www.epa.gov/iaq/schools/tfs/guideh.html>

<http://www.epa.gov/iaq/pubs/airduct.html#naima>

NYCDHMH (The New York City Department of Health and Mental Hygiene) Guidelines on Assessment and Remediation of Fungi in Indoor Environments (November 2008)  
<http://www.nyc.gov/html/doh/downloads/pdf/epi/epi-mold-guidelines.pdf>

ISO 14644-1. Cleanrooms and associated controlled environments—Part 1: Classification of air cleanliness (2007)

MA State Sanitary Code <http://www.mass.gov/ago/consumer-resources/consumer-information/home-and-housing/landlord-and-tenant-law/state-sanitary-code.html>

## Fungal Glossary

Note: The following list is not inclusive of all molds and fungi.

**Absidia:** Found outdoors in soil and decaying vegetation. Found indoors in stored grains and other foods. Absidia is recognized as an allergen. In immune-compromised patients pulmonary invasions, the meninges (brain or spinal cord), and kidney infections can result from exposure

**Acremonium:** Found outdoors in decaying or dead plant materials. Found indoors in food and wet, cellulose based building materials. Grows well indoors when there is a high water contents (>0.90 Aw). Type I (Hay fever, asthma) and Type III (hypersensitivity pneumonitis) allergen. Known to cause infections in immune-deficient patients and persons with wound injuries. There are 100 known species.

**Alternaria:** Common saprobe and pathogen of plants. Typically found on plant tissue, decaying wood, and foods, soil and air outdoors. Indoors it is found near condensation (window frames, showers), house dust (in carpets, and air). It also colonizes building supplies, computer disks, cosmetics, leather, optical instruments, paper, sewage, stone monuments, textiles, wood pulp, and jet fuel. Type I allergies (hay fever, asthma) and Type III (hypersensitivity pneumonitis). Alternaria spores are one of the most common and potent indoor and outdoor airborne allergens. Additionally, Alternaria sensitization has been determined to be one of the most important factors in the onset of childhood asthma. Synergy with Cladosporium or Ulocladium may increase the severity of symptoms.

**Arthrinium:** Found outdoors in decaying plant material and soil. Found indoors on cellulose containing materials. *Arthrinium sphaerospermum* is recognized as an allergen.

**Ascospores:** Ascospores are found everywhere in nature. Ascospores are the result of sexual reproduction and produced in a saclike structure called an ascus. All ascospores belong to members of the Phylum Ascomycota, which encompasses a plethora of genera worldwide.

**Asperigillus/Penicillium:** These species are common contaminants on various substances. This organism causes food spoilage and is an indicated organism for dampness indoors. Some of these species are known to produce mycotoxins. If health effects are noticed by occupants or workers, in an environment that evidences an amplification of Penicillium, identification of species is helpful. These especially opportunistic pathogens may cause respiratory infections. Some varieties produce mycotoxins and aflatoxins.

**Basidiospores:** Found outdoors in gardens forests and woodlands. Plant pathogen. Indoors it is the agent of "dry rot" and other fungi causing white and brown wood rot. Grow and destroy the structural wood of buildings. *Poria incrassata* causes a particularly destructive dry rot in buildings. A probably common allergen. Type I allergies (hay fever, asthma).

**Bipolaris:** Found outdoors in plant debris and soil. Found indoors on houseplants and indoor building materials. Type I allergies (hay fever, asthma). Most commonly reported cause of allergic and chronic invasive sinusitis.

**Botrytis:** Plant pathogen responsible for causing gray mold (*B. cinerea*) on grapes, strawberries, raspberries, blackberries, low bush blueberries, lettuce, cabbage and onion. Indoors it is found on houseplants fruits and vegetables. Type I (hay fever, asthma) and type III (hypersensitivity) allergies.

**Candida:** Found in leaves, flowers, soil, water and is an inhabitant of the skin, mouth and vagina. It is unknown what suitable substrates are in the indoor environment. Has been reported as an allergen. Occurs in patients taking drugs such as oral contraceptives and antibiotics.

**Cercospora:** Found outdoors on plants. It is a plant parasite causing leaf spot. It is unknown what substrates it prefers indoors. Thrives in moderate to high humidity its allergenic potential is unknown.

**Chaetomium:** Found outdoors in soil, seeds, dung, woody and straw materials. Indoors found on damp sheet rock paper. Type I allergies (hay fever, asthma).

**Coprinus:** Found outdoors in wood, dung, litter and soil. Industrial uses: Popular experimental organism in genetic research

**Cladosporium:** Found outdoors in soil of many different types. Indoors it is found on many substrates including textiles, wood, and moist windowsills. Cladosporium grows at 0degrees C, and so is associated with refrigerated foods. It is a common and important allergen. Type I allergies (hay fever, asthma).

**Cladophialophora (form of Cladosporium): Phialophora:** Found outdoors in wood roots, stems and leaves of plants and grasses, and soil. It is a water loving fungus. Allergenicity has not been studied.

**Coprinus:** Found outdoors in wood, dung, litter and soil. Industrial uses: Popular experimental organism in genetic research

**Curvularia:** found outdoors in plant saprobe and pathogen to cereal plants and soil. Found indoors in paper and wood products. Type I allergies (asthma and hay fever) A relatively common cause of allergic fungal sinusitis.

**Dactylaria:** Found outdoors in decaying soil and leaves. Dactylaria species comprise a very small proportion of the fungal biota. There have been several reports of opportunistic infections caused by these genera but a true pathogenic role has not been firmly established. No information is available regarding upper respiratory health effects, or toxicity. Allergenicity has not been studied.

**Epicoccum:** Found outdoors in plant debris and soil. Found indoors in paper and textiles. Type I allergies (asthma and hay fever).

**Fusarium:** Found outdoors in soil. Occasionally found on a variety of substrates. Fusarium requires very wet conditions. Aw=0.86-0.91 (minimum for various species). . Type I allergies (asthma and hay fever).

**Gandomera:** Found outdoors on conifers and hardwoods worldwide, causing white rot, root rot, and stem rot. Ganoderma species are known to cause allergies in people on a worldwide scale.

**Memnoniella:** Found outdoors in plant litter soil and many types of plants and trees. Found indoors on a variety of substrates (cellulolytic). Allergens are unknown. Very closely related to Stachybotrys.

**Myxomycetes:** Found outdoors in decaying logs and stumps, particularly in forested areas. Only found occasionally indoors. Type I allergies (hay fever, asthma)

**Nigrospora:** Found outdoors in decaying plants and soil. Rarely found indoors. Type I allergies (asthma and hay fever).

**Pithomyces:** Found outdoors in bark, leaf litter and soils. Indoors it is found in paper and requires high levels of moisture for spore germination. Its allergenic potential is unknown.

**Rust:** Rusts are parasitic to many types of plants. Rust fungi require a living plant host for growth. Type I allergens (hay fever, asthma). There are 5000 known species of rusts belonging to at least 150 different genera. Rusts are the cause of great economic losses on many cultivated plants.

**Scopulariopsis (Hyphomycetes)** Teleomorph: *Microascus* (Ascomycetes) Mainly soil-borne, but also frequently isolated from wood, grain, fruit, paper, and food such as meat and dairy products. Also isolated from indoor environments. ***Most species can liberate arsenic gaseous compounds that can lead to arsenic poisoning. Has recently been associated with invasive human infections.***

**Spegazzinia:** Found outdoors in plants and soil. It is unknown what substrates it is found on indoors. Allergenic properties are unknown.

**Stachybotrys:** Stachybotrys grows on wet materials that contain cellulose and low nitrogen content. Usually but not limited to building materials such as wallboard paper (unfinished drywall) that has a high water activity over a long period of time. It produces several types of toxic metabolites and mycotoxins that can irritate skin and mucous membranes. One of the mycotoxins it produces called satratoxin is also toxic when inhaled. ***Extreme care should be taken when this organism is amplified indoors.*** Individuals with chronic exposure to the toxin produced by this fungus reported cold and flu symptoms, sore throat, diarrhea, headaches, fatigue, dermatitis, intermittent local hair loss, and generalized malaise. The toxins produced by this fungus will suppress the immune system affecting the lymphoid tissue and the bone marrow.

**Stemphylium:** Found outdoors in soil, wood, decaying vegetation. Some species found on leaves are plant pathogens. Indoors growth is rare. Known allergen. Shares allergens with Alternaria. Type I allergies (hay fever, asthma).

**Torula:** Found outdoors in leaves, plant roots, plant litter, soil and wood. Indoors it is found in paper, wicker furniture and wood. Type I allergies (hay fever, asthma).

**Ulocladium:** Found outdoors in soil, dung paint, grasses, fibers, wood, decaying plant material, paper and textiles. Indoors it is found in gypsum board, paper, paint, tapestries, jute and other straw materials. Ulocladium has a high water requirement. As an allergen it is major with type I allergies (hay fever, asthma) and it cross reacts with Alternaria, adding to the burden of Alternaria –sensitive patients.

**Wallemia:** Found outdoors in hay and soil. Found indoors in jams, salted fish, mattresses, textiles and wood in crawl spaces. It is a Type I (hay fever and asthma) allergen.

**Zygomycetes:** Found outdoors in decaying plant and animal matter. Found indoors in fruits and vegetables. It is a Type I (hay fever, asthma) and Type III (hypersensitivity) allergen. Many zygomycetes are extremely fast growing and can inhibit other fungi when competing for food and space.





October 19, 2020

**Client Name and Address:**

Target Inspections  
P.O. Box 444  
West Dennis, MA 02670

Re: Microbial Analytical Results from: Luongo; 222 Fifth Ave, Barnstable, MA

H2O Laboratory Number:03614

Dear Target Inspections,

We at H2O EnviroComp would like to thank you for your recent business. Samples were received on 10/17/2020 from a job located at Luongo; 222 Fifth Ave, Barnstable, MA. The final report is enclosed for the following samples: 1-5.

Please note that environmental conditions should be taken into account when interpreting the associated data and sampling at any other time period may produce differing results. H2O EnviroComp follows prescribed procedures for the analysis of air cassettes and direct samples to identify and quantify particulate and microbiological contamination.

These results only pertain to this job and should not be used in the interpretation of any other job. This report may be reproduced only in its entirety.

If you have any questions please do not hesitate to call me at the number below.

Regards,

A handwritten signature in dark ink, appearing to read 'Steven Grevelis', is written over a light blue horizontal line.

Steven Grevelis  
Laboratory Director

Enclosures:

- Analytical results
- Chain of Custody
- Fungal glossary



H2O EnviroComp  
Indoor Air Quality Report  
Air Sample Report

24 School Street  
P.O. Box 444  
West Dennis, MA 02670  
Phone 508.737.4289

**Company:** Target Inspections    **Inspector:** Steven Grevelis    **Date Sampled:** 10/16/2020  
**Contact:** Steven Grevelis    **Project Name:** Luongo; 222 Fifth Ave, Barnstable, MA    **Date Received:** 10/17/2020  
**Address:** P.O. Box 444    **Project Notes:** Client Project Number: 3304    **Date Analyzed:** 10/19/2020  
**City, ST, Zip:** West Dennis, MA 02670    **Lab No:** 03614    **Date Reported:** 10/19/2020  
**Phone:** (888) 280- 2108    **Report Status:** Version 1

**Mold Identification by Samples**

**Sample Number:** 03614-01    **Sample Medium:** Allergenco-D  
**Client Sample ID:** 4098800    **Sampling Rate:** 15L/Min for 5 Minutes  
**Magnification:** 600 X    **Total Liters:** 75  
**Location:** Guest Bedroom - Front Right of House

**Sample Data:**

Type:	Raw Count	Count/ Cubic Meter	Type:	Raw Count	Count/ Cubic Meter
Ascospores, Non-specified	2	84	Smuts	ND	ND
Basidiospores, Non-specified	7	295	Rusts	ND	ND
Aspergillus/Penicillium-Like	49	2063	Spegazzinia	ND	ND
Cladosporium	5	211	Stachybotrys	ND	ND
Chaetomium	ND	ND	Ulocladium	ND	ND
Ganoderma	ND	ND	Nigrospora	ND	ND
Pithomyces	2	84	Un-ID Spore	ND	ND
Alternaria	ND	ND	Pollen	ND	ND
Cercospora-like	ND	ND	Hyphal Frags	1	42
Curvularia	ND	ND	Insect Frags	ND	ND
Epicoccum	ND	ND			
Oidium	ND	ND			

**Sample Data Comments:**

Skin Fragment Prevalence; 1 (Low) to 4 (High):	2	
Background Density; 1 (Low) to 5 (Overloaded):	1	
Total Fungal Raw Count:	65	
Analytical Sensitivity (Spore/Cubic Meter):	42	
Number of Traverses:	12	
<b>Total Fungal Count (Spore/Cubic Meter):</b>	<b>2737</b>	

**Reporting Notes:** N/A = Not Applicable  
ND = None Detected  
\* = Type detected observed in clumps

Analyzed by: Steven Grevelis  
Analyzed Date: 10/19/2020





H2O EnviroComp  
Indoor Air Quality Report  
Air Sample Report

24 School Street  
P.O. Box 444  
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Phone 508.737.4289

**Company:** Target Inspections    **Inspector:** Steven Grevelis    **Date Sampled:** 10/16/2020  
**Contact:** Steven Grevelis    **Project Name:** Luongo; 222 Fifth Ave, Barnstable, MA    **Date Received:** 10/17/2020  
**Address:** P.O. Box 444    **Project Notes:** Client Project Number: 3304    **Date Analyzed:** 10/19/2020  
**City, ST, Zip:** West Dennis, MA 02670    **Lab No:** 03614    **Date Reported:** 10/19/2020  
**Phone:** (888) 280- 2108    **Report Status:** Version 1

**Mold Identification by Samples**

**Sample Number:** 03614-02    **Sample Medium:** Allergenco-D  
**Client Sample ID:** 3400477    **Sampling Rate:** 15L/Min for 5 Minutes  
**Magnification:** 600 X    **Total Liters:** 75  
**Location:** Guest Bedroom - In Wall

**Sample Data:**

Type:	Raw Count	Count/ Cubic Meter	Type:	Raw Count	Count/ Cubic Meter
Ascospores, Non-specified	ND	ND	Smuts	ND	ND
Basidiospores, Non-specified	5	211	Rusts	ND	ND
Aspergillus/Penicillium-Like	281	11832	Spegazzinia	ND	ND
Cladosporium	52	2189	Stachybotrys	ND	ND
Chaetomium	ND	ND	Ulocladium	ND	ND
Ganoderma	ND	ND	Nigrospora	ND	ND
Pithomyces	ND	ND	Un-ID Spore	ND	ND
Alternaria	ND	ND	Pollen	ND	ND
Cercospora-like	ND	ND	Hyphal Frags	ND	ND
Curvularia	ND	ND	Insect Frags	ND	ND
Epicoccum	ND	ND			
Oidium	ND	ND			

**Sample Data Comments:**

Skin Fragment Prevalence; 1 (Low) to 4 (High):	1	Result may be biased low due to level 3 Background Density.
Background Density; 1 (Low) to 5 (Overloaded):	3	
Total Fungal Raw Count:	338	
Analytical Sensitivity (Spore/Cubic Meter):	42	
Number of Traverses:	12	
<b>Total Fungal Count (Spore/Cubic Meter):</b>	<b>14232</b>	

Reporting Notes:            N/A = Not Applicable  
                                      ND = None Detected  
                                      \* = Type detected observed in clumps

Analyzed by: Steven Grevelis  
Analyzed Date: 10/19/2020



**Company:** Target Inspections    **Inspector:** Steven Grevelis    **Date Sampled:** 10/16/2020  
**Contact:** Steven Grevelis    **Project Name:** Luongo; 222 Fifth Ave, Barnstable, MA    **Date Received:** 10/17/2020  
**Address:** P.O. Box 444    **Project Notes:** Client Project Number: 3304    **Date Analyzed:** 10/19/2020  
**City, ST, Zip:** West Dennis, MA 02670    **Lab No:** 03614    **Date Reported:** 10/19/2020  
**Phone:** (888) 280- 2108    **Report Status:** Version 1

**Mold Identification by Samples**

**Sample Number:** 03614-03    **Sample Medium:** Allergenco-D  
**Client Sample ID:** 3400460    **Sampling Rate:** 15L/Min for 5 Minutes  
**Magnification:** 600 X    **Total Liters:** 75  
**Location:** Second Floor

**Sample Data:**

Type:	Raw Count	Count/ Cubic Meter	Type:	Raw Count	Count/ Cubic Meter
Ascospores, Non-specified	ND	ND	Smuts	1	42
Basidiospores, Non-specified	2	84	Rusts	3	126
Aspergillus/Penicillium-Like	17	716	Spegazzinia	ND	ND
Cladosporium	33	1389	Stachybotrys	ND	ND
Chaetomium	5	211	Ulocladium	ND	ND
Ganoderma	ND	ND	Nigrospora	ND	ND
Pithomyces	4	168	Un-ID Spore	ND	ND
Alternaria	1	42	Pollen	ND	ND
Cercospora-like	ND	ND	Hyphal Frags	2	84
Curvularia	4	168	Insect Frags	ND	ND
Epicoccum	ND	ND			
Oidium	ND	ND			

**Sample Data Comments:**

Skin Fragment Prevalence; 1 (Low) to 4 (High):	1	
Background Density; 1 (Low) to 5 (Overloaded):	2	
Total Fungal Raw Count:	70	
Analytical Sensitivity (Spore/Cubic Meter):	42	
Number of Traverses:	12	
<b>Total Fungal Count (Spore/Cubic Meter):</b>	<b>2947</b>	

Reporting Notes:    N/A = Not Applicable  
                              ND = None Detected  
                              \* = Type detected observed in clumps

Analyzed by: Steven Grevelis  
Analyzed Date: 10/19/2020



H2O EnviroComp  
Indoor Air Quality Report  
Air Sample Report

24 School Street  
P.O. Box 444  
West Dennis, MA 02670  
Phone 508.737.4289

**Company:** Target Inspections    **Inspector:** Target Inspections    **Date Sampled:** 10/16/2020  
**Contact:** Steven Grevelis    **Project Name:** Luongo; 222 Fifth Ave, Barnstable, MA    **Date Received:** 10/17/2020  
**Address:** P.O. Box 444    **Project Notes:** Client Project Number: 3304    **Date Analyzed:** 10/19/2020  
**City, ST, Zip:** West Dennis, MA 02670    **Lab No:** 03614    **Date Reported:** 10/19/2020  
**Phone:** (888) 280- 2108    **Report Status:** Version 1

**Mold Identification by Samples**

**Sample Number:** 03614-04    **Sample Medium:** Allergenco-D  
**Client Sample ID:** 4098811    **Sampling Rate:** 15L/Min for 5 Minutes  
**Magnification:** 600 X    **Total Liters:** 75  
**Location:** Basement

**Sample Data:**

Type:	Raw Count	Count/ Cubic Meter	Type:	Raw Count	Count/ Cubic Meter
Ascospores, Non-specified	6	253	Smuts	ND	ND
Basidiospores, Non-specified	7	295	Rusts	ND	ND
Aspergillus/Penicillium-Like	259	10905	Spegazzinia	ND	ND
Cladosporium	60	2526	Stachybotrys	ND	ND
Chaetomium	9	379	Ulocladium	ND	ND
Ganoderma	ND	ND	Nigrospora	ND	ND
Pithomyces	ND	ND	Un-ID Spore	ND	ND
Alternaria	ND	ND	Pollen	ND	ND
Cercospora-like	ND	ND	Hyphal Frags	4	168
Curvularia	ND	ND	Insect Frags	ND	ND
Epicoccum	ND	ND			
Oidium	ND	ND			

**Sample Data Comments:**

Skin Fragment Prevalence; 1 (Low) to 4 (High):	1	
Background Density; 1 (Low) to 5 (Overloaded):	2	
Total Fungal Raw Count:	341	
Analytical Sensitivity (Spore/Cubic Meter):	42	
Number of Traverses:	12	
<b>Total Fungal Count (Spore/Cubic Meter):</b>	<b>14358</b>	

**Reporting Notes:**    N/A = Not Applicable  
                                  ND = None Detected  
                                  \* = Type detected observed in clumps

Analyzed by: Steven Grevelis  
Analyzed Date: 10/19/2020



**Company:** Target Inspections    **Inspector:** Steven Grevelis    **Date Sampled:** 10/16/2020  
**Contact:** Steven Grevelis    **Project Name:** Luongo; 222 Fifth Ave, Barnstable, MA    **Date Received:** 10/17/2020  
**Address:** P.O. Box 444    **Project Notes:** Client Project Number: 3304    **Date Analyzed:** 10/19/2020  
**City, ST, Zip:** West Dennis, MA 02670    **Lab No:** 03614    **Date Reported:** 10/19/2020  
**Phone:** (888) 280- 2108    **Report Status:** Version 1

**Mold Identification by Samples**

**Sample Number:** 03614-05    **Sample Medium:** Allergenco-D  
**Client Sample ID:** 4098810    **Sampling Rate:** 15L/Min for 5 Minutes  
**Magnification:** 600 X    **Total Liters:** 75  
**Location:** Control

**Sample Data:**

Type:	Raw Count	Count/ Cubic Meter	Type:	Raw Count	Count/ Cubic Meter
Ascospores, Non-specified	4	168	Smuts	1	42
Basidiospores, Non-specified	43	1811	Rusts	ND	ND
Aspergillus/Penicillium-Like	ND	ND	Spegazzinia	ND	ND
Cladosporium	1	42	Stachybotrys	ND	ND
Chaetomium	ND	ND	Ulocladium	ND	ND
Ganoderma	ND	ND	Coprinus	ND	ND
Pithomyces	ND	ND	Un-ID Spore	ND	ND
Alternaria	ND	ND	Pollen	ND	ND
Cercospora-like	ND	ND	Hyphal Frags	ND	ND
Curvularia	ND	ND	Insect Frags	ND	ND
Epicoccum	ND	ND			
Memnoniella	ND	ND			

**Sample Data Comments:**

Skin Fragment Prevalence; 1 (Low) to 4 (High):	1
Background Density; 1 (Low) to 5 (Overloaded):	1
Total Fungal Raw Count:	49
Analytical Sensitivity (Spore/Cubic Meter):	42
Number of Traverses:	12
<b>Total Fungal Count (Spore/Cubic Meter):</b>	<b>2063</b>

**Reporting Notes:** N/A = Not Applicable  
ND = None Detected  
\* = Type detected observed in clumps

Analyzed by: Steven Grevelis  
Analyzed Date: 10/19/2020





H2O EnviroComp  
 24 School Street  
 P.O. Box 444  
 West Dennis, MA 02670

Microbial Chain of Custody  
 Version 1.0  
 4/9/2012

Client: Target Inspections Phone: (888) - 280- 2108 Client Address: 24 School Street, P.O. Box 444, West Dennis, MA 02670  
 Project Name: Luongo Project Number: 3304  
 Proj. Address: 222 Fifth Avenue Town: Barnstable State: MA Zip Code 02601

Sampled By: Steven Grevelis Email Address(es) to Send Report to: steve@targetinspections.com H2O Lab ID: **03614**  
 Date: 10/16/2020 Project Manager: Steven Grevelis Email 1: steve@targetinspections.com  
 Turn Around Time:  Rush  24 Hour  48 Hour  3 Day  5 Day Email 2:

SAMPLE ID	LOCATION	Sample Type (Air, Tape Lift, Bulk)	Volume Data			Sample Media (Air-O-Cell, Allergenco-D, etc)
			Rate (l/min)	Time (min)	Volume	
4098800	Guest Bedroom - Front Right of House	Air	15	5	75	Allergenco-D
3400477	Guest Bedroom - In Wall	Air	15	5	75	Allergenco-D
3400460	Second Floor	Air	15	5	75	Allergenco-D
4098811	Basement	Air	15	5	75	Allergenco-D
4098810	Control	Air	15	5	75	Allergenco-D

Relinquished by: Steven Grevelis

Date/Time: 10/17/20

Received by: H2O EnviroComp

Date/Time: 10/17/20



Note: The following list is not inclusive of all molds and fungi.

**Absidia:** Found outdoors in soil and decaying vegetation. Found indoors in stored grains and other foods. *Absidia* is recognized as an allergen. In immunocompromised patients pulmonary invasions, the meninges (brain or spinal cord), and kidney infections can result from exposure.

**Acremonium:** Found outdoors in decaying or dead plant materials. Found indoors in food and wet, cellulose based building materials. Grows well indoors when there is a high water content (>0.90 Aw). Type I (hay fever, asthma) and Type III (hypersensitivity pneumonitis) allergen. Known to cause infections in immunodeficient patients and persons with wound injuries. There are 100 known species.

**Alternaria:** Common saprobe and pathogen of plants. Typically found on plant tissue, decaying wood, and foods, soil and air outdoors. Indoors it is found near condensation (window frames, showers), house dust (in carpets, and air). It also colonizes building supplies, computer disks, cosmetics, leather, optical instruments, paper, sewage, stone monuments, textiles, wood pulp, and jet fuel. Type I allergies (hay fever, asthma) and Type III (hypersensitivity pneumonitis). *Alternaria* spores are one of the most common and potent indoor and outdoor airborne allergens. Additionally, *Alternaria* sensitization has been determined to be one of the most important factors in the onset of childhood asthma. Synergy with *Cladosporium* or *Ulocladium* may increase the severity of symptoms.

**Arthriniium:** Found outdoors in decaying plant material and soil. Found indoors on cellulose containing materials. *Arthriniium sphaerospermum* is recognized as an allergen.

**Ascospores:** Ascospores are found everywhere in nature. Ascospores are the result of sexual reproduction and produced in a saclike structure called an ascus. All ascospores belong to members of the Phylum Ascomycota, which encompasses a plethora of genera worldwide.

**Asperigillus/Penicillium:** These species are common contaminants on various substances. This organism causes food spoilage and is an indicated organism for dampness indoors. Some of these species are known to produce mycotoxins. If health effects are noticed by occupants or workers, in an environment that evidences an amplification of *Penicillium*, identification of species is helpful. These especially opportunistic pathogens may cause respiratory infections. Some varieties produce mycotoxins and aflatoxins.

**Basidiospores:** Found outdoors in gardens forests and woodlands. Plant pathogen. Indoors it is the agent of "dry rot" and other fungi causing white and brown wood rot. Grow and destroy the structural wood of buildings. *Poria incrassata* causes a particularly destructive dry rot in buildings. A probably common allergen. Type I allergies (hay fever, asthma).

**Bipolaris:** Found outdoors in plant debris and soil. Found indoors on houseplants and indoor building materials. Type I allergies (hay fever, asthma). Most commonly reported cause of allergic and chronic invasive sinusitis.

**Botrytis:** Plant pathogen responsible for causing gray mold (*B. cinerea*) on grapes, strawberries, raspberries, blackberries, low bush blueberries, lettuce, cabbage and onion. Indoors it is found on houseplants fruits and vegetables. Type I (hay fever, asthma) and type III (hypersensitivity) allergies.



## H2O EnviroComp Fungal Glossary

**Candida:** Found in leaves, flowers, soil, water and is an inhabitant of the skin, mouth and vagina. It is unknown what suitable substrates are in the indoor environment. Has been reported as an allergen. Occurs in patients taking drugs such as oral contraceptives and antibiotics.

**Cercospora:** Found outdoors on plants. It is a plant parasite causing leaf spot. It is unknown what substrates it prefers indoors. Thrives in moderate to high humidity its allergenic potential is unknown.

**Chaetomium:** Found outdoors in soil, seeds, dung, woody and straw materials. Indoors found on damp sheet rock paper. Type I allergies (hay fever, asthma).

**Coprinus:** Found outdoors in wood, dung, litter and soil. Industrial uses: Popular experimental organism in genetic research

**Cladosporium:** Found outdoors in soil of many different types. Indoors it is found on many substrates including textiles, wood, and moist windowsills. Cladosporium grows at 0degrees C, and so is associated with refrigerated foods. It is a common and important allergen. Type I allergies (hay fever, asthma).

**Cladophialophora (form of Cladosporium): Phialophora:** Found outdoors in wood roots, stems and leaves of plants and grasses, and soil. It is a water loving fungus. Allergenicity has not been studied.

**Coprinus:** Found outdoors in wood, dung, litter and soil. Industrial uses: Popular experimental organism in genetic research

**Curvularia:** found outdoors in plant saprobe and pathogen to cereal plants and soil. Found indoors in paper and wood products. Type I allergies (asthma and hay fever) A relatively common cause of allergic fungal sinusitis.

**Dactylaria:** Found outdoors in decaying soil and leaves. Dactylaria species comprise a very small proportion of the fungal biota. There have been several reports of opportunistic infections caused by these genera but a true pathogenic role has not been firmly established. No information is available regarding upper respiratory health effects, or toxicity. Allergenicity has not been studied.

**Epicoccum:** Found outdoors in plant debris and soil. Found indoors in paper and textiles. Type I allergies (asthma and hay fever).

**Fusarium:** Found outdoors in soil. Occasionally found on a variety of substrates. Fusarium requires very wet conditions. Aw=0.86-0.91 (minimum for various species). . Type I allergies (asthma and hay fever).

**Gandomera:** Found outdoors on conifers and hardwoods worldwide, causing white rot, root rot, and stem rot. Ganoderma species are known to cause allergies in people on a worldwide scale.

**Memnoniella:** Found outdoors in plant litter soil and many types of plants and trees. Found indoors on a variety of substrates (cellulolytic). Allergens are unknown. Very closely related to Stachybotrys.

**Myxomycetes:** Found outdoors in decaying logs and stumps, particularly in forested areas. Only found occasionally indoors. Type I allergies (hay fever, asthma)



## H2O EnviroComp Fungal Glossary

**Nigrospora:** Found outdoors in decaying plants and soil. Rarely found indoors. Type I allergies (asthma and hay fever).

**Pithomyces:** Found outdoors in bark, leaf litter and soils. Indoors it is found in paper and requires high levels of moisture for spore germination. Its allergenic potential is unknown.

**Rust:** Rusts are parasitic to many types of plants. Rust fungi require a living plant host for growth. Type I allergens (hay fever, asthma). There are 5000 known species of rusts belonging to at least 150 different genera. Rusts are the cause of great economic losses on many cultivated plants.

**Scopulariopsis (Hyphomycetes) Teleomorph: *Microascus* (Ascomycetes)** Mainly soil-borne, but also frequently isolated from wood, grain, fruit, paper, and food such as meat and dairy products. Also isolated from indoor environments. ***Most species can liberate arsenic gaseous compounds that can lead to arsenic poisoning. Has recently been associated with invasive human infections.***

**Spegazzinia:** Found outdoors in plants and soil. It is unknown what substrates it is found on indoors. Allergenic properties are unknown.

**Stachybotrys:** Stachybotrys grows on wet materials that contain cellulose and low nitrogen content. Usually but not limited to building materials such as wallboard paper (unfinished drywall) that has a high water activity over a long period of time. It produces several types of toxic metabolites and mycotoxins that can irritate skin and mucous membranes. One of the mycotoxins it produces called satratoxin is also toxic when inhaled. ***Extreme care should be taken when this organism is amplified indoors.*** Individuals with chronic exposure to the toxin produced by this fungus reported cold and flu symptoms, sore throat, diarrhea, headaches, fatigue, dermatitis, intermittent local hair loss, and generalized malaise. The toxins produced by this fungus will suppress the immune system affecting the lymphoid tissue and the bone marrow.

**Stemphylium:** Found outdoors in soil, wood, decaying vegetation. Some species found on leaves are plant pathogens. Indoors growth is rare. Known allergen. Shares allergens with Alternaria. Type I allergies (hay fever, asthma).

**Trichoderma:** Found outdoors in soil, wood, decaying vegetation. Some species found on leaves are plant pathogens. Indoors growth on paper, textiles, and wet wood. Known allergen. Type I allergies (hay fever, asthma), Type III allergies (hypersensitivity), and has occasionally been associated with disease in immunocompromised individuals.

**Torula:** Found outdoors in leaves, plant roots, plant litter, soil and wood. Indoors it is found in paper, wicker furniture and wood. Type I allergies (hay fever, asthma).

**Ulocladium:** Found outdoors in soil, dung, paint, grasses, fibers, wood, decaying plant material, paper and textiles. Indoors it is found in gypsum board, paper, paint, tapestries, jute and other straw materials. Ulocladium has a high water requirement. As an allergen it is major with type I allergies (hay fever, asthma) and it cross reacts with Alternaria, adding to the burden of Alternaria-sensitive patients.

**Wallemia:** Found outdoors in hay and soil. Found indoors in jams, salted fish, mattresses, textiles and wood in crawl spaces. It is a Type I (hay fever and asthma) allergen.

**Zygomycetes:** Found outdoors in decaying plant and animal matter. Found indoors in fruits and vegetables. It is a Type I (hay fever, asthma) and Type III (hypersensitivity) allergen. Many zygomycetes are extremely fast growing and can inhibit other fungi when competing for food and space.



Parcel: 245-133

Location: 222 FIFTH AVENUE (HYANNIS), Hyannis

Owner: QUINLAN, RAYMOND L & MORGAN, JANE B



Parcel  
**245-133**

Location  
**222 FIFTH AVENUE (HYANNIS)**

Village  
**Hyannis**

Town sewer account  
**No**

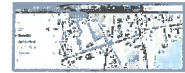
Developer lot:

Road index  
**0535**

Fire district  
**Hyannis**

Secondary road  
**BIRCH DRIVE**

Interactive map



Asbuilt septic scan  
[245133\\_1](#)

Owner: QUINLAN, RAYMOND L & MORGAN, JANE B

Owner <b>QUINLAN, RAYMOND L &amp; MORGAN, JANE B</b>	Co-Owner	Book page <b>8021/ 57</b>
Street1 <b>PO BOX 536</b>	Street2	
City <b>WEST HYANNISPORT</b>	State Zip Country <b>MA 02672</b>	

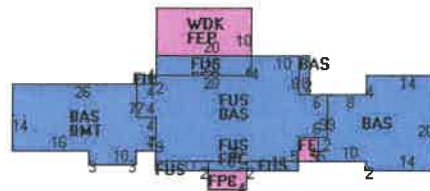
Land

Acres <b>0.4</b>	Use <b>Single Fam M-01</b>	Zoning <b>RB</b>	Neighborhood <b>0114</b>
Topography <b>Level</b>	Street factor <b>Paved</b>	Town Zone of Contribution <b>AP (Aquifer Protection Overlay District)</b>	
Utilities <b>Public Water,Gas,Septic</b>	Location factor <b>Water View</b>	State Zone of Contribution <b>QUT</b>	

Construction

Building 1 of 1

Year built <b>1940</b>	Roof structure <b>Gable/Hip</b>	Heat type <b>Hot Water</b>
Living area <b>2312</b>	Roof cover <b>Asph/F Gls/Cmp</b>	Heat fuel <b>Gas</b>
Gross area <b>3282</b>	Exterior wall <b>Wood Shingle</b>	AC type <b>None</b>
Style <b>Colonial</b>	Interior wall <b>Drywall</b>	Bedrooms <b>5 Bedrooms</b>
Model <b>Residential</b>	Interior floor <b>Hardwood, Carpet</b>	Bath rooms <b>3 Full-0 Half</b>
Grade <b>Average Plus</b>	Foundation <b>Mixed</b>	Total rooms <b>8 Rooms</b>
Stories <b>2 Stories</b>		



Permit History

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
04/29/2008	Addition	200802191	\$12,000	09/23/2008	
05/27/2005	Swimming Pool	84461	\$28,000	10/06/2005	
08/02/2001	Out Building	54916	\$13,800	01/01/2002	GARAGE

Sale History

Line	Sale Date	Owner	Book/Page	Sale Price
1	05/15/1992	QUINLAN, RAYMOND L & MORGAN, JANE B	8021/ 57	\$100
2	03/19/1990	QUINLAN, RAYMOND L	7096/ 31	\$67,000
3	09/18/1987	QUINLAN, RAYMOND L & CONNOLLY, KERRY A	5933/ 281	\$425,000
4	11/21/1985	VIOLA, ANTHONY M TR	4810/ 282	\$300,000
5	04/12/1966	KERSTETTER, WILLIAM E & LEONA B	1332/ 23	\$0

Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2020	\$184,600	\$24,900	\$56,100	\$476,700	\$742,300
2	2019	\$184,600	\$24,900	\$58,100	\$476,700	\$744,300
3	2018	\$153,900	\$24,900	\$59,200	\$556,300	\$794,300
4	2017	\$147,700	\$25,000	\$59,900	\$556,300	\$788,900
5	2016	\$147,700	\$25,000	\$59,900	\$561,000	\$793,600
6	2015	\$182,200	\$28,100	\$51,900	\$545,800	\$808,000
7	2014	\$178,200	\$28,900	\$53,400	\$545,800	\$806,300
8	2013	\$178,200	\$28,900	\$54,300	\$545,800	\$807,200
9	2012	\$182,200	\$27,700	\$48,600	\$545,800	\$804,300
10	2011	\$207,600	\$3,600	\$44,900	\$545,800	\$801,900
11	2010	\$208,100	\$3,600	\$48,200	\$545,800	\$805,700
12	2009	\$233,100	\$2,600	\$32,200	\$539,600	\$807,500
13	2008	\$233,100	\$2,600	\$32,200	\$562,200	\$830,100
15	2007	\$232,800	\$2,600	\$32,200	\$562,200	\$829,800
16	2006	\$221,200	\$2,600	\$21,100	\$522,100	\$767,000
17	2005	\$191,400	\$2,400	\$21,500	\$477,700	\$693,000
18	2004	\$154,700	\$2,400	\$21,700	\$382,100	\$560,900
19	2003	\$157,800	\$2,400	\$21,900	\$372,800	\$554,900
20	2002	\$160,800	\$2,600	\$800	\$372,800	\$537,000
21	2001	\$160,800	\$3,100	\$800	\$372,800	\$537,500
22	2000	\$153,200	\$2,500	\$400	\$117,600	\$273,700
23	1999	\$153,200	\$2,500	\$400	\$117,600	\$273,700
24	1998	\$153,200	\$2,500	\$400	\$117,600	\$273,700
25	1997	\$166,500	\$0	\$0	\$151,200	\$319,300
26	1996	\$166,500	\$0	\$0	\$151,200	\$319,300
27	1995	\$166,500	\$0	\$0	\$151,200	\$319,300
28	1994	\$152,800	\$0	\$0	\$136,100	\$290,500
29	1993	\$152,800	\$0	\$0	\$136,100	\$290,500
30	1992	\$173,500	\$0	\$0	\$151,200	\$326,500
31	1991	\$200,300	\$0	\$0	\$184,800	\$386,900
32	1990	\$200,300	\$0	\$0	\$184,800	\$386,900
33	1989	\$200,300	\$0	\$0	\$184,800	\$386,900
34	1988	\$226,100	\$0	\$0	\$55,600	\$283,400
35	1987	\$226,100	\$0	\$0	\$55,600	\$283,400
36	1986	\$226,100	\$0	\$0	\$55,600	\$283,400

Photos













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## Historical Commission Abutter List for Subject Parcel 245133

All property owners within 300 feet of the subject property's boundaries

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
245038	ABBA REALTY LLC		57 HAMSTEAD LANE		YARMOUTHPORT	MA	02675
245039	WONG, ROBERT W TR	241 FIFTH AVENUE REALTY TRUST	214 EAST EMERSON ROAD		LEXINGTON	MA	02173
245040	231 FIFTH AVE LLC	C/O CENTERCORP	ATTN: GAIL D BRENNAN	600 LORING AVENUE	SALEM	MA	01970
245041	FELDMAN, ROBERT N		56 TOWER AVENUE		NEEDHAM	MA	02494
245042	BRADLEY, PATRICIA E		PO BOX 248		WEST HYANNISPORT	MA	02672
245043	KLAMAN, BARBARA TR-BELL/WEST TR	C/O CENTERCORP	ATTN: GAIL D BRENNAN	600 LORING AVENUE	SALEM	MA	01970
245044	KLAMAN, BARBARA TR	C/O CENTERCORP	ATTN: GAIL D BRENNAN	600 LORING AVENUE	SALEM	MA	01970
245081	GILLIS, ANDREW J, CHRISTOPHER T &	RACHEL E	19 ZUNI ROAD		CARBONDALE	CO	81623
245082	HEAPS, ROBERT J & ELISABETH M		66 COLONEL DANIELS DRIVE		BEDFORD	NH	03110-5010
245083	LEMBO, PHILIP J & SUSAN P		1087 FRANKLIN STREET		MELROSE	MA	02176
245100	ABRAHAMSON, MARK & MAUREEN		278 WOOD HOUSE ROAD		FAIRFIELD	CT	06824
245101	MCAULIFFE, THOMAS M		10 SHAWMUT AVENUE		HUDSON	MA	01749
245102	DAVIN, ANGELA A ESTATE OF	C/O DAVIN, THOMAS D	2201 MEETING ST		MINNETONKA	MN	55391
245103	VILLA, PHYLLIS A		P O BOX 301		WEST HYANNISPORT	MA	02672

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
245104	HERRINGTON, JAMES & ELLEN		25 BATCHELDER ST		MELROSE	MA	02176
245105	VILLA, CHARLES V JR & PHYLLIS A		P.O. BOX 301		WEST HYANNISPORT	MA	02672
245106	EVERS, STACI A & LINDBERG, CHARLES A		PO BOX 606	191 FIFTH AVENUE	WEST HYANNISPORT	MA	02672
245107	SOUZA, THOMAS G & SYLVIE G		88 NICHOLS STREET		NORWOOD	MA	02062
245128	MCDONALD, JOSEPH D & MADELEINE		95 MAIN ST		MARSHFIELD	MA	02050
245129	MCDONALD, JOSEPH D & MADELEINE		95 MAIN ST		MARSHFIELD	MA	02050
245132	QUINLAN, RAYMOND L & MORGAN, JANE B		PO BOX 536		WEST HYANNISPORT	MA	02672
245133	QUINLAN, RAYMOND L & MORGAN, JANE B		PO BOX 536		WEST HYANNISPORT	MA	02672
245134	GADBOIS, KAREN M		4 ANDREWS WAY		SOUTHBOROUGH	MA	01772
245135001	KLESSEL, LEWIS S & JODY L		33 RUTGERS ROAD		WELLESLEY	MA	02481
245135002	VOGT, ARTHUR O & SUSAN L N		515 AUVERGNE PLACE		RIVER FOREST	IL	60305
266002	BARNSTABLE, TOWN OF (MUN)		367 MAIN STREET		HYANNIS	MA	02601

# INTRODUCTION

## **AN INSPECTION OF YOUR PROSPECTIVE PROPERTY**

*Prepared Especially for:*

**Mr & Mrs Nicholas Luongo**

3701 Underwood Street, Chevy Chase, MD 20815

### **PROPERTY INSPECTED:**

222 5th Ave

West Hyannisport, MA

### **DATE INSPECTED:**

10/16/2020

***Integrity Home Inspection LLC***

***108 Lyndsey Way, Sandwich MA 02563***

***(508) 221-0686***





**Integrity Home Inspection LLC**  
108 Lyndsey Way, Sandwich MA 02563  
(508) 221-0686

Dear Mr & Mrs Luongo,

Thank you for hiring INTEGRITY to inspect your current or prospective new property. This inspection was performed according to the Regulations of the MA Board of Registration, of which I hold license #514.

**SCOPE OF SERVICE: This is a limited inspection, conforming to the Commonwealth of Massachusetts 266 CMR 1.00 through 11.00. The *Company* shall only inspect and report on those systems and components that are listed in the Standards of Practice and are readily accessible at time of inspection.**

This report supersedes all previous communications and represents a visual evaluation of those "systems" outlined in our Contract that were readily accessible on this day only. The **Report** does not represent an endorsement for or against the purchase of real estate. This **Report** is intended to provide an overview of the existing conditions at time of inspection only and should not be used as an indicator of future performance; no expressed or implied warranties or guarantees of any kind are given in conjunction with the inspection of the premises. A building and its components are subjected to constantly changing conditions and environment and problems can develop immediately upon completion of the inspection. Therefore, we do not issue a guarantee or warranty on our inspection and **Report**. The contents of this **Report** are CONFIDENTIAL, for the exclusive use of the Client named in the Inspection Agreement. The **Report** is not assignable to third parties or transferable to others. Should this **Report** be sold or transferred to another party, all opinions are null and void and the **Company** disclaims any and all liability which may result from this **Report** and the opinions contained therein.

Our inspection **Report** is not a substitute for honest disclosure required by real estate agents, property owner/s, and/or the property transferors. Real Estate Transfer transferors' disclosure statements or forms should be carefully read for any material facts that may influence or effect the desirability, and/or market value of the property. It is the clients sole responsibility to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow, and to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and stored items while occupied, or damaged



during the seller's evacuation of the structure.

The Home Inspection **Report** contains specific information relative to this home. Make sure that it accurately documents the visual problems that were disclosed to you during the hours of the home inspection. If you have any questions or require any further clarification, please call our office for free assistance. If you should desire a "return visit inspection," please contact our office for a quotation based on minimum trip charge and hourly rate. If you were absent during this inspection or you do not understand the **Final Report** and have questions, you should **call the office immediately** to speak with the inspector who performed the inspection. At that time, the inspector will give you a verbal consultation of the property. The *Company* cannot be held liable for your understanding or misunderstanding of this *report* contents if you choose not to consult with the inspector.

To prevent "false expectations," please understand that the task of a home inspector is to function as a "general practitioner" who is trained to be a professional in the identification of typical home or building deficiencies. He or she performs a visual examination to identify certain components, states their general condition, locates telltale problems and then recommends that you consult with appropriate tradesmen or other experts for further evaluation and repair estimates. **Be advised that a home inspector will not find every little problem during the hours spent at the site and that undisclosed problems are often revealed during repairs or after further evaluation by tradesmen.** A home inspector does NOT perform destructive testing, can NOT see through walls, will not dig away soil or gravel, and does NOT move furniture or stored goods or predict the future. **Only problems that are readily accessible at time of inspection will be included in the report. MA Regulations prohibit the home inspector from determining the cost of repairs.** If the inspector recommends consulting other specialized experts, any such consultation shall be at the *Client's* sole discretion and expense. Any comments regarding correction or repair are based on typical practices used by contractors in the field and are not made as specific recommendations for the noted problems. Correction or repair of problems or conditions noted in this **Report** should be done by qualified professionals in accordance with the requirements of the building code. Any work done by the homeowner is strictly at the *Client's* risk.

**DISCLAIMER: Those defects hidden or concealed at time of inspection are EXCLUDED from this report. The Client understands that only deficiencies which are exposed and readily accessible at the time of inspection will be included in the Inspection Report and that all opinions expressed concerning the adequacy of the structure or systems are based on visual examination only and do not involve engineering calculations or testing of any nature. . See INSPECTION AGREEMENT for other limitations and exclusions.**

This inspection **Report** does represent an educated & impartial second opinion. This **Report** is subject to correction of incorrect statements, typographical errors and addition of items inadvertently left out during **Report** preparation. Please contact us immediately if any discrepancies or errors are noted.

Pursuant to Commonwealth of Massachusetts Rules (CMR) The answers to a series of questions should be ascertained from the Seller and/or the Seller's Representative because they are important and relevant to the purchase of the inspected dwelling and may not be Readily Observable through inspection. **The list of these questions are found on the very last page of the report.**

If the **INSPECTION AGREEMENT** is unsigned, delivery and payment for the inspection **Final Report** shall constitute acceptance of all terms on the **INSPECTION AGREEMENT**.

Thank you for allowing us to be of service,

Jeffrey J. Miele - Owner / Inspector  
**INTEGRITY HOME INSPECTION LLC**

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DEFINITIONS OF TERMS

**The definitions as listed in 266 CMR 2.00 section 2.01 shall apply to this Report, and are found at the end of this Report.** Please take the time to read this page concerning contingent and limiting conditions and definition of terms so that you can clearly understand the inspector's observations, analysis and recommendations.

**KEY TO INSPECTION REPORT:**

\* Items that have an asterisk next to them refer to **CONDITION:**

One	(*)	asterisk = FUNCTIONAL
Two	(**)	asterisks = FUNCTIONAL with EXCEPTIONS
Three	(***)	asterisks = NOT FUNCTIONAL
Four	(****)	asterisks = SAFETY HAZARD

\* **FUNCTIONAL:** Performing it's intended purpose or function(s) in full. No indications of nonperformance or need for repair were observed at time of inspection. **(Note: An item may work well and be near the end of lifespan and still be rated functional.)**

\*\* **FUNCTIONAL with EXCEPTIONS:** Performing **ONLY PART, BUT NOT ALL** of its intended function. Repairs or corrections are needed to restore its full function &/or normal life expectancy.

\*\*\* **NOT FUNCTIONAL:** NOT performing its intended function or having **UNSAFE** conditions. Repairs, corrections or replacement needed to restore safety and function.

\*\*\*\* **SAFETY HAZARD:** A condition in a Readily Accessible, installed system or component, which is judged by the Inspector to be unsafe, or of significant risk of personal injury during normal day-to-day use. (The risk may be due to damage, deterioration, improper installation or a change in the accepted residential construction standards.)

**FULLY DEPRECIATED:** Item/System inspected is no longer under the manufacturers warranty, and it is reaching the end of its serviceable life. The Item/System/Component has no dollar or salvage value, and replacement should be anticipated.

**NOT VISIBLE:** Items which cannot be visually examined.

**NOT ACCESSIBLE:** Items which were concealed at time of inspection and require further research by you.

**SHUT DOWN:** A piece of equipment or a system is shut down when the device or control cannot be Operated in a manner that a homeowner should normally use to Operate it. (Inspectors are prohibited from operating the equipment or system).

**COST TO CURE:** Providing a cost to cure for each defect disclosed by the home inspector is beyond the scope of this inspection and report and is prohibited by Mass. law.

**CONDITIONS OBSERVED SHALL BE RECORDED IN THE FOLLOWING FORMAT:**

**OBSERVATION:** A verbal description of what the inspector saw.

**ANALYSIS:** The inspector's opinion.

**RECOMMENDATION:** Advice intended to give you further direction.

**NOTE: THIS IS NOT A CODE COMPLIANCE REPORT. ANY REFERENCE TO THE BUILDING CODE OR CODE INFRACTIONS IS INTENDED TO PROVIDE A PERFORMANCE BENCHMARK OF WHAT CONSTITUTES ACCEPTABLE CONDITIONS. THE HOME INSPECTOR DOES NOT COVER ALL CODE COMPLIANCE ISSUES.**

**YOU SHOULD CONTACT LOCAL OFFICIALS REGARDING CODE ISSUES.**

**This Report is Prepared Exclusively For: Mr & Mrs Nicholas Luongo**

**Date of Inspection: 10/16/2020**

**Address of Property Inspected: 222 5th Ave, West Hyannisport, MA**

**PROPERTY INSPECTED:**

<i>Approximate Age:</i>	80 Years.
<i>Main entrance faces:</i>	West.
<i>Building Style:</i>	The home is of antique vintage (80+ years old) Please Note: Antique homes typically exhibit one or more of the following age related issues. The flooring system is usually under-sized by modern building construction practices, uneven floors are common. Termite and Powder Post Beetle damage is found regularly, multiple additions have been added to the original structure. Plaster cracks on walls and ceilings, doors that do not open and close well and many upgrades are usually suggested to insulation, ventilation, electrical and plumbing. Be advised that these issues are common with a majority of antique homes.
<i>State of occupancy:</i>	Vacant and furnished.

**PEOPLE PRESENT:**

	The Buyer(s) Listing broker Selling broker / buyer's broker.
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**INSPECTOR(S) PRESENT:**

	Jeffrey Miele
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**WEATHER CONDITIONS AT TIME OF INSPECTION:**

<i>DATA:</i>	Clear sky.
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**UTILITIES, SYSTEMS OF APPLIANCES THAT WERE SHUT-DOWN:**

<i>Conditions:</i>	<u>Observation:</u> All utilities were operational at time of inspection.
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**OBSTACLES ENCOUNTERED DURING INSPECTION:**



Observation: There is a swimming pool on the property. Analysis: Be advised that the inspection of swimming pools, attached mechanical systems, decks, pool houses, pool patio and ancillary equipment are expressly **EXCLUDED** from this inspection report per contract. Be advised that pool evaluation is undetermined as much of the piping and structure are hidden from view or the pool may be closed for the season. For safety, all pools should be protected by a five foot high fence with self-closing and self-latching gate hardware. Associated electrical equipment should have modern GFCI shock

protection. Recommendation: You should review all data and maintenance requirements with the owner prior to purchase. Other options include hiring a local pool company to perform further inspections or through your attorney you may set a sum of money in escrow until such time as the pool can be seasonally evaluated.

**TIME IN:**

*Time in:*

8:30 AM.



## EXTERIOR INSPECTION

**SCOPE OF THE EXTERIOR INSPECTION:** The inspector shall follow the regulations of **266CMR: BOARD OF REGISTRATION OF HOME INSPECTORS 266 CMR 6.03**. This includes reporting on grading, walls, trim, flashings, doors, windows, decks, balconies, steps, porches, eaves, soffits. Per state regulations: "(3) The Inspector is NOT required to observe: (a) Storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories. (b) Fences, landscaping, trees, swimming pools, patios, sprinkler systems. (c) Safety glazing. (d) Garage door operator remote control transmitters. (e) Geological conditions (Engineering services). (f) Soil conditions (Engineering services). (g) Recreational facilities. (h) Outbuildings and detached garages.

**DISCLAIMERS: The following exterior items are EXCLUDED from this report:** A. Components covered by SNOW. True conditions are undetermined and require further research by you. B. Paint or stain finishes on siding & trim. C. The condition of unknown underlying siding materials. D. **Detached structures such as sheds, barns, pool house, pump house etc., and all associated plumbing / electrical / heating systems leading to and inside these structures, unless expressly contracted.** E. The location of property lines. F. Swimming pools. G. Underground oil tanks. H. Lawn sprinkler systems. I. Storm windows & storm doors (any comments are as a courtesy). J. Common elements in multi-unit or condominiums.

**GENERAL COMMENTS ABOUT EXTERIOR HOME MAINTENANCE:** A. For safety and reduction in liability, the owner of a dwelling is responsible for maintaining all means of egress in a safe, operable condition at all times; and is required to keep all exterior stairways, fire escapes, egress balconies and bridges free of ice and snow. B. A safe handrail is recommended for every stairway. C. Be advised that all siding materials require maintenance and that those siding materials with Southern exposure usually age at a faster rate. Northern exposed siding is more prone to decay from moisture. Be advised that any source of water penetration or ventilation imbalance can cause interior damage and / or mold. D. I recommend that the finish on all untreated wood siding materials be restored at 3-5 year intervals, and that wood decks be water sealed at 2-3-year intervals. E. Monitor exterior drainage conditions annually to identify and reduce conditions that may cause wet basement problems. Soil along the perimeter of the foundation should direct water away from the home by gravity flow at a pitch of 1"/FT for a distance of ten feet, and perimeter gardens should be at a higher elevation than the lawn. Likewise, downspouts should have base elbows & splash blocks or extensions to discharge roof water far from the home. F. Maintain a 1-2 foot clearance between all shrubbery & siding for proper ventilation, access and maintenance. G. Double-paned windows and doors reduce street noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. Be advised that thermal pane windows and doors will eventually experience seal failure, causing a cloudy appearance. The cloudy condition may not be visible, as it varies with differing weather conditions, including temperature, pressure, and relative humidity. We cannot assure the seal on each and every window, but we will note in the report the presence of visible condensation at the time of inspection. Unless otherwise noted in the report, no condensation or fogging was present when inspected. We are unable to determine the condition of thermopane window & exterior glass door seals when the glass is dirty.

### GRADE & DRAINAGE:

CONDITION:



**\*\* FUNCTIONAL with EXCEPTIONS as noted:**

LOT TOPOGRAPHY & DRAINAGE:



Observation: MANY areas of reversed grading are present along the perimeter of the foundation.

Analysis: Reversed grading means that the yard or gardens have a pitch that directs surface water and or roof drainage toward the foundation rather than away from it. This can and IS causing a wet basement issue.

Recommendation: The grade of the landscaping should be elevated so that water will drain away from the home by gravity flow. When it is not feasible to elevate the grade along the foundation without contacting the siding, trim or basement windows; (LIKE IN THIS CASE) it will be necessary to try a different tact such as: (1) Lower the grade and pitch the soil away to remove surface water or (2) install a buried perimeter "French drain" around the foundation or (3) add a well placed "swale" or "berm" in the yard.



Observation: Areas of the siding & trim are in direct soil contact or close proximity.

Analysis: This condition can lead to wood boring insect infestation / damage and / or wood rot. Be advised that closer inspection or exploratory demolition may reveal hidden decay or infestation within the wall frame or siding that was not disclosed in this report.

Recommendation: The clearance between the earth and the siding should be corrected. 6 - 8 inches of foundation exposure would be ideal. Improve the landscaping to fix clearance dimensions while still maintaining gravity flow for water removal away from the foundation. If that is not possible, I suggest adding a gravel perimeter around the outer edge of the home and having a preventative termite treatment to avoid damage and rot. If decay or damage is visible, remove the effected siding / trim. Inspect for latent / hidden damage - correct / replace any hidden damage as needed.

## VEGETATION:

Condition:



**\*\* FUNCTIONAL with EXCEPTIONS noted:**

Observation: A few shrubs along parts of the perimeter of the foundation are overgrown and are in contact with the home. Analysis: Overgrown shrubs in contact with the home can prevent proper ventilation for the drying of wood siding & trim. Continuous damp conditions promote mildew, mold, damp rot and wood boring insect infestation.

Recommendation: You should prune, remove or replace the shrubbery as required to provide a working clearance (24") between the shrubs and the home.

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Observation: The exterior of the foundation & / or chimney is partly covered with vines or ground cover that restricted access for inspection. Analysis: Be advised that vines are detrimental to the home as the creepers can enter and weaken mortar joints, the vines restricted ventilation and provides insect access. Hidden problems may exist that are not documented in this report. Recommendation: I advise that all vines be removed from the exterior of the building. After removal, all areas should be further investigated.

## FENCES:



Type & Condition:



Observation: Wood fencing present. \*\* FUNCTIONAL with EXCEPTIONS:  
Observation: The fence on the property has the following issues:  
Rotted wood noted at areas of the fencing. Repair or replace the fencing as desired.

### DRIVEWAY:

MATERIALS:

Asphalt. (Note: Asphalt driveways should be seal coated as preventative maintenance every 3 - 5 years.)

CONDITION:

\* **FUNCTIONAL where accessible.** No significant visible problems observed where exposed and accessible.

### WALKS

WALKWAY MATERIALS:

Brick walk(s) present.

Condition:

\*\* **FUNCTIONAL with EXCEPTIONS:**



**WALK PROBLEMS:**



Observation: Inspection of the walks revealed the following problems:

\*\* Mildew growth on walkway. The moss growth is slippery when wet. Clean off the moss as a safety upgrade.

**PATIO:**

**PATIO MATERIALS:**

Patio blocks are used as patio.

**Condition:**

\* **FUNCTIONAL.** No visible problems where exposed and accessible.

**ENTRANCE COMPONENTS:**

**STEPS, STOOPS & HANDRAILS TO BUILDING:**

Masonry steps present.

**CONDITION:**

\* **Functional where accessible.** Observation: No visible problems where exposed and accessible. Entrance components appear functional. (Note: A homeowner is responsible to maintain a safe means of egress at all times.)

**BASEMENT ENTRANCE:**

**TYPE:**

Wood bulkhead.

Note: "built-on-site" wood bulkhead door units are hard to keep watertight.

**CONDITION:**

\*\* **FUNCTIONAL with EXCEPTIONS:**

**BASEMENT ENTRANCE PROBLEMS:**



Observation: Rotted wood doors at bulkhead. Analysis: The untreated wood is at end of service life. Recommendation: Replace the wood doors are required or upgrade to a new steel bulkhead unit.



Observation: The basement entrance has no inner door. Analysis: While an inner door is not a requirement, heat loss will be excessive and mice are more likely to get into the basement without one. Recommendation: The installation of an inner insulated steel door is a recommended upgrade.

**DECKS & BALCONIES:**

**CONDITION:**

**\*\*\*\* SAFETY HAZARD as NOTED:**

VISIBLE DECK PROBLEMS:



Observation: Inspection of the deck revealed the following defects. (LISTED BELOW)

Analysis: Deck defects are common, but should not be taken lightly, as they may present a SAFETY HAZARD. Recommendation: Have a licensed contractor evaluate the deck and make repairs or upgrades as needed. The issues found which need repairs should include, but are not limited to the following:

- The Following Railing defects were noted: **The rail balusters are loose and are not properly secured, and are a SAFETY HAZARD.**

**PORCHES:**

TYPE OF PORCH:

An enclosed glass porch is present with and OPEN deck above.

CONDITION:

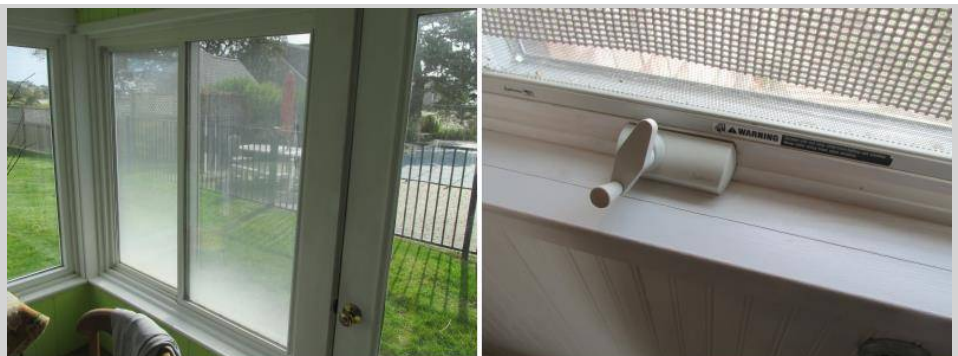
**\*\* FUNCTIONAL with EXCEPTIONS NOTED:**

PORCH PROBLEMS:



Inspection of the porch revealed the following defects that require repair or upgrading:

One or more of the glass panels have lost their seals. This condition is a cosmetic issue that will get worse over time.



Inspection of the porch revealed the following defects that require repair or upgrading: A couple of windows are hard to slide. Maintenance needed.



**FOUNDATION ABOVE GRADE:**

TYPE(S) OF FOUNDATION:	Concrete block
CONDITION:	* <b>FUNCTIONAL where accessible.</b> No visible problems observed where exposed and accessible.

**SIDING**

TYPE(S) OF SIDING:	<p><b>Cedar Shingles present.</b>  <i>General comments: Applying vertical cedar shingles to the exterior of a home is a traditional and time proven method of shedding water from the walls. Generally speaking, the cedar siding on the southern exposed sides of the home will typically age at a faster rate and should be monitored for curling, cracks, weathering and eventual age replacement sooner than other areas. For more information on siding maintenance and care go to <a href="http://www.cabotwoodcare.com">www.cabotwoodcare.com</a>.</i></p>
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CONDITION:	** <b>FUNCTIONAL with EXCEPTIONS as noted below:</b>
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SIDING PROBLEMS:
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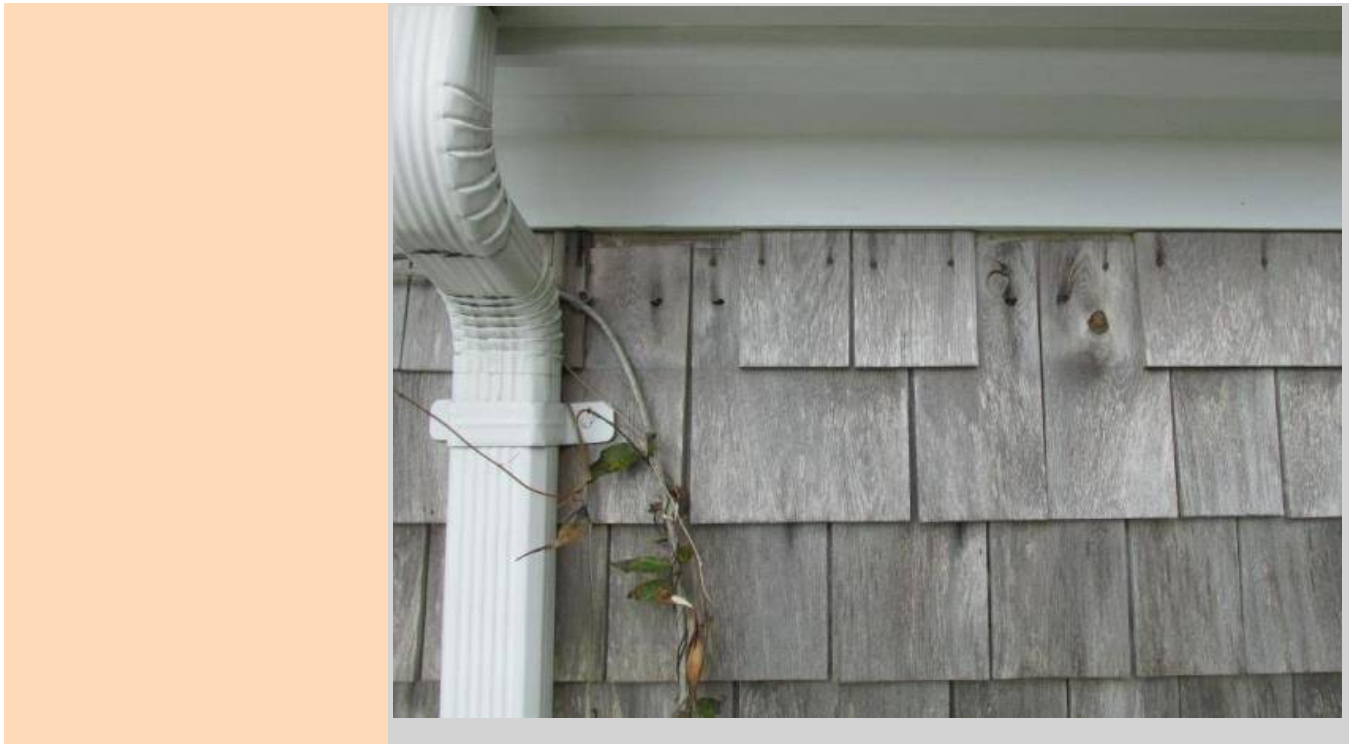


Observation: The cedar siding displayed the following issues:

- Cracked shingles
- Missing shingles

Observation: The siding has areas of standard wear. Analysis: The issues will most likely continue and will eventually needed repair or replacement. Recommendation: No repairs needed at this time.





**TRIM:**

TYPES OF TRIM:



Wood Trim.

CONDITION:



\*\* FUNCTIONAL with EXCEPTIONS:

Observation: Where accessible, areas of the wood trim components are decayed.

Analysis: Postponed finish maintenance or close ground proximity has allowed moisture to saturate the trim boards and cause decay. Note: As with all visible decay, there is a potential for concealed damage. Recommendation: Hire a carpenter to remove and replace all defective wood trim materials as needed to restore function. The areas of decay are:

Areas of rake and soffit boards.

**EXTERIOR FINISH:**

**CONDITION OF EXTERIOR FINISH:** (Only noted at a Courtesy, not required by Mass regulations)



**\*\* FUNCTIONAL with EXCEPTIONS:**  
Observation: Some of the wood trim has peeling paint / finish product. Analysis: The finish on the SOME of the trim is at end of service life. Recommendation: Hire a painter to restore the finish on exterior trim components as needed.

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Observation: Areas of the exterior of the house have mildew growth. Analysis: The exterior appears otherwise functional. Recommendation: Consider hiring a professional to power wash the house, then inspect for hidden defects.

**WINDOWS:**

**TYPE(S) OF PRIMARY WINDOWS:**

Double hung, Insulated, double-glaze windows are present: Double-paned windows reduce street noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed.

**CONDITION:**

**\*\* FUNCTIONAL with EXCEPTIONS as noted:**

**PRIMARY WINDOW PROBLEMS:**



Observation: Inspection of a representative sample of the windows (at least one window per room) revealed the following problems:

**\*\* Damaged screens.**

**ENTRANCE DOORS:**

**CONDITION - PROBLEMS:**

**\* FUNCTIONAL.** Accessible exterior doors were examined and tested. No visible problems were observed.

## ROOF, CHIMNEY, GUTTERS INSPECTION

**SCOPE OF THE ROOF INSPECTION:** The inspector shall follow the regulations of: **266CMR: BOARD OF REGISTRATION OF HOME INSPECTORS 266 CMR 6.02.** This includes roof coverings, roof drainage systems, flashings, skylights, chimneys, roof penetrations, signs of leaks. It also includes type of roof coverings, and condition thereof.

**(PLEASE READ: The Inspector is NOT required to walk on the roof unless the *Client* provides safe access and the seller and/or the seller's representative provides authorization that relieves the Inspector of all responsibility of possible damage to the roof. The method of roof inspection is a judgment call based upon access and the inspector's safety. The Client understands that roof coverings often contain hidden defects and that if this is cause for concern, a professional roofer should be brought in prior to the close of escrow to determine such defects.**

**DISCLAIMERS:** A. The true condition of roof components covered by SNOW is undetermined and **EXCLUDED** from this report. B. The inspector is not required to observe attached accessories including but not limited to solar systems, antennae and lightning arrestors. C. Because of the many factors contributing to the adequacy of a roofing installation, the COMPANY cannot warrant such adequacy and can only comment on those installation features that are readily accessible and identifiable by visual inspection - inaccessible areas are **EXCLUDED**. Any additional investigation would require "destructive testing" of the installation to explore roof decking, under underlayments, nailing schedules and many other factors not evident in a visual examination. D. **THIS REPORT IS NOT A GUARANTEE AGAINST ROOF LEAKAGE** as climatic conditions such as high winds, wind driven rain, snow loads, winter ice dams and sun degradation can cause unpredictable leakage with any roof. **You should monitor the attic area for signs of roof or flashing leakage after heavy rain or snow conditions.** E. **THE INSPECTION AND REPORTING ON THE CONDITION OF CHIMNEY FLUE LINERS IS EXCLUDED FROM THIS REPORT AS A FLUE LINER IS NOT FULLY ACCESSIBLE FOR EVALUATION.** Only the exterior of the chimney is inspected from the ground, from the attic and from the basement when accessible. For your protection, you may elect to hire a member of the "Chimney Sweep Guild" to perform an inspection of the chimney(s) and fireplace(s) prior to commitment for true determination of condition.

**GENERAL COMMENTS:** A. The roof covering is not designed to last the life of the home; future replacement should be budgeted. Estimates for any repairs or replacement should be obtained from a licensed & insured roofing contractor. B. I recommend that all chimneys be inspected annually by a certified member of the chimney sweep guild. Such safety precaution will ensure that harmful combustion gases are safely vented outside. C. Gutters should be cleaned and inspected for proper drainage control annually, and more often if there are nearby trees. Each downspout should discharge water away from the foundation to prevent wet basement problems and foundation footing problems. D. Be advised that any source of water penetration or ventilation imbalance can cause interior damage and / or mold.

### SHAPE:

<i>Style:</i>	Intersecting gables.
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### HOW ROOF WAS VIEWED?

<i>The roof was viewed by the following method(s)</i>	Viewed by binoculars from the ground.
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<i>Recent weather conditions have been:</i>	<b>Dry, with no current rains.</b> <b>NOTICE regarding water or moisture problems: I did NOT have the opportunity to inspect the home for active visible leaks or water penetration because it was not raining at time of inspection.</b>
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### MAIN HOUSE ROOF:

<i>TYPE OF MAIN ROOF COVERING:</i>	<b><u>LAMINATED ASPHALT / FIBERGLASS SHINGLES PRESENT:</u></b> As viewed, the roof structure appears to be covered with laminated asphalt and fiberglass composition shingles. <u>Analysis:</u> In my opinion, this type of roof covering is the most desirable as it is thicker than average 3-tab shingles and typically provides a longer service life when installed properly and maintained. However, no roof covering is designed to last the life
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	of the home; all will require eventual routine age replacement. Replacement should be a budgeted item and should be scheduled before leakage occurs. (Note: Heavy weight laminated shingles have a service life that starts at 25 years and goes up from there) Ask if the owner if they know what the shingle warrantee years are.
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<i>Approximate age of roof:</i>	Unknown - further research is advised. You should consult the owner to verify the age of the roof.
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<b>CONDITION:</b>	<b>** FUNCTIONAL with EXCEPTIONS as noted below:</b>
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<i>VISIBLE PROBLEMS:</i>
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Observation: By the method of access, inspection of the roof covering revealed the following defects:

- \*\* Worn granules.
- \*\* Moss, fungus or algae growth.
- \*\* A small area of damaged roof shingle noted (Minor repair needed)

Analysis: The above listed defects are part of the expected aging process for this roof covering. No repairs are required at this time. Recommendation: Monitor the roof during the remaining years of it's design life, then have it reappraised by a roofer for budgeted age replacement.

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Observation: The home has MANY roof framing intersections.

Analysis: Roof frame intersections and perforations like chimneys, skylights and chimneys are more susceptible to leakage.

<b>GUTTERS &amp; DOWNSPOUTS:</b>	
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<i>TYPE OF GUTTERS:</i>	<b>METAL.</b> (Note: All gutters should be cleaned annually to protect the home from moisture caused decay, paint failure, soil erosion and wet basement problems. Any seams should be monitored during rain to assure they are sealed properly.)
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<b>CONDITION:</b>	<b>** FUNCTIONAL with EXCEPTIONS NOTED:</b>
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**GUTTER PROBLEMS:**



**Observation:** Inspection of the gutters revealed the following problems that require your consideration:

\*\* Dents and or other cosmetic issues noted at the gutters. These imperfections do not appear to be affecting the function. Replace as desired as a cosmetic upgrade

-----  
**Observation:** Inspection of the downspouts revealed the following problems that require your attention:

\* The base of the downspouts touch the ground.  
 \*\* The downspouts do not have splashblocks or extensions to help direct water far away from the foundation. Consider adding as an upgrade.

**CHIMNEY #1:**

*Type of chimney: (DISCLAIMER: FLUE LINER EVALUATION IS EXCLUDED FROM THIS REPORT.)*

Brick chimney with a clay lined flue(s)

*Condition:*

**\*\* FUNCTIONAL with exceptions noted below: (Note: Not all parts of a chimney are accessible for inspection.)**

*Chimney problems:*



**Observation:** The chimney has eroded mortar joints. **Analysis:** Proper mortar joints have no gaps or missing mortar and are shaped, in a way that directs water out of the

joint. When mortar deteriorates from exposure to the weather, it becomes much more absorbent. Water seeping into the brick and chimney can cause multiple issues such as cracked and flaked bricks. A common repair for improper or eroded mortar joints is called repointing. In this process, the existing mortar joint is cut out to an appropriate depth and the joint is repacked with new mortar compound. The joint is then shaped to form a concave surface that will direct water out of the joint. A good repointing job, using proper materials, will give the chimney a much longer life span, and often will enhance its appearance. Recommendation: You should ask a mason to repoint and seal the chimney as needed to prevent further damage.

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Observation: The chimney is uncapped.  
Analysis: While a chimney cap is not required, the benefits gained by installing a cap are important. According to the Chimney Safety Institute of America (www.csia.org), "chimney caps are the most inexpensive preventive measure that a homeowner can employ to prevent water penetration and damage to the chimney." An uncapped chimney is a hole in the roof that readily admits rain, snow, ice, sleet, and wildlife, some carrying infection and disease. Rain water may damage the interior of the chimney and damage the lining system. Water may appear in the fireplace, in a connector pipe from the furnace or in a cleanout door at the base of the chimney. A proper stainless steel cap, incorporating a spark screen, can reduce flue fire damage, by containing pieces of hot, flaming creosote attempting to spew from the chimney and ignite everything it touches. Also, almost all costly chimney restoration projects are the result of water getting inside where it doesn't belong and helping the acids eat the chimney. **In short, good chimney caps enhance safety while they're saving you money.**  
Recommendation: I advise that you consider hiring a chimney sweep to clean the chimney (if needed), and install an optional protective metal cap. **(DISCLAIMER: THE INSPECTION OF CHIMNEY FLUE LINERS IS EXCLUDED AS BEING INACCESSIBLE AND BEYOND THE SCOPE OF A HOME INSPECTION.)**

**ROOF PENETRATIONS:**

<i>TYPES PRESENT:</i>	<u>Observation:</u> The following items or components penetrate the roof plane: Plumbing vent pipe(s) Chimney(s) Ridge vent.
<i>CONDITION:</i>	* <b>FUNCTIONAL.</b> <u>Observation:</u> No visible problems observed where exposed at this time. (Be advised that roof penetrations represent a weak link in any roof. Flashings or seals at such points should be monitored for deterioration caused by age and exposure, and repaired as required.)

**FLASHINGS:**

<i>TYPE OF FLASHINGS:</i>	Lead or other Metal step flashing is present at the chimney / roof intersection. Flashing boot at vent pipe.
<i>CONDITION:</i>	* <b>FUNCTIONAL.</b> <u>Observation:</u> No visible exposed flashing problems observed where exposed and accessible. (Note: Complete flashing evaluation can not be determined without destructive testing as it is partly hidden beneath the roof covering.)

**SIGNS OF PREVIOUS LEAKS:**

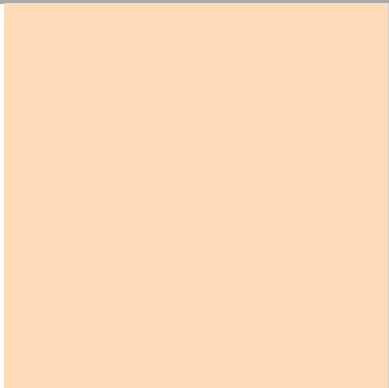
<i>ROOF LEAKS OR AREAS OF POTENTIAL PROBLEMS:</i>	<u>Observation:</u> I did not observe any signs of previous leaks where readily accessible at time of inspection. (Note: This report is <b>NOT A GUARANTEE</b> against roof leakage as climactic conditions, high winds, winter ice dams and normal sun degradation can cause unpredictable leakage with any roof covering. YOU should ask the owner if the home has any previous history of water penetration.)
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## GARAGE INSPECTION

**SCOPE OF THE GARAGE INSPECTION:** The garage inspection is limited to those areas or components that were visible and accessible at time of inspection only. The inspector shall observe the roof covering, structure, wall coverings, foundation, doors & windows, fireshielding, door operator and electrical outlets. **NOTICE:** Overhead door openers will NOT be tested if a car is parked beneath, as malfunctions sometimes occur. Any automatic opener shall be tested per **266CMR: BOARD OF REGISTRATION OF HOME INSPECTORS 266 CMR 6.03 (2) (e).**

**DISCLAIMERS:** A. Stored goods along the perimeter of the garage walls may often limit access for visual examination of the garage structure. B. Locked or inaccessible garages are **EXCLUDED** from this report

**GENERAL COMMENTS:** A. For your protection, you should re-examine the garage after the owner has removed all vehicles and storage items as concealed defects may exist. Probing & sounding of the wood sills for hidden decay is especially recommended as their closeness to grade level often invites decay or wood boring insect infestation. Call me if your research reveals hidden concerns. B. All attached garages should have intact fireshielding on the inside surface of the wall adjoining the home and the ceiling if living space is above. C. The garage door operator "safety reversing mechanisms" should be tested monthly to prevent personal injury or property damage. D. For electrical safety, all garage outlets should be equipped with modern ground-fault-circuit-interrupter (GFCI) shock protection. E. Fire doors should have a self-closing piston or spring loaded hinges. F. Overhead door openers should be updated by installing infrared sensors when not present.



### TYPE OF GARAGE:

<i>Description:</i>	2 car detached garage. <b>(Note: Home inspectors are NOT required to inspect detached garages. Any inspection of the detached garage is done so as a free courtesy only with no consideration.)</b>
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### GARAGE ROOF COMPONENTS & CONDITION:

<i>TYPE OF GARAGE ROOF COVERING:</i>	<p><b>LAMINATED ASPHALT / FIBERGLASS SHINGLES PRESENT:</b> As viewed, the roof structure is covered with laminated asphalt and fiberglass composition shingles.</p> <p><u>Analysis:</u> In my opinion, this type of roof covering is the most desirable as it is thicker than average 3-tab shingles and typically provides a longer service life when installed properly and maintained. The service life of the material varies and depends on variable such as: the initial shingle weight or quality, the steepness or pitch of the roof, the amount of attic ventilation, the number of roofing layers and the orientation of the home to the sun. (Note: Heavy weight laminated shingles have an average service life of 30 years.) During ownership, you should conduct an annual roofing inspection to make sure that the condition of the roof is functional or fulfilling its objective of shedding water before leakage occurs. Look for missing or loose materials, split shingles, areas of storm damage, blown-off shingles, curling shingles, loss of granules, exposed felt mat or other age defects and perform repairs as required to extend service life.</p>
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**ROOF CONDITION & PROBLEMS:**



**\*\* FUNCTIONAL condition with EXCEPTIONS noted:** Observation: Inspection of the garage roof covering revealed the following problems:

**\*\* Standard granular wear and some moss growth**  
Monitor. No repairs needed.

**VEGETATION:**

*Condition:*



**\*\* FUNCTIONAL with EXCEPTIONS noted:** Observation: A few shrubs along parts of the perimeter of the garage are overgrown and are in contact. Analysis: Overgrown shrubs in contact with the home can prevent proper ventilation for the drying of wood siding & trim. Continuous damp conditions promote mildew, mold, damp rot and wood boring insect infestation. Recommendation: You should prune, remove or replace the shrubbery as required to provide a working clearance (24") between the shrubs and the garage.

**GARAGE SIDING**

*TYPE(S) OF SIDING:*

The garage has a mixture of clapboard siding and cedar shingle siding. Generally speaking, the siding on the southern exposed sides of the home will typically age at a faster rate and should be monitored for curling, cracks, weathering and eventual age replacement sooner than other areas. For more information on siding maintenance and care go to [www.cabotwoodcare.com](http://www.cabotwoodcare.com).

**CONDITION:**

**\*\* FUNCTIONAL with EXCEPTIONS as noted below:**

**SIDING PROBLEMS:**



Observation: The cedar siding displayed the following issues:  
Observation: There are multiple cracked and or loose siding shingles below rake boards at the gable end(s) of the home. Analysis: Shingles below the rake boards, windows and other wall protrusions need to be nailed differently than the rest of the siding (face nailing). This type of nailing of shingles is standard but as the sun dries out and curls the shingles, it will often cause the shingles to crack at the point of nail entry. This is mostly a cosmetic issue. Recommendation: Replace the cracked and or loose shingles below the rake boards as desired.



Some areas of siding sitting in direct contact with the dirt. This can promote decay and pest activity.

**TRIM:**

**TYPES OF TRIM:**

Wood a& PVC or composite plastic type trim.

**CONDITION:**

\* FUNCTIONAL where accessible. (The condition of underlying siding materials is undetermined.)

**EXTERIOR FINISH:**



CONDITION OF EXTERIOR FINISH: (Only noted at a Courtesy, not required by law)



\*\* FUNCTIONAL with EXCEPTIONS: Observation: The exterior of the garage is a bit mossy. Analysis: The exterior appears otherwise functional. Recommendation: Consider hiring a professional to power wash the structure.

**GARAGE DOORS & WINDOWS:**

DOOR & WINDOW CONDITIONS:

\* FUNCTIONAL doors & windows where readily accessible at time of inspection.

**WAS THE GARAGE DOOR OPERATED?**

Type of overhead door:

Observation: YES, the overhead door / doors were operated and was / were FUNCTIONAL at time of inspection. The safety reversing mechanism did properly stop and raise the door when reasonable resistance was encountered. Modern infrared sensors are present. Analysis: No visual problems. Recommendation: You should test the door opener safety features monthly to prevent vehicle damage or personal injury. Clean the lens on the sensors annually. Resource: <http://www.cpsc.gov/cpscpub/pubs/523.html>.

**GARAGE STRUCTURE:**

CONDITION OF STRUCTURE:



\*\* FUNCTIONAL with EXCEPTIONS noted:

The garage steps up to the attic space have NO handrail and no riser backer. Recommendation: Hire a carpenter to further evaluate and make safety upgrades to the steps.

**GARAGE ELECTRICAL SYSTEM:**

**GARAGE ELECTRICAL SYSTEM:** \* **FUNCTIONAL** where *readily accessible* at time of inspection. Resource: <http://www.cpsc.gov/cpsc/pub/pubs/523.html>.

**FIRE SAFETY:**

**CONDITION OF ATTACHED GARAGE FIRE SAFETY:** \* **FUNCTIONAL** garage separation components where *readily accessible*.

**OVERALL CONDITION / RECOMMENDATIONS:**

**GARAGE SUMMARY:** \* **In my opinion, the garage is fully FUNCTIONAL. No visible critical problems were observed where *readily accessible* at time of inspection.**



## HEATING SYSTEM & AC INSPECTION

**SCOPE OF THE HEATING SYSTEM INSPECTION:** The inspector shall follow the regulations of: **266CMR: BOARD OF REGISTRATION OF HOME INSPECTORS 266 CMR 6.07.** This includes inspecting the heating equipment, identify fuel source, operating controls, automatic safety controls, exterior of chimneys and vents, presence of heat source in each room, the type of distribution system. If there is an air conditioning system, we will observe the cooling and air handling equipment, normal operating controls, open readily accessible access panels.

**DISCLAIMERS:** A. The inspector is not required to operate systems when weather conditions or other circumstances may cause equipment damage. B. The inspector is not required to operate automatic safety controls. Systems shall be operated using normal operating controls and shall be observed via readily openable access panels. C. The inspector is not required to ignite or extinguish fires or pilots. D. The inspector is not required to observe noncentral air conditioners. E. The uniformity of the supply of conditioned air to the various parts of the structure is not calculated. F. No representation is made regarding line integrity or coolant charges since the inspector does not perform pressure tests on coolant systems. G. The inspector does not check the electric draw (current) or the system. H. Testing is only performed on those systems that will respond to user controls during appropriate prevailing temperature, humidity and climate conditions. I. Systems known to be or appearing to be faulty, defective, unsafe or shut-down are not tested. J. The Inspection and Report do NOT include determination of adequacy of any system with regard to personal comfort needs, nor do the Inspection and Report include any determination of the efficiency of any system with regard to energy usage.

IF THE PROPERTY INSPECTED HAS A FORCED HOT AIR SYSTEM, PLEASE NOTE:  
 THE EVALUATION OF HOT AIR FURNACE HEAT EXCHANGERS IS EXPRESSLY EXCLUDED FROM THIS REPORT PER MA RULES & REGULATIONS, AS STATED ABOVE; AS THEY ARE INACCESSIBLE FOR COMPLETE VISUAL EVALUATION. I RECOMMEND THAT ALL HEAT EXCHANGERS BE EVALUATED BY A TECHNICIAN. IF YOU FAIL TO HEED THIS ADVICE, THEN THERE IS A POSSIBILITY THAT THE UTILITY COMPANY WILL DISCOVER A FAILED HEAT EXCHANGER AND "RED TAG" THE APPLIANCE AS BEING UNSAFE AND IN NEED OF COSTLY TOTAL APPLIANCE REPLACEMENT.

**GENERAL COMMENTS:** A. As preventative maintenance, all heating and cooling systems should be inspected and serviced annually by a HVAC technician. Annual service and repair contracts and automatic fuel delivery agreements are recommended. B. Today's construction requires that the "emergency shut-off switch" be located outside of the basement or boiler room so that the door remains closed for safety. Updating of older nonconforming switch locations is advised. F. Be advised that when the outside temperature is less than 65 degrees F., the inspector cannot operate the central air conditioning system due to possible damage to the compressor.

### FUEL SOURCE:

<b>TYPE OF FUEL:</b>	Natural gas. * Steel gas pipes are present.
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### OIL TANK OR GAS PIPING:

<b>TYPE OF TANK &amp; LOCATION:</b>	<u>Observation:</u> The home has functional steel gas pipes as viewed where accessible at time of inspection.
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<b>LOCATION OF MAIN FUEL SHUT-OFF VALVES:</b>	The main fuel shut-off valve is located at the gas meter.
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<b>CONDITION OF TANK OR PIPING:</b>	<b>** FUNCTIONAL with EXCEPTIONS noted:</b>
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**TANK OR PIPING PROBLEMS:**



**Observation:** Inspection of the gas piping revealed the following problems: Rust / corrosion visible on exterior gas pipes. These pipes should be sanded, primed and painted to avoid further rust and possible leak / safety hazard.

**HEATING SYSTEM EQUIPMENT:**

**TYPE(S) OF HEATING SYSTEMS PRESENT:**

**FORCED HOT WATER HEAT EXPLANATION:** The home is heated by a cast iron forced hot water boiler (Typical lifespan 35-40 years). Forced hot water heating represents state of the art technology in terms of efficiency and comfort. Such systems may be fueled by oil or gas and require little owner maintenance, but each should be inspected and serviced annually by a licensed technician. **Analysis:** The heart of the system is the boiler, which may be composed of steel or cast iron. (Note: A cast iron boiler is preferable as the service life is superior to a steel boiler.) The boiler provides the hot water when a thermostat calls for heat. The heated water is distributed through small diameter piping until it reaches wall convectors or baseboard heaters. The hot water continues to flow until the thermostat is satisfied. One of the greatest features of a forced hot water heating system is that the home can easily be divided into different thermostatically controlled comfort zones. **Recommendation:** I recommend that you get on an annual heating system maintenance plan with a local oil or heating company. Such a plan should include an annual safety inspection, cleaning, tune-up and parts replacement.

**WERE THE MAINTENANCE ACCESS PANELS REMOVED?**

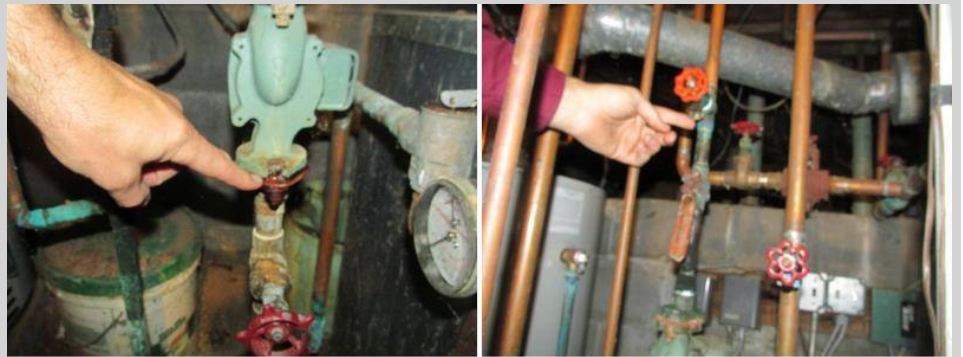
**YES**, the readily accessible operable access panels provided by the manufacturer or installer for routine homeowner maintenance were opened.

APPROXIMATE AGE(S):



Observation: The age of the heating system is unknown. It appears to be 50+ years old.

CONDITION:



**\*\* Observation: The heating system was FUNCTIONAL, but with exceptions as noted below:**



HEATING APPLIANCE PROBLEMS:



**Observation:** The boiler has MANY areas of rust and or current leaks on the outside and or on misc components exiting the boiler.  
**Recommendation:** The boiler does NOT appear to have been serviced in many years. You should hire a field professional and have the heating system serviced to make repairs as needed. **Other option is to replace the boiler.**

**DISTRIBUTION SYSTEM:**

TYPE / COMPONENTS:

**Observation:** The home has copper pipes leading to finned tube baseboard convectors.  
**Analysis:** This type of distribution system represents modern technology.  
**Recommendation:** Remove covers and vacuum annually.

CONDITION:

**\*\* FUNCTIONAL with exceptions noted below:**

CIRCULATOR PUMP OR BLOWER UNIT PROBLEMS:

**Observation:** A leak was visible at the circulator pump gasket. **Recommendation:** Hire a heating contractor to perform maintenance repairs as needed to stop the leak.  
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DISTRIBUTION SYSTEM PROBLEMS:



**Observation:** Baseboard heating convectors functional but are missing parts such as covers, end caps or trim. **Analysis:** Missing covers exposes people to razor sharp heating fins that could cause personal injury. Incomplete covers also misdirect air flow and reduce over-all efficiency. **Recommendation:** Repair or replace all covers & components as needed to restore safe & efficient heating function.

INSULATION

The heating supply pipes / ducts are PARTIALLY insulated for heat loss prevention. Add



more insulation where needed.

**VENTING:**

*METHOD OF VENTING:* Observation: The heating system is vented via a metal flue pipe connected to a masonry chimney.

*CONDITION OF VENTING:* \* **FUNCTIONAL.** The heating system venting system appeared **FUNCTIONAL** at time of inspection.

**COOLING SYSTEM:**

*Type of equipment:* Observation: There is no central air conditioning system in this property.

## ELECTRICAL INSPECTION

**SCOPE OF THE ELECTRICAL INSPECTION:** The inspector shall follow the regulations of: **266CMR: BOARD OF REGISTRATION OF HOME INSPECTORS 266 CMR 6.05**. This includes observing the exterior service conductors, readily accessible service equipment, grounding, overcurrent devices, and distribution panels. We also report on size of main service amperage, number of branch circuits, and type and appropriate nature of of branch wiring.

**DISCLAIMERS:** The following items are expressly **EXCLUDED** from this report: low voltage systems, smoke detectors, telephone systems, security systems & alarms, cable TV systems, intercoms, landscape lighting or other ancillary wiring that is not part of the primary electrical distribution system. The home inspector will NOT test all switches, receptacles or fixtures; a representative sample was tested. The inspector is NOT required to remove switch or outlet cover plates to examine wiring, nor will he trace wiring origins or destinations. Outside pole lamps are **EXCLUDED** as the wiring is not *readily accessible*.

**GENERAL COMMENTS:** A. Be advised that a 100 amp electrical service is now considered the modern minimum for all single family homes. B. Be advised that all electrical equipment has a finite life of approximately 40-years, after which all components should be evaluated for age replacement.

### TYPE OF SERVICE:

<i>Type:</i>	<u>Observation:</u> The home has an overhead Edison 3-wire service with wires that run from a utility pole to the house.
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### SERVICE EQUIPMENT:

<i>EXPOSED CABLE OR RACEWAY:</i>	<u>Observation:</u> The service wires are enclosed within an exposed cable on the side of the building. The service entrance cable leads to the meter box. (Note: The cable & meter box belong to the home owner.) While an exposed insulated cable is acceptable, enclosure in a metal or plastic raceway offers greater protection against cable deterioration caused by exposure to the elements and sunlight. As an upgrade only, you may elect to paint the cable to prevent fraying.
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<i>METER LOCATION:</i>	<u>Observation:</u> The home has an outside meter.
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<i>MATERIAL OF SERVICE LINES:</i>	<u>Observation:</u> The main panel cover was removed revealing that the main electrical service wires to the home are <b>aluminum</b> , that the ends of the wires are coated with corrosion inhibitor (wire termination compound) and that the overload device is rated for use with aluminum wire. <u>Analysis:</u> While not as good as copper, aluminum is perfectly acceptable for service wires and is used very often due to the higher cost of copper.
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*LOCATION & TYPE OF MAIN SERVICE DISCONNECT:*



Observation: The main circuit breaker disconnect is located outside next to the electrical meter. (Note: The main disconnect was NOT tested during the home inspection so as to not disturb the owner's timers, appliances, computers and lifestyle. You should test the main disconnect when you move into the home.) Analysis: The above is an informative statement and not a problem. When the main breaker panel must be located greater than five feet from the meter, the main disconnect should be located at the meter.

<i>AMPERAGE &amp; VOLTAGE RATING OF MAIN DISCONNECT:</i>	200 amps - 115 / 230 volts (Note: 100 amps is the required minimum service size.)
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<i>AMPERAGE RATING OF MAIN</i>	200 amps.
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CIRCUIT PANEL:

LOCATION OF SERVICE PANEL:



Basement.

OVERLOAD PROTECTION DEVICES (fuses or circuit breakers):

**Circuit breakers.** (Note: Circuit breakers are a sign of a newer electrical panel. Be advised that circuit breakers should be manually switched on & off every six months to lubricate the internal parts.)

GROUNDING EQUIPMENT: (All conductive materials should be bonded.)

\* **FUNCTIONAL** ground wire attached to water pipe or ground rod.

ANY SIGNS OF UNDERSIZED SERVICE?

Analysis: In my opinion, the electrical service size appears appropriate for a home of this age and size.

**SUB-PANELS:**

LOCATION & CONDITION:



A sub panel, powered from the main panel is located in the garage.

### BRANCH CIRCUIT CONDUCTORS:

TYPES OF EXPOSED BRANCH CONDUCTOR MATERIALS:

Observation: Copper wiring to branch circuits and aluminum wiring to major appliance circuits are present and functional. The ends of the aluminum conductors are coated with corrosion inhibitor. Analysis: While total copper branch circuit conductors are more desirable, aluminum is a less expensive and acceptable alternative for appliance circuits to ranges, dryers and central air conditioners. The ends of the aluminum wires should be coated with an anti-oxidant paste.

CONDITION:

**\*\* FUNCTIONAL with exceptions as viewed in unfinished areas: (See comments below)**



**BRANCH CIRCUIT WIRING  
HAZARDS:**



Observation: Inspection of the visible branch wiring in the accessible portions of the unfinished areas (basement, crawl space, attic, etc.) revealed the following problems:  
Observation: **EXPOSED DEAD ENDED WIRE IS VISIBLE.** Analysis: The wire was tested and found to have no electricity flowing at time of inspection. However, due to the fact that power could potentially be brought to these wires with the flip of a switch or breaker, I find the dead ended wires to be...\*\*\*\* **SAFETY HAZARD - POTENTIAL FOR SHOCK OR FIRE. REPAIR NEEDED.** Recommendation: Hire an electrician perform safety repairs as determined. (Note: Inspection by an electrician may reveal additional problems not documented in this limited report.)


**RECEPTACLES, SWITCHES, FIXTURES:**

**TYPES OF RECEPTACLES:**



Observation: Random sampling, revealed the presence of a mixture of 3 hole receptacles and two slot receptacles (typical of homes built before 1960).  
NOTE: Some of the 3 hole receptacles were tested and found to be **UNGROUND**ED. (The third hole is there for "show" only and does not provide a grounding safety)

Analysis: **For your consideration, the Consumer Products Safety Commission has rated two slot receptacles as "POOR."** Be advised that 2 slot receptacles are no longer installed and may not be grounded. Grounding is a safety feature that provides protection in the event of a problem. While the outlets are pre-existing and no repairs are required unless remodeling is done, you should understand that newer receptacles have a third hole dedicated solely for grounding protection.

	<p><u>Recommendation:</u> I suggest you ask an electrician to re-inspect the wiring in the home and give an estimates to update all outlets to be properly wired and safely functioning, 3-hole receptacles. Repairs / upgrades of this nature can be costly if done in total or if major re-wiring is involved. If the total job is too costly, I advise that as a safety minimum, any kitchen &amp; bathroom 2-slot outlets be updated to provide modern grounding and GFCI shock protection.</p>
<p><i>CONDITION:</i></p>	<p><b>** FUNCTIONAL with EXCEPTIONS.</b> <u>Observation:</u> Random sampling revealed that the outlets, switches &amp; lights were FUNCTIONAL with EXCEPTIONS as noted below:</p>
<p><i>PROBLEMS:</i></p>	 <p><u>Observation:</u> Random sampling &amp; inspection of the electrical receptacles revealed the following problems: <u>Observation:</u> A receptacle (outlet) tested as dead at: <u>Analysis:</u> <b>SAFETY WARNING -</b> Cause of the dead receptacle is undetermined. <u>Recommendation:</u> Hire an electrician to research this problem and to perform repairs as needed.</p>



**Observation:** An exterior outlet is missing a proper water tight cover. **Analysis:** \*\*\*\*  
**SAFETY HAZARD-** Water can enter the outlet and cause personal injury or home damage  
**Recommendation:** You should hire an electrician to install proper water tight covers as needed.

**GFI & AFCI DEVICES:**

TYPE & CONDITION:

**Observation:** There is no GFCI device installed in the below listed area(s)  
 While this condition is common in older homes, I advise that you hire an electrician to perform optional GFCI updating at all water hazard areas. A GFCI device can save a life by preventing electrocution. (See general comments above.)  
 - Outlets above kitchen counters.  
 - Exterior outlet(s)

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\* **FUNCTIONAL GFCI protected outlet devices.** (Note: Manufactures recommend that each device be test monthly.) GFCI RESOURCE:  
[http://www.codecheck.com/gfci\\_principal.htm](http://www.codecheck.com/gfci_principal.htm). GFCI protection is noted at:  
 \* Bathroom(s)

## PLUMBING & HOT WATER HEATER INSPECTION

**SCOPE OF THE PLUMBING INSPECTION:** The inspector shall follow the regulations of: **266CMR: BOARD OF REGISTRATION OF HOME INSPECTORS 266 CMR 6.06.** This includes observing pressure and waste pipe materials, fixtures, and faucets, functional flow and drainage, normal operating controls.

**DISCLAIMERS:** The following items are **EXCLUDED** from this report: underground pipes or pipes within walls, floors and finished ceilings, remaining life, solar systems, the effectiveness of antisiphon devices, determination of public versus private water supply and waste disposal systems, operation of automatic safety controls, operation of any valve except water closet flush valves, fixture faucets, and hose faucets. Also excluded are water conditioning systems, fire and lawn sprinkler systems, on-site water supply quantity and quality, on-site waste disposal systems, foundation irrigation systems, spas and central vacuum systems. The condition of walls behind appliances or floors under appliances is not determined since the units are not moved during this inspection.

**GENERAL COMMENTS:** A. Expect future repair or replacement of faucet & toilet components through normal wear & tear. B. The lifespan of older water service pipes is unpredictable but weak water pressure may be a telltale sign of needed age replacement. C. Be advised that the main shut-off valve was not tested during the inspection as they often can develop maintenance leaks and upset the owner. You should test the valve if you buy the home. D. Be advised that new homes now have 3/4" dia. water lines across the basement and 1/2" dia. piping leading to each fixture. E. Older homes may not have local shut-off valves, P-shaped traps and re-vent connections. While appropriate for an older home, such old plumbing will have to undergo required major updating to comply with current codes during any kitchen or bathroom remodeling. **F. Be advised that hot water heaters have a short 10-12 year lifespan; budget for eventual age replacement.** G. Private waste disposal systems should be pumped out for general maintenance at least every three years to protect the leaching field. H. If the home has a private waste disposal system, then the owner is required to give you a copy of the Title 5 inspection report. Be advised that you may also hire your own Title 5 inspector to verify conditions prior to the close of escrow. I. Pipe insulation is recommended on both hot and cold water pipes in the basement to control heat loss and condensation, respectively.

### PROBABLE TYPE OF WATER SERVICE:

TYPE:



Observation: The home has a public water service connection to street main. **NOTE:** Massachusetts has a law that allows folks to go to the water supplier and ask for a copy of the most recent water test near their purchase.

TYPE OF SERVICE PIPING:

Observation: The home has a modern plastic water service pipe.



	<u>Analysis:</u> This is a desirable and corrosion resistant type of water service piping material that is now often used in place of copper.
<b>CONDITION:</b>	<b>FUNCTIONAL.</b> <u>Observation:</u> No visible problems observed where exposed and accessible. <b>(DISCLAIMER: The condition of buried or concealed piping is undetermined.)</b>

### MAIN VALVE:

<b>LOCATION:</b>	The main shut-off valve is located at the water meter.
<b>CONDITION / PROBLEMS:</b>	* <b>FUNCTIONAL.</b> NOTICE: Be advised that the main water shut-off valve was not tested during the home inspection and that its true operational condition is undetermined. The valve was not tested as the inspector would be liable for breakage, leakage or loss of water.

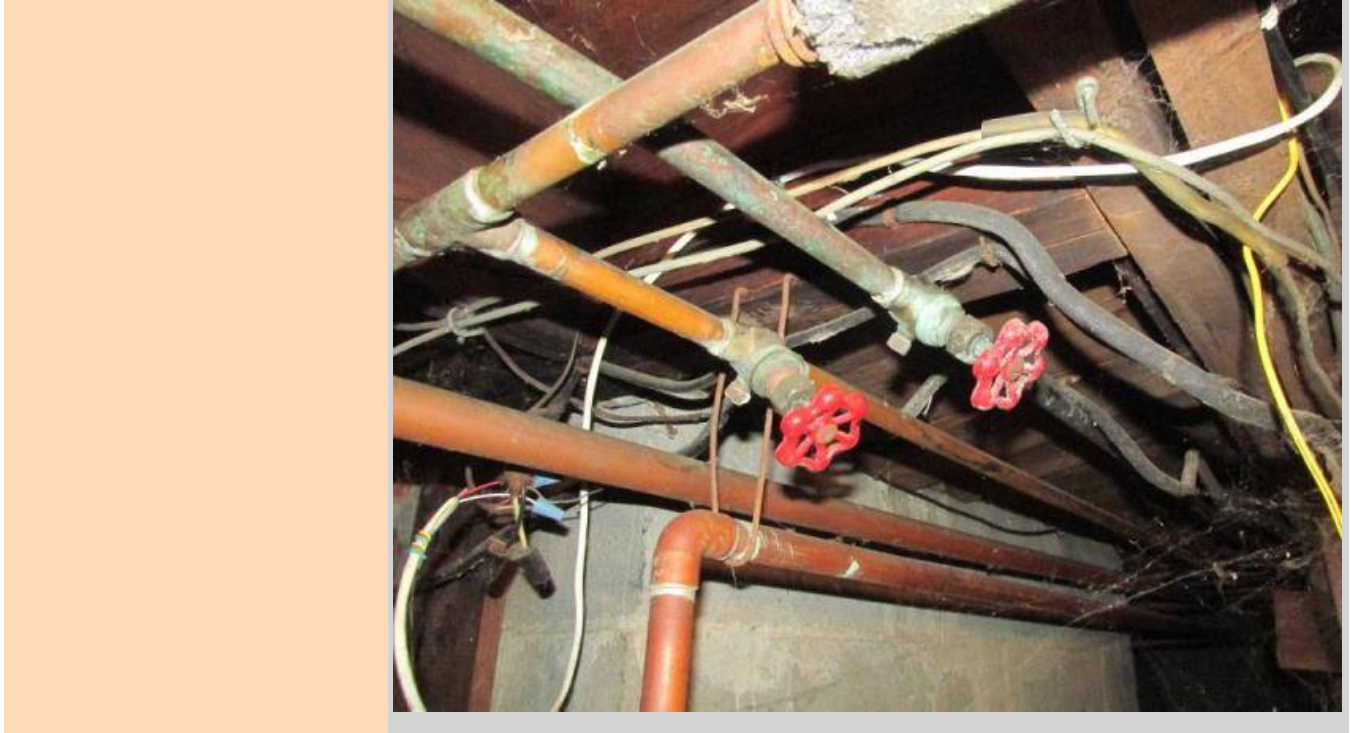
### INTERIOR PRESSURE PIPING:

<b>TYPE(S):</b>	<u>Observation:</u> The home has copper pressure piping as observed in the unfinished spaces. <u>Analysis:</u> Copper is a sign of modern pressure piping. However the copper piping will still need to be monitored for corrosion and future maintenance repairs.
<b>CONDITION:</b>	** <b>FUNCTIONAL with EXCEPTIONS as noted below:</b>

**PRESSURE PIPING PROBLEMS:**



Observation: Extensive Greenish liming and white corrosion was visible on the copper pressure pipes, fittings or valves. Analysis: Such corrosion is typically caused by the acidic nature of the water supply but also indicates that repairs may be needed in the future to prevent leakage. Recommendation: Ask a plumber to reappraise all of the pressure piping, valves and fittings; and to provide estimates for repair or replacement to prevent leakage.



Are hot water pipes insulated?



Observation: Where accessible, the hot water pipes are only partly insulated. Analysis: Non-insulated pipes will allow heat loss. Recommendation: Additional pipe insulation is advised to prevent heat loss.

**OUTSIDE FAUCETS:**

Condition:



Observation: At time of inspection, the outside faucets and water pipes were drained and shut-down. Analysis: Home Inspectors are prohibited from operating secondary shut offs as they may be shut off due to a leakage issue inside the home. True operational condition is undetermined. Further investigation is needed.

Recommendation: Each outside faucet should be tested when the owner gets them up and running.

### DRAIN, WASTE & VENT PIPING (DWV):

Types of DWV materials visible:

The home has a mixture of drain waste piping materials, such as cast iron, copper, and plastic.

Condition:

**\*\* FUNCTIONAL with exceptions noted:**



Drain, Waste or Vent piping problems:



Observation: Old **OBSELETE** drum traps are present at plumbing fixtures. Analysis: Such traps are no longer allowed in modern plumbing systems because the seal of water inside an old trap can sometimes be lost during drainage, allowing sewer gas to enter the piping & living space. Such old traps typically produce a gurgling sound while draining. Be advised that old traps of this type are prone to collect grease, requiring maintenance cleaning to restore function. Recommendation: While no repair is required unless the fixture is remodeled, I advise that you hire a plumber to retire the old traps and install new P-shaped traps with required re-vents for compliance with modern healthy waste piping systems.

## WATER HEATER EQUIPMENT:



FUEL & TYPE OF EQUIPMENT:



Observation: The hot water is produced by a **natural gas** fired water heater.

APPROXIMATE CAPACITY:

40 gallons capacity.

Approximate age:

Observation: As indicated by the data plate, the water heater appears to be new.

CONDITION / PROBLEMS:

\* **FUNCTIONAL.** Hot water was available at each fixture serviced.

### WATER FLOW & DRAINAGE:

WATER FLOW:

\* Observation: The water flow was **FUNCTIONAL** at all fixtures and during simultaneous testing of the three highest fixtures.

DRAINAGE:

\* **FUNCTIONAL.** Observation: The drainage was functional at time of inspection at all accessible plumbing fixtures. (Note: The evaluation of appliance drainage is beyond the scope of this limited home inspection.)

### WERE ALL FIXTURES AND FAUCETS OPERATED?

YES. All readily accessible fixtures and faucets were operated by the inspector.

## STRUCTURE INSPECTION

**SCOPE OF THE STRUCTURAL INSPECTION:** The inspector shall follow the regulations of: **266CMR: BOARD OF REGISTRATION OF HOME INSPECTORS 266 CMR 6.04.** This includes exposed portions of foundation, basement floor, superstructure floor system, columns, roof rafters, trusses, beams, and sheathing materials. The inspector shall probe readily accessible structural components where deterioration is suspected, but may not probe if it would damage any finished surface. The inspector shall enter readily accessible underfloor crawl and attic spaces, and report signs of previous water penetration. Per state requirements, the inspector shall not be required to inspect for insect infestation. We only look for the presence of any damage to the structure, which may be the result of moisture or insect problems.  
**THIS REPORT DOES NOT CONSTITUTE A PEST INSPECTION.**

**DISCLAIMERS:**

- A. **This report does NOT GUARANTEE A DRY BASEMENT.** (see General Comment #A below)
- B. The inspector is not required to enter under-floor crawl spaces or attics when entry could damage the property, or when dangerous or adverse conditions are suspected. Be advised that areas not entered may contain hidden defects.
- C. **The Client understands that the inspection does not include invasive inspection or exploratory demolition.** Structural components or mechanical systems concealed by finished surfaces or stored goods are inaccessible for visual inspection and are therefore **EXCLUDED** from this Report. Be advised that hidden problems may exist.
- D. **The Client understands that the inspection & final report do not provide an engineering service or architectural service as assessing structural integrity of a building is beyond the scope of a limited visual inspection.** A certified engineer is recommended when there are structural concerns about the building. No engineering calculations are performed during this inspection.
- E. **The Client understands that the home inspection & Report only includes a visual inspection for the evidence of wood boring insect DAMAGE where "readily accessible."** Understand that Massachusetts requirements state that "the Inspector shall not be required to: Inspect for insect infestation." We only provide a visual evaluation of insect decay as a courtesy. Wood boring insects can appear anytime, even if there were no signs of infestation or damage at the time of inspection. This Company is NOT a licensed pest control company or exterminator. The inspection for rot is done by line of sight and is done in conjunction with the responsibility to examine structural condition. **I ADVISE THAT THIS PROPERTY BE INSPECTED BY A LICENSED PEST CONTROL COMPANY NOW, PRIOR TO THE CLOSE OF ESCROW, to protect your right to negotiate for repairs or chemical treatment if needed. I emphasize that your only assurance of arresting or preventing infestation, whether concealed or discovered, is to obtain treatment and a warranty from a state licensed pest control company.**

**GENERAL COMMENTS:** A. **A dry basement cannot be guaranteed because a basement is a hole in the ground that is vulnerable to infiltration when exposed to prolonged rain, ground saturation, changes in seasonal hydrostatic ground water pressure and fluctuation in the water table. If you want a guarantee of a dry basement, then you should hire a basement waterproofing contractor to install a perimeter French drain system along the perimeter of the basement walls and connected to a sump pump with battery back-up.** Ideally, the site should have hard surfaces and soils that slope away from the residence, functional gutters & downspouts and a difference in elevation between the exterior grade and the interior floors. If the site does not live up to this ideal, then the Company disavows all responsibility for water penetration problems. Be advised that evidence of prior dampness is often concealed by the owner's stored goods, painted surfaces or finished surfaces below grade level. You should ask the owner about honest disclosure of any prior wet basement problems prior to purchase. Most basement dampness can be reduced by directing all surface water and roof run-off away from the foundation.

### DESCRIPTION OF SPACE UNDER BUILDING:

TYPE OF SPACE BENEATH BUILDING:	Observation: Combination unfinished basement & crawl space area(s) present. Analysis: <b>CRAWL SPACE GENERAL EXPLANATION</b> - a crawl space is frequently constructed in place of a full basement to reduce the over-all cost of construction. There is nothing wrong with a crawl space provided its special characteristics are recognized and responsibly monitored. All areas within the crawl space may not have been inspected due to obstructions, low clearance or hazards to the inspector.
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### SIGNS OF WATER PENETRATION:

SIGNS OF BASEMENT / CRAWL SPACE WATER PENETRATION:



Observation: Suspected mold was visible in the home. (SEE THE "MOLD" SECTION OF THIS REPORT)

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Observation: Water stains are visible in the basement at the locations identified below:

- \*\* Basement floor.
- \*\* Foundation walls.

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Observation: Inspection of the basement foundation walls revealed whitish colored powdery stains in some areas. Analysis: The white stains are called **efflorescence** stains. The stains are mineral salts that remain after moisture passes through masonry and then evaporates. At some point in the past, surface water and / or roof drainage has soaked into the ground near the foundation, exerting hydrostatic water pressure against the foundation with sufficient force to cause the efflorescence. The stains do not indicate flooding but do indicate a need to perform better exterior drainage control.

Recommendation: Identify and correct (if needed) any low grade areas near the foundation so that surface water is directed away from the home. Be sure also to keep gutters cleaned out and downspouts directing water away from the home. Monitor the stains.







**FOUNDATION SYSTEM:**

TYPE OF EXPOSED FOUNDATION:

**Concrete block.** (Note: Be advised that a block foundation is more vulnerable to water infiltration problems and hidden insect infestation due to the many mortar joints between blocks and hollow cores within the blocks. The mortar joints should be monitored for signs of erosion and needed re-pointing maintenance. Exterior drainage control and maintenance spraying for insects are important. You should consider an annual service contract with a local pest control company for peace of mind.)

TYPE OF EXPOSED BASEMENT FLOOR:

**CONCRETE** where exposed. (Note: The inspector is not required to move storage or floor coverings to examine the basement floor. There is a potential for concealed damage, shrinkage cracks, cold joint separations or hidden water stains).

CONDITION:

**\*\* FUNCTIONAL with EXCEPTIONS: (See visible problems below)**

FOUNDATION PROBLEMS:



**Observation:** Inspection of the foundation revealed "step type cracks" in the foundation walls. **Analysis:** Step pattern cracks in a foundation wall usually indicate footing settlement in that area. Such settlement can be caused by the erosion of stable earth beneath the foundation footing. When roof drainage in older homes is allowed to discharge near the corners of the foundation over a period of years, the water sinks into the soil near the foundation and eventually erodes some of the stable earth beneath the footing of the foundation. Without a stable base of support, the load on the foundation can not be evenly distributed to the earth and stress is created. To relieve the stress, a foundation may settled into a void leaving a series of step pattern cracks in the foundation indicating movement. Step cracks are most prevalent in masonry type foundations (such as stone, brick or block). Depending on the severity of the settlement, there is cause for concern as excessive movement can weaken the structure, and can be telegraphed upwards into the floor and wall frames where the problems are exhibited as floors that are not level, walls that are out of plumb, diagonal cracks in finished wall surfaces and binding of doors or windows. Be advised that cracks are "time related" and that the movement to date may still be on-going. **Recommendation:** The professional appraisal and repair of step cracks depends upon their time span, location, severity and impact on the rest of the home. Severe step crack settlement may require a costly method of repair called underpinning; therefore, you should seek repair quotes from an **engineer or foundation repair contractor** prior to commitment. If there is any doubt in your mind as to the severity of the settlement, then further technical analysis by a **structural engineer** is advised **NOW as repairs may involve significant expense.**

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Observation: Horizontal cracks are also visible in the foundation wall. Analysis: Such cracks are generally caused by lateral forces, such as frost, seasonally pushing against the wall. Recommendation: This a standard issue that does not appears to be excessive for the age. No further action required.

**CRAWL SPACE(S):**

ACCESSIBILITY:



Observation: The crawl space was viewed from the access hatch.

CLEARANCE BELOW JOISTS:

Observation: The crawl space has inadequate clearances between the floor joists and the soil. Analysis: I could not fully inspect this area. Recommendation: Further investigation is suggested. Monitor this area for rot and pest activity. Removal of soil to improve clearance below the joists is recommended.

CONDITION:

**\*\* FUNCTIONAL with EXCEPTIONS: (see notes below)**

CRAWL SPACE PROBLEMS:



Observation: The crawl space has no vapor barrier on the soil.  
Analysis: A vapor barrier is required to control moisture migration. Humidity is constantly rising from the soil. Such humidity trapped within a crawl space may cause moisture problems such as wood rot, mold, mildew and pest activity.  
Recommendation: Add a vapor barrier of 4-6 mil plastic on the soil of the entire crawl space. ALSO, the crawl space area should have a means of cross ventilation OR a mechanical system that dehumidifys or exchanges the air in the crawl space.

**COLUMNS:**

TYPES OF EXPOSED COLUMNS:

**Adjustable steel columns are present.**

CONDITION:

**\*\* FUNCTIONAL with EXCEPTIONS as noted below:**

**COLUMN PROBLEMS:**



**Observation:** Inspection of the accessible columns that support the floor frame revealed the following problems:

**Observation:** Metal telescoping columns in use as primary columns. **Analysis:** Telescoping columns are intended by the manufacturer to be used for repair work only. **Recommendation:** Permanent steel columns are suggested as a structural upgrade.

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 \*\* Slight rust at metal columns due to humid conditions in the basement. Clean and paint columns to prolong life.

**FLOOR FRAMES WHERE EXPOSED:**

**TYPE OF FRAMING & MATERIALS:**

**Observation:** Platform & box sill floor frame construction present. **DISCLAIMER: NO ENGINEERING OR LOAD CALCULATIONS ARE EXPRESSED OR IMPLIED BY THE IDENTIFICATION OF THE STRUCTURE OR MATERIALS.** SILLS, Built-up wood girder present. 2 x 8 wood joists.

**CONDITION:**

\* **FUNCTIONAL.** **Observation:** Where *readily accessible*, the floor frame(s) appear **FUNCTIONAL** and did not exhibit any defects of a critical nature at time of inspection.

**WALL FRAMES:**

**TYPE & CONDITION:**

\* **FUNCTIONAL** or visually plumb where *readily accessible*. The 2 x 4 (estimate) wood framed walls did not exhibit any excessive bowing, sagging or other critical defects as viewed from living spaces & unfinished areas. (Note: The actual framing members are covered by drywall or plaster and are not accessible for direct visual evaluation.)

**STAIRCASES / BALCONIES / TRIM:**

**CONDITION:**

\* **FUNCTIONAL.** **Observation:** No visible staircase problems where *readily accessible*.

**ROOF / CEILING FRAMES:**

Roof & ceiling frame materials:



Observation: The home has a partial open / cathedral style roof framing

PLEASE NOTE: The attic access door was stuck closed at time of inspection.

Analysis: There is no access to see what insulation and style roof frame was used for the rest of the attic space.

## PESTS

CONDITION:

Indications of mice / rodent presence were noted. Mice create burrow holes in insulation and often leave behind droppings, stains from urine and greasy skin and sometimes carcasses. It is common for rodents to find their way into homes as they can fit through a hole the size of a nickel. I recommend you contact a pest control company for evaluation and recommendations for closings up mice entry points and for treatment.

As you have a pest inspector come and evaluate the rodent issue, be sure to have them do a full pest inspection at the same time. Termites carpenter ants and other pests are very common on Cape Cod.

We recommend that you check with the owner of the property to determine any treatment plans in effect.

In performing our building inspection we have observed for signs of termite, carpenter ant, or other wood boring insect DAMAGE where *readily accessible*. The exterior foundation and all visibly accessible areas of the sills and box framing of the interior were observed for evidence of any damage. Wood boring insects can appear any time, even if there were no signs of infestation or damage at the time of inspection.

This *Company* is NOT a licensed pest control company or exterminator. The inspection for rot is done by line of sight, and is done in conjunction with the responsibility to examine structural condition. **WE ADVISE THAT THIS, LIKE ALL PROPERTIES BE INSPECTED BY A LICENSED PEST CONTROL COMPANY, PRIOR TO THE CLOSE OF ESCROW** to protect your right to negotiate for repairs or chemical treatment if needed. We emphasize that your only assurance of arresting or preventing infestation, whether concealed or discovered, is to obtain treatment and a warranty from a state licensed pest control company. The inspection did not include areas which were obstructed or inaccessible at the time of the inspection. **THIS IS NOT A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**



	<p>Due to the following reasons, and as a protection of your investment, I suggest contacting a qualified exterminator to get on an annual treatment/inspection plan:</p> <ul style="list-style-type: none"><li>- Block or stone foundations are more susceptible to termite infestation.</li><li>- Close proximity or contact of wood members to soil at: siding or trim</li><li>- As crawl spaces are rarely entered, problems may arise that may go undetected for some time.</li></ul>
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**ASBESTOS:**

<p>CONDITION:</p>	<p>* Condition: FUNCTIONAL. No evidence of suspicious materials that might contain asbestos.</p> <p>Please be aware (as a general statement) in older style textured "popcorn" ceilings, there could be some level of asbestos . If there are any popcorn ceilings in this home, there is no way for us to know about this type of product in regards to its having or not having asbestos.</p> <p>While conducting our building inspection, we looked for materials that might contain asbestos in one form or another. Where suspicious areas are noted, you should have a sample tested by an appropriately qualified lab to determine content and proper corrective measures to take. You should never remove asbestos containing material yourself, but removal should be done by a licensed asbestos abatement professional. We are not a licensed Asbestos testing or abatement company and do not conduct lab testing for possible asbestos.</p>
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## ATTIC INSULATION AND VENTILATION

**SCOPE OF THE INSULATION & VENTILATION INSPECTION:** The inspector shall follow the regulations of: **266CMR: BOARD OF REGISTRATION OF HOME INSPECTORS 266 CMR 6.10.** This includes inspection of exposed insulation, ventilation of attics.

**DISCLAIMERS:** The following items are **EXCLUDED** from this report: A. Concealed insulation and vapor retardants. B. Inaccessible unfinished spaces. C. Spaces or problems concealed by stored goods.

**GENERAL COMMENTS:** A. FREE or inexpensive **ENERGY AUDITS** by local utility companies are recommended to further identify & estimate areas in need of energy saving improvements. B. You should re-inspect the attic space after the owner has removed all possessions as hidden problems may exist. C. New homes are now required to have a light in the attic. D. New homes are required to have a vapor barrier of 1.0 perm or less installed on the warm side of walls, ceilings and floors enclosing a conditioned space. E. Typical insulation requirements for residential applications include: Ceilings (R = 30) 9" fiberglass or equivalent, walls (R = 12.5) 3 1/2" fiberglass or equivalent, & basement (R = 19) 6 1/2" fiberglass or equivalent. F. Typical ventilation requirements for new residential applications include: Attics with a ceiling vapor barrier shall have a screened opening of at least 1 SF of free vent area for each 300 SF of ceiling space. Attics without a ceiling vapor barrier shall have a screened opening of at least 1 SF for each 150 SF of ceiling area. Be advised that active roof or flashing leaks can occur at anytime regardless of the age or condition of the roof coverings and flashings. H. **DISCLAIMER: Inspection for MOLD is EXCLUDED from this report.** I. **NOTICE: AS LEAKAGE MAY BE RELATED TO VARYING WIND CONDITIONS, NO GUARANTEE AGAINST ROOF LEAKS IS IMPLIED.** You should monitor the attic area for signs of roof or flashing leakage after heavy rain or snow conditions.

### VENTILATION:

<b>TYPE OF ATTIC VENTILATION:</b>	<u>Observation:</u> The attic space is vented by the following means: * Gable end louver vents. * Ridge vent.
<b>CONDITION:</b>	* <b>FUNCTIONAL.</b> <u>Observation:</u> No visible problems observed where <i>readily accessible</i> . <u>Analysis:</u> The attic ventilation appeared to be adequate at time of inspection. <u>Recommendation:</u> Annual attic inspection is advised to make sure that the moisture generators in the home and your different lifestyle do not over burden the ventilation system.

### INSULATION IN UNFINISHED SPACES:

<b>ATTIC:</b>	<u>Observation:</u> The unfinished attic spaces were not accessible at time of inspection. <u>Analysis:</u> Conditions within the unfinished attic spaces are undetermined.
<b>BASEMENT / CRAWL SPACE:</b>	<u>Observation:</u> Where readily accessible, the unfinished basement or crawl space has no insulation. <u>Analysis:</u> The lack of basement or crawl space insulation <b>may</b> increase fuel consumption and reduce comfort levels. However, the lack of insulation leaves a better view for termites, ants and structural issues and takes away the number one location for mice nesting in a home. <u>Recommendation:</u> Homeowners may decide which of these noted issues is a higher priority and take action accordingly.
<b>WALLS where exposed:</b>	<u>Observation:</u> There were no unfinished wall spaces accessible at time of inspection. <u>Analysis:</u> The presence and condition of any insulation within the wall spaces is undetermined. Be advised that many older colonial homes were constructed without insulation in the exterior walls. While the lack of insulation may be typical for a home of this era, heat loss will be excessive as compared to new construction, making the home more expensive to heat. <u>Recommendation:</u> You should question the owner about any known wall insulation. To precisely identify wall insulation, it is necessary to remove part of the wall covering such as in a closet, and then patch the wall afterwards. If your research reveals the absence of wall insulation, then an energy audit and insulation updating are advised for energy conservation and comfort. You may desire to seek estimates from an insulation contractor for blown-in loose fiberglass or loose cellulose within the exterior wall cavities.

## BATHROOMS INSPECTION

**SCOPE OF THE BATHROOM INSPECTION:** The inspector shall observe: Plumbing fixtures, means of ventilation, functional water pressure & drainage, lights & outlets & cabinets.

**DISCLAIMERS:** A. The condition of hidden supply, drain, waste and vent piping hidden within wall cavities is undetermined as they are inaccessible for visual inspection. B. If the water service or service to any fixture was shut-down at time of inspection, then the true function of that fixture is undetermined and is **EXCLUDED** from this *report*. C. No warranty against leakage is offered regarding the condition of a **shower stall pan** as it is inaccessible for inspection. D. We do NOT test fixture overflows as they can sometimes be defective and can cause interior water damage. Overflows are **EXCLUDED** from this *report*.

**GENERAL COMMENTS:** A. A bathroom is required to have either a functional window or exterior vented exhaust fan as a means of ventilation. Fans must be vented outside and NOT into the attic. Be advised that improper bathroom ventilation is often a cause of moisture deficiencies in the home. B. "Bathroom facilities must include a toilet with a toilet seat and a bathtub or shower. These must be situated in a room which allows a person privacy, which is fitted with a door capable of being closed and which is not used for the purpose of living, eating, sleeping or cooking. In addition a washbasin other than the kitchen sink must be located either in the room containing the toilet or near the entrance to that room." C. **Be sure to examine the interior of all cabinets and closets during your pre-passing walk through as you may find defects that may have been hidden by storage at time of inspection.**

### Half Bath:

<i>DESCRIPTION:</i>	A bathroom is on the first floor.
<i>SINKS &amp; FAUCETS CONDITION:</i>	* <b>FUNCTIONAL</b> bathroom sinks & faucets. Both hot and cold water was functional. Drainage was <b>FUNCTIONAL</b> .
<i>ELECTRIC OUTLETS &amp; LIGHTS</i>	* <b>FUNCTIONAL</b> electrical outlets with GFCI shock protection & functional light fixtures.
<i>TOILET:</i>	* <b>FUNCTIONAL</b> . The toilet properly flushed. (know that the toilet flush mechanism may stick or otherwise malfunction at any point in the future.)
<i>VENTILATION METHODS:</i>	* <b>FUNCTIONAL</b> window ventilation.
<i>CONDITION WALLS, FLOORS, CEILING:</i>	* <b>FUNCTIONAL</b> . No visible problems observed.

### 1st BATH:

<i>DESCRIPTION:</i>	A bathroom is on the second floor.
<i>SINKS &amp; FAUCETS CONDITION:</i>	* <b>FUNCTIONAL</b> bathroom sinks & faucets. Both hot and cold water was functional. Drainage was <b>FUNCTIONAL</b> .
<i>ELECTRIC OUTLETS &amp; LIGHTS</i>	* <b>FUNCTIONAL</b> electrical outlets with GFCI shock protection & functional light fixtures.
<i>TUBS/SHOWER CONDITION:</i>	* <b>FUNCTIONAL</b> . No visible problems observed. The shower was run and the fixtures were <b>FUNCTIONAL</b> with adequate water pressure & drainage at time of inspection.
<i>TOILET:</i>	* <b>FUNCTIONAL</b> . The toilet properly flushed. (know that the toilet flush mechanism may stick or otherwise malfunction at any point in the future.)

VENTILATION METHODS:



There is a window and fan for bathroom ventilation. \*\* FUNCTIONAL ventilation.

CONDITION WALLS, FLOORS, CEILING:

\* FUNCTIONAL. No visible problems observed.

**2nd BATH:**

DESCRIPTION:

A bathroom is on the first floor.

SINKS & FAUCETS CONDITION:

\* FUNCTIONAL bathroom sinks & faucets. Both hot and cold water was functional. Drainage was FUNCTIONAL.

ELECTRIC OUTLETS & LIGHTS

\* FUNCTIONAL electrical outlets with GFCI shock protection & functional light fixtures.

TUBS/SHOWER CONDITION:

\* FUNCTIONAL. No visible problems observed. The shower was run, the tub was partially filled and the fixtures were FUNCTIONAL with adequate water pressure & drainage at time of inspection.

TOILET:

\* FUNCTIONAL. The toilet properly flushed. (know that the toilet flush mechanism may stick or otherwise malfunction at any point in the future.)

VENTILATION METHODS:

There is a window only for ventilation. (While a window is acceptable, it is not practical as it is seldom used in the winter. A ceiling or wall fan vented outside is a preferable means of bathroom ventilation, and should be vented through a metal duct . Optional updating is advised. Note: Fans should NOT be vented into an attic, wall or ceiling, as it may allow moisture deterioration or mold growth .)

CONDITION WALLS, FLOORS, CEILING:

\* FUNCTIONAL. No visible problems observed.



# KITCHEN INSPECTION

**SCOPE OF THE KITCHEN AND APPLIANCE INSPECTION:** The inspector shall observe: counters, a representative sample of cabinets, brief operation of fixed or attached appliances, lights and outlets, walls, floor and ceiling. Appliances are not moved.

**NOTICE:** No appliance warranty is expressed or implied.

**DISCLAIMERS:** The following items are **EXCLUDED** from this report: A. Portable appliances. B. Appliance timers & thermostats. C. Adequacy of water filtration devices, ice makers and instant hot water makers. D. Areas concealed by cabinet storage or appliances. E. The functional evaluation of fixtures or appliances that are "shut-down" is undetermined and **EXCLUDED** from this report.

**GENERAL COMMENTS:** A. Kitchen appliances are subject to unpredictable life expectancy and may require repair or replacement although functional at the time of inspection. B. Appliances cannot be run through "full cycles" and timers cannot be evaluated during a limited visual home inspection. **C. (Average appliance lifespans: refrigerator 15-20 yrs., range 10-14 yrs., dishwasher 5-7 yrs., garbage disposer 5-7 yrs.)** D. New homes must now have ground-fault-circuit-interrupter (GFCI) electrical shock protection at all countertop outlets. E. Be advised that while functional, the plumbing to older kitchen fixtures or appliances may not conform with modern requirements. During kitchen remodeling, a plumber may be needed to update the fixture supply lines, shut-off valves, and DWV piping. F. If any fixtures or appliances were shut-down or not operational at time of inspection, further research is advised. G. **You should examine the interior of cabinets and closets during your pre-passing walk through as you may find defects that were hidden by storage at time of inspection.** H. **Self cleaning and continuous cleaning operations, timing devices, clocks, thermostat accuracy and lights are not checked during this inspection.** I. **The ability of the dishwasher to wash dishes is not tested. The inspector does not test any device requiring the use of special keys, codes or combinations. The inspector does not operate programmable feature of devices.**

## KITCHEN SINK:

<i>CONDITION:</i>	* <b>FUNCTIONAL.</b> The sink did not exhibit any problems where readily accessible. Both water pressure & drainage were functional at time of inspection.
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## DISHWASHER:

<i>CONDITION:</i>	* <b>FUNCTIONAL</b> where <i>readily accessible</i> . The dishwasher was run through a brief cycle. It appeared to fill, wash and drain properly at time of inspection.
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## REFRIGERATOR:

<i>REFRIGERATOR CONDITION:</i>	The electric refrigerator was on at the time of inspection. * <b>FUNCTIONAL. The refrigerator was FUNCTIONAL at time of inspection where readily visible or accessible.</b>
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## RANGE / OVEN

<i>TYPE OF RANGE/OVEN:</i>	There is an electric range present.
<i>CONDITION:</i>	* <b>FUNCTIONAL.</b> The range was FUNCTIONAL at time of inspection where <i>readily accessible</i> . (Note: Timers & self-cleaning features were not evaluated due to the limited nature of the home inspection. Further testing is advised.)

## RANGE HOOD OR EXHAUST FAN:

<i>TYPE OF HOOD:</i>	There is a cabinet-mounted microwave present with a: recirculating hood.
<i>CONDITION:</i>	* <b>Functional</b> range hood where <i>readily accessible</i> .

## CABINETS:

<i>CONDITION:</i>	* <b>FUNCTIONAL.</b> The kitchen cabinets appear <b>FUNCTIONAL</b> for age and style where <i>readily accessible</i> . (Note: The inspector is not required to move stored goods to evaluate the inside of cabinets. After the owner has moved out and prior to passing, you should inspect the interior of all cabinets for potential hidden defects not documented in this report.)
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### COUNTER TOPS:

CONDITION:

\* **FUNCTIONAL.** The counter tops appear visually FUNCTIONAL where *readily accessible* at time of inspection. (Note: Small appliances, clutter and condiments may have restricted access for inspection.)

### ELECTRICAL OUTLETS & LIGHTS:

CONDITION:

\* **FUNCTIONAL outlets.** Observation: The home has U-type outlets above the countertops that lack modern GFCI shock protection. Analysis: While no repair is required, you should understand that all new kitchen countertop outlets are required to have ground-fault-circuit-interrupters (GFCI) devices to prevent electrical shock. The present outlets lack shock protection. Recommendation: I advise that you hire an electrician to install GFCI devices at all outlets located above kitchen countertops plus any other applicable damp area in the home.

### FLOOR, WALLS, CEILING:

CONDITION:

\* **FUNCTIONAL.** Where *readily accessible*, the kitchen floor, walls and ceiling appear FUNCTIONAL.

## LIVING SPACES, FIREPLACE, WOODSTOVE.

**SCOPE OF THE INTERIORS SYSTEM INSPECTION:** The inspector shall follow the regulations of: **266CMR: BOARD OF REGISTRATION OF HOME INSPECTORS 266 CMR 6.09**. This includes inspection of walls, ceilings, floors, steps, balconies, counters, and a representative number of doors, windows, and cabinets.

**NOTICE:** The inspector is NOT required to move furniture, stored goods or other obstructions to view interior spaces.

**DISCLAIMERS:** The following items are **EXCLUDED** from the interior inspection: A. Paint, wallpaper or other finish treatments on the interior walls, ceilings and floors. The condition of walls & floors beneath wall or floor coverings or where hidden by furniture. B. Carpeting. C. Draperies, blinds, or other window treatments. D. Portable appliances. E. Recreational facilities. F. Alarm, security, intercom and stereo systems. G. Fire sprinkler or alarm systems & smoke detectors. H. Inaccessible fireplace or chimney flue spaces. I. Adequacy of central vacuum systems. J. Determining odors or stains. K. Determining the condition of thermopane window & exterior glass door seals when the glass is dirty. Any comment on these issues is done as a courtesy based on visual observation only.

**GENERAL COMMENTS:** If major defects are revealed by your pre-passing walk through, you should telephone our office for further advice or schedule an optional "return visit inspection" for additional professional evaluation.

**If there is a fireplace and or a wood stove, consider having the flues inspected by a member of the chimney sweep guild as not all interior flue areas are readily accessible during a limited home inspection.**

**The owner of the property is required to have the fire department examine and evaluate carbon monoxide, smoke detectors and fire alarm systems prior to purchase and provide you with documentation at time of closing.**

Not all problems are found and or noted during a brief inspection. The condition of walls and framing behind wallpaper, drywall, paneling, other coverings and furniture cannot be determined. Determining the presence of asbestos in acoustic ceiling tiles or sprayed ceilings is beyond the scope of this inspection. The condition of flooring beneath carpets is undetermined. Firewall rating determination is beyond the scope of this inspection. A "**Home Buyer's and Seller's Guide to Radon**" is available at: <http://www.epa.gov/iaq/radon/pubs/hmbyguid.html>

**NOTICE:** Please understand that the inspection of the living spaces may be restricted by the owner's furniture, window treatments, carpeting and stored goods if the home is furnished. Be advised that hidden defects could exist that were not *readily accessible* at time of inspection. For that reason, you should schedule a "**pre-passing walk through inspection**" to examine the home after the owner has removed furniture and storage. You may elect to perform this inspection yourself or request that the inspector return. (Call for fee schedule.)

### FLOOR COVERINGS:

<b>TYPES OF EXPOSED FLOOR MATERIALS:</b>	Hardwood flooring present in the home Carpet flooring is present in the home (Note: Product type and or condition below the carpet is unknown)
<b>CONDITION:</b>	<b>** FUNCTIONAL with EXCEPTIONS as noted:</b>
<b>FLOOR PROBLEMS:</b>	<b>Observation:</b> The floor frames do not appear level. <b>Analysis:</b> I suspect that the floor frames have settled from original as-built level elevation. Be advised that floor settlement of this nature is typical for this age home. <b>Recommendation:</b> In my opinion, no further research or repair needed at this time.

### WALL COVERINGS:

<b>TYPES OR EXPOSED MATERIALS:</b>	Gypsum board (drywall).
<b>CONDITION:</b>	<b>* FUNCTIONAL.</b> <b>Observation:</b> The exposed walls did not exhibit any visible problems where <i>readily accessible</i> at time of inspection.

WALL PROBLEMS:



Observation: A few areas cracks are visible on some wall surfaces. Analysis: Plaster or drywall does not expand & contract; any movement in the house framing will result in cracks in the plaster as exhibited. Recommendation: Cosmetic repairs should include mud & tape or reinforced joint repair followed by priming & painting.

-----  
Observation: Loose plaster was observed at some wall areas. Analysis: The plaster has pulled free of the wood or gypsum lath. Repairs will require the removal & replacement of all loose materials. Recommendation: Consult a plasterer for repair estimates.

**CEILING:**

TYPES OF EXPOSED CEILING MATERIALS:

Gypsum wallboard.

CONDITION:



\*\* FUNCTIONAL with the following EXCEPTIONS:



**CEILING PROBLEMS:**



Observation: There are many cracks in the ceiling. Analysis: Drywall and plaster materials develop cracks in response to floor or ceiling frame expansion & contraction or vibration. Possible previous water leakage issues noted. Recommendation: Hire a field professional to perform cosmetic repairs as desired.

-----  
Observation: The ceilings have visible water stains. Testing of the stains with a portable moisture meter did not register any active moisture at time of inspection. Analysis: The cause of the water stains are undetermined. The dry moisture reading measured at time of inspection should not be relied upon as an assurance against future leakage. Ceiling cosmetic repair is needed. Note: As with all water staining issue, there is a potential for concealed damage. Be advised that any source of water penetration or ventilation imbalance can cause interior damage and / or mold. Recommendation: Question the owner about a source of moisture that may have caused the stains and then research and correct the moisture source as required. Cover the stains with a product called stain-kills and then re-paint the applicable ceilings.

**HALLWAYS:**

CONDITION & PROBLEMS:

\* **FUNCTIONAL.** Observation - No visible problems observed where exposed or *readily accessible*.

**CLOSETS:**

CONDITION & PROBLEMS:

\* **FUNCTIONAL.** Observation - The exposed portions of the closets appear **FUNCTIONAL.** No visible problems where *readily accessible*. (Note: Be advised that stored goods prevented complete access for inspection. Hidden closet problems could exist. Be sure to examine all closets when empty during your pre-passing inspection.)

**LAUNDRY FACILITIES:**

CONDITION / PROBLEMS:



Observation: \* **FUNCTIONAL** laundry hook-ups. Analysis: The evaluation of laundry appliances is **EXCLUDED** from this report. Recommendation: You should discuss the laundry appliances with the owner and negotiate for their purchase or removal.

FYI: All dryer venting system need to get cleaned out occasionally. Built up lint is combustible and is a **SAFETY HAZARD** as it could cause a **dryer fire**. The cleaning needs to be from the inside of the machine, through the vent ducting and the exterior exhaust diffuser. Also the efficiency of the dryer is diminished with clogged venting. Recommendation: Hire an appliance repair person to thoroughly clean out the dryer venting system as a safety and efficiency upgrade.

**DOORS:**

CONDITION & PROBLEMS:



**\*\* FUNCTIONAL with EXCEPTIONS noted:** Observation: Inspection of the interior doors revealed the following issues:  
**\*\*\*** An interior door binds up and does not open and close easily.

**FIREPLACE(S):**

TYPE & CONDITION:

Observation: The home has a masonry / brick fireplace with a modern liner in place.  
Analysis: Not all parts of the liner are accessible for inspection.  
**\*\* FUNCTIONAL with EXCEPTIONS as noted below:**

FIREPLACE PROBLEMS:



Observation: The fireplace damper handle is missing. Analysis: The damper will not open easily Recommendation: Do not use until a proper handle is added.

**MOLD**

Signs of mold or other suspicious looking growth



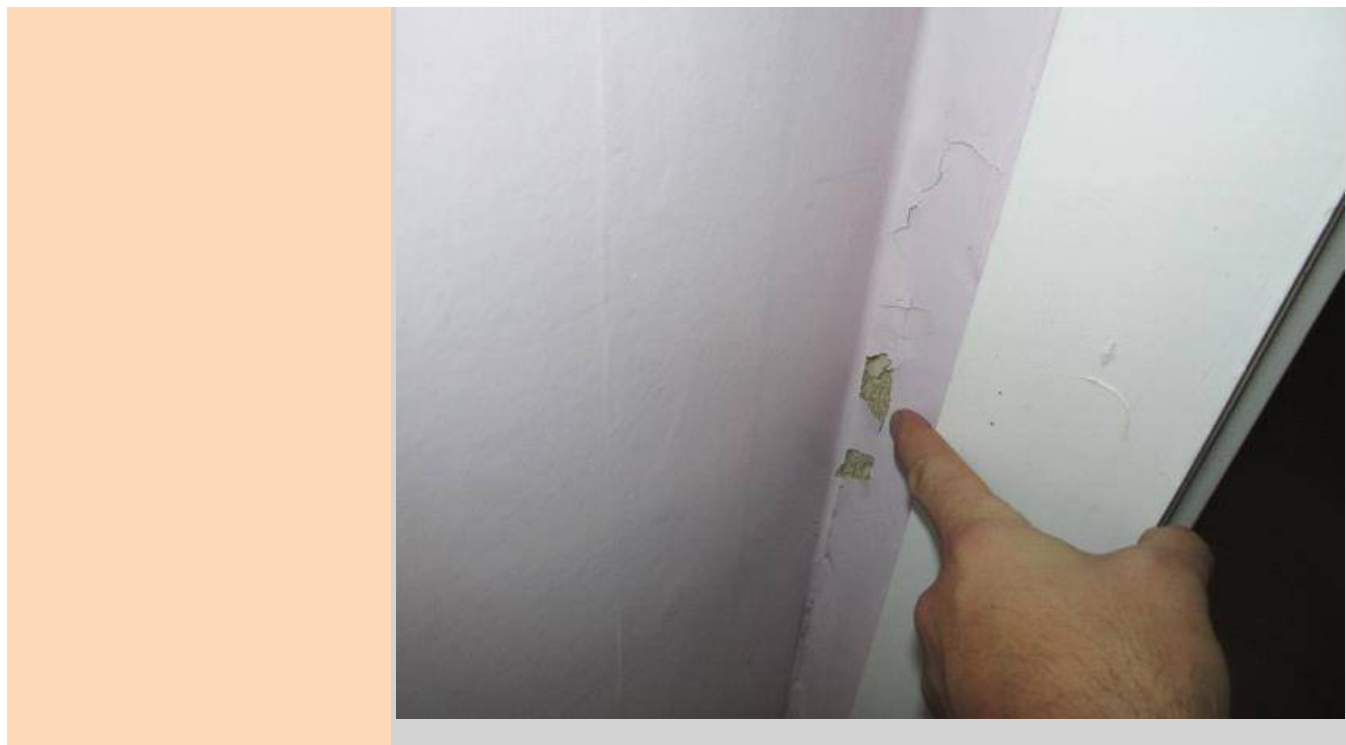
**DISCLAIMER: THE INSPECTION AND REPORTING ON MOLD IS EXCLUDED FROM THE INSPECTION AND REPORT. Mold detection and investigation are beyond the scope of this limited visual home inspection and report. Any reference to mold is done so as a courtesy, without consideration, so that you can consult other experts.**

Observation: Suspected mold was visible.

Analysis: Be advised that many homes have excessive moisture and poor ventilation issues which can lead to mold, especially a home close to large bodies of water and one that gets closed up for long periods of time.

Recommendation: Hire a field professional to further investigate and remediate the suspected mold.





## REPORT OVERVIEW

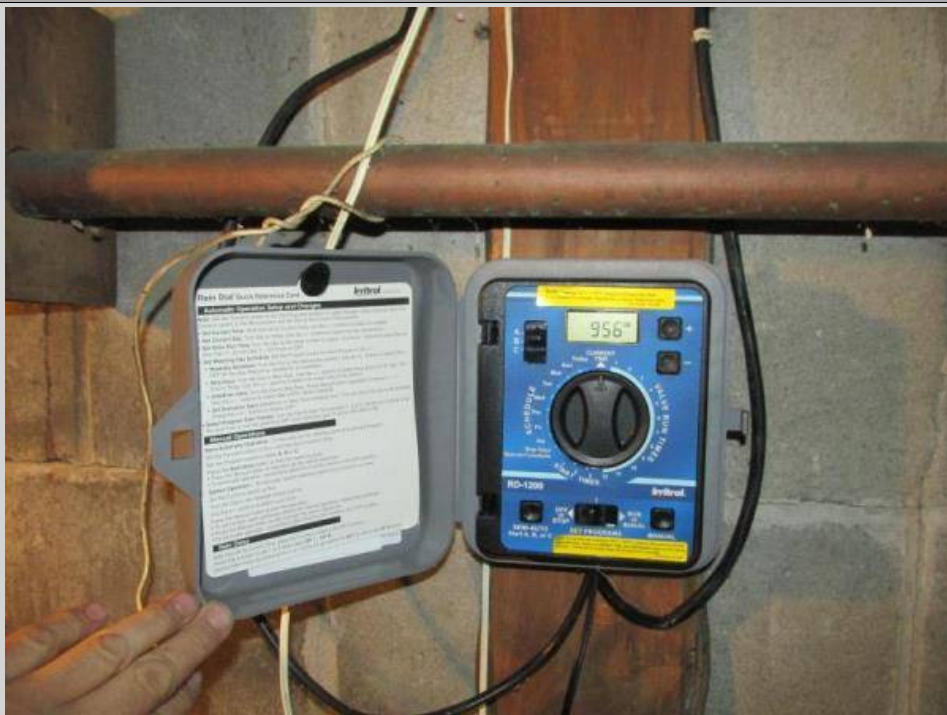
**PLEASE NOTE: There is no substitute for reading the whole inspection report and this should be done.** However if you are looking for a quick "shorthand" version of the more significant issue of the home, please feel free to scroll through the report and look for the pictures and stop and read the corresponding comments on those items particularly. The pictures embedded in this report are to enhance the look of the report and the understanding of the items pictured but may only depict a representative sampling of a particular problem and not every issue in each category. For example, a home may have numerous rotted piece of exterior trim components but only four pictures of rotted wood was added to the report.

**Time out:**

12:00PM.

### ANCILLARY SYSTEMS

SYSTEM(S) THAT ARE BEYOND THE SCOPE OF A HOME INSPECTION:



There are often systems in a home which are beyond the scope of a standard home inspection. To properly understand the function of these systems, check with the home owner, and/or consult the appropriate professional for proper operation and maintenance. These systems are present in the home:  
An In-Ground Irrigation is present.

**CONCLUSIONS:** As you compare & contrast the issues disclosed by the home inspection, you should keep them in perspective relative to the age of the home and its sale price. The task of a home inspector is to function as a "general practitioner" who identifies visible major structural & major mechanical system problems and then refers clients to applicable tradesmen to determine the scope and estimated repair cost. **(NOTE: MASS. REGULATIONS 266 CMR 6.11.2C.5 PROHIBITS HOME INSPECTORS FROM DETERMINING THE COST OF REPAIRS. ALL REPAIRS SHOULD BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE BUILDING CODE, ELECTRICAL CODE, PLUMBING & GAS CODE OR APPLICABLE REGULATIONS.)**

**NOTICE:** In Massachusetts, a broker is NOT required to provide you with a formal "seller disclosure document". If such an optional document is available, then you and your attorney should carefully review it, prior to commitment.

I advise that **YOU** perform the following research at the local town or city offices, prior to commitment.

Visit the local building department and research the permit history of the home, especially if renovations have been made.

Ask the seller if any portion of the property is considered to be on or near wet lands as the presence of

wet lands could

effect the present & future use of the property.

[x] If any suspected **MOLD** was observed, then you should hire a microbiology laboratory to take swabs and/or air samples for analysis prior to commitment. Many homes have excessive moisture issues which might lead to mold, but the ability to detect mold is beyond the scope of this home inspection and is **EXCLUDED** from this report.

Web sources:

\* A Massachusetts Consumer Guide: Buying and Selling a Home in Massachusetts

<http://www.state.ma.us/consumer/Pubs/buysell.htm>

\* A Massachusetts Consumer Guide: Guide To Home Improvement

<http://www.state.ma.us/consumer/Pubs/homeimp.htm>

Optional follow-up inspection (at an agreed upon fee) is only performed on items not *readily accessible* or shut-down at the time of original inspection. Should you negotiate with the owner to have items repaired, I suggest they be performed by a licensed or qualified professional and NOT the homeowner as they can not offer a warranty on their work. All work must comply with applicable Law, including governmental permit, inspection, and approval requirements. Buyer should obtain from seller receipts for **Repairs** performed by others. Documentation should include a written statement indicating the date of **Repairs** performed by Seller and Copies of receipts and statements of seller prior to final verification of condition. It is your job to judge what the house needs after the home inspection, what it can become and if you are prepared for the work ahead. It is up to you to determine if the cost of needed repairs will add to the cost of the home and if those costs are manageable in your budget. You should obtain cost estimates for repairs identified by your home inspector as soon as possible after the home inspection, and when necessary, you should request extensions to allow enough time to complete needed research prior to closing. These costs when added to the purchase price will reflect the true cost of the home. I hope that the inspection and report will help you understand the property you are buying and will help you enjoy your purchase in the future.

**The inspection of all EXCLUDED items in our Contract and the Standards of Practice should be performed, directed and evaluated by other specialists of your choice of hire prior to commitment.**

#### **CLOSING STATEMENTS**

Dear Mr & Mrs Luongo,

This impartial report provides you with documentation of the visible problems in the home that were disclosed to you during the home inspection. An earnest effort was made to provide you with the facts needed for intelligent decision making during the real estate purchasing process. To prevent any surprises, you should consult a licensed expert relative to each area of concern, for reappraisal and cost estimates. **Gather all the facts prior to commitment!**

Be assured that as your professional representative, I fully understand your nervousness and the stress associated with such a large purchase. Therefore, I urge you to e-mail or telephone me for free consultation should you require any further clarification or guidance. ("The only bad question is one that is not asked!")

In closing, **it is not my intention to influence your decision to purchase or not to purchase real estate - that decision is yours alone!** But, I do urge you to use all information available for intelligent decision-making. I hope that my services have been helpful and educational, and that I have gained your respect and friendship; for your referral is my greatest source of marketing and a recognition of my professionalism. Everyone seems to know someone who is buying or selling a home. **THE GREATEST COMPLIMENT YOU COULD GIVE ME IS TO PASS MY NAME ALONG TO FRIENDS & RELATIVES.** Thank you for hiring me as your home inspector.

Sincerely,

Jeffrey J. Miele, Owner / Integrity Home Inspection LLC  
Commonwealth of Mass Licensed Home Inspector #514. Email: [Jeff@capecodintegrity.com](mailto:Jeff@capecodintegrity.com) Cell: (508) 221-1075

#### **DOCUMENTS**

**PLEASE NOTE: The final 16 pages of this report are mandated by the state of Massachusetts to be added to your report.**

- The first few pages are a list of terms used in this report and their definitions.
- The next set of pages are the "standards of practice 6:00" for home inspectors in the state of Massachusetts.
- The second to last page is the Required Distribution of Energy Audit information:
- The final page is a list of questions for the seller and/or the seller's representative

### Definitions of Terms

As used in 266 CMR 2.00 through 11.00, the following definitions shall apply:

**Agent.** Sellers/owner(s) representative and/or person authorized to act on behalf of the seller/ owner(s) including a real estate broker or salesperson as defined in M.G.L. c 112, § 87PP.

**Associate Home Inspector.** A person licensed pursuant to M.G.L. c. 112, § 223, conducting a Home Inspection of residential building(s) under the supervision of a licensed Home Inspector.

**Attic Space.** The unfinished space between the ceiling joists of the top story and the roof rafters.

**Automatic Safety Controls.** Devices designed and installed to protect systems and components from unsafe conditions.

**Architectural Services.** As defined in M.G.L. c. 112, §§ 60A through 60O (architects license required).

**Architectural Study.** A study requiring Architectural Services.

**Basement/Cellar.** That portion of a Dwelling that is partly or completely below grade.

**Board.** The Board of Registration of Home Inspectors established pursuant to M.G.L. c. 13, § 96.

**Branch Circuit.** The circuit conductors between the final overcurrent device protecting the circuit and the outlet(s).

**Buyers Broker.** A real estate broker or salesperson, as defined in M.G.L. c 112, § 87 YY½, who has a written contractual agreement or a written agency disclosure between the buyer and the real estate broker specifying that the real estate broker is acting exclusively for the buyer as a buyers broker.

**Central Air Conditioning.** A system that uses ducts to distribute cooled and/or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and which is not plugged into an electrical convenience outlet.

**Client.** A person who engages the services of a Home Inspector for the purpose of obtaining inspection of and a written Report On the condition of a Dwelling and/or Residential Building(s).

**Component.** A Readily Accessible and Observable element comprising a part of a system and which is necessary for the safe and proper function of the system.

**Conditioned Surface.** The surface of the floor and/or ceiling that is being mechanically cooled and/or heated.

**Continuing Education Credits.** Formal coursework covering the elements directly related to the inspection of homes and/or commercial buildings. One contact hour shall equal one credit.

**Continuing Education Program.** Formal presentation such as a lecture or interactive session with specified learning objectives at which Registrants can earn Continuing Education Credits approved by the Board based on criteria set forth in 266 CMR 5.00 *et seq.*

**Contract.** The written agreement between the Client and the Home Inspector, which spells out the responsibilities and duties of each party and the fee to be paid for the inspection.

**Cross Connection.** Any physical connection or arrangement between potable water and any source of contamination.

**Dangerous or Adverse Situations.** Situations that pose a threat of injury to the Inspectors health and welfare as determined by the Inspector.

**Direct Supervision.** Direct supervision means on-site and in-view observation and guidance of a supervisee who is performing an assigned activity during a Home Inspection.

**Dismantle.** To take apart or remove any component, device, or piece of equipment that is bolted, screwed, or fastened that a homeowner in the course of normal household maintenance would not dismantle other than the electrical panel cover(s).

**Division.** The Division of Professional Licensure.

**Dwelling.** A house, townhouse, condominium, cottage, or a Residential Building containing not more that four dwelling units under one roof.

**Educational Training Credits.** Formal coursework covering the elements of the fundamentals of Home Inspection. One contact hour shall equal one credit.

**Provider.** A person approved by the Board to offer continuing education credits.

**Electrical Services.** As defined in M.G.L. c. 141, M.G.L. c. 148, §§ 10D and 10E, and 527 CMR 12.00 (electrician license required).

**Engineering Services.** As defined in M.G.L. c. 112, §§ 81D through 81T. (Engineering license required).



**Engineering Study.** A study requiring Engineering Services.

**Environmental Services.** Services that require physical samples to be taken and analyzed by a laboratory to determine the type of and presence of contaminants and/or organic compounds and as defined in M.G.L. c. 112, §§ 81D through 81T and § 87LL. (License required).

**Exclusions.** Those items that are not part of and/or included in the 266 CMR 6.00: *Standards of Practice* and are to be provided by other specialists of the Clients choice. However, they may be included in the inspection as part of Optional Fee Based Services as outlined in 266 CMR 6.07.

**Fee Paid Inspection.** A Home Inspection carried out in accordance with 266 CMR 6.04 for which the Client pays a fee and receives a Report.

**Feeder.** All circuit conductors between the service equipment, the source of a separately derived system, or other power supply source and the final branch-circuit overcurrent device.

**Fully Depreciated.** Item/System inspected is no longer under the manufacturers warranty, and it is reaching the end of its serviceable life. The Item/System/Component has no dollar or salvage value, and replacement should be anticipated.

**Functional Drainage.** A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

**Functional Flow.** A reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

**Heating Services.** As defined in M.G.L. c. 148, §§ 10C and 10H, and 527 CMR 4.00: *Oil Burning Equipment*, plumber and electrician license required where applicable).

**Home Inspection.** The process by which an Inspector, pursuant to the sale and transfer of a residential building, Observes and Reports On those systems and components listed in 266 CMR 6.00 *et seq* with the exception of the noted exclusions and prohibitions.

**Home Inspector.** A person licensed pursuant to M.G.L. c. 112, § 222.

**Household Appliances.** Kitchen and laundry appliances, room air conditioners, and similar appliances.

**Identify.** To name.

**Indirect Supervision.** The oversight of activities, other than direct observation, performed by the Supervisor in order to provide guidance to the Associate Home Inspector. These activities may include meeting with the supervisee; reviewing Reports prepared by the supervisee; reviewing and evaluating the supervisees activities in connection with home inspections; and having supervisory conferences that may be conducted by telephone.

**In Need of Repair.** Does not adequately function or perform as intended and/or presents a Safety Hazard.

**Installed.** Attached or connected such that the installed item requires tools for removal.

**Inspect/Inspected.** To Observe the Readily Accessible systems or components as required by 266 CMR 6.04 *et seq*.

**Inspector.** A person licensed under M.G.L. c. 112, § 222 or 223.

**Interior Wiring.** Includes the exposed and Readily Observable Feeder and Branch Circuit wiring in the dwelling.

**Mock Inspection.** A simulated home inspection carried out for training purposes only and there is no Client involved.

**Normal Operating Controls.** Homeowner Operated devices such as a thermostat or wall switches.

**Note.** Record in the Report.

**Observable.** Able to be observed at the time of the inspection without the removal of fixed or finished coverings and/or stored materials.

**Observe.** The act of making a visual examination.

**On-site Water Supply Quality.** The condition of the potable water based on an evaluation of its bacterial, chemical, mineral, and solids content.

**On-site Water Supply Quantity.** The volume of water available measured over a period of time.

**Operate.** To cause systems or equipment to function.

**Optional Services.** Optional fee based services, which are beyond the scope of the Home Inspection as defined by 266 CMR 6.00 *et seq*.

**Plumbing Services.** As defined in M.G.L. c. 142 and 248 CMR 2.04 (plumber license required)

**Primary Windows and Doors.** Windows and exterior doors that are designed to remain in their respective openings year round.

**Readily Accessible.** Capable of being reached quickly for visual inspection without requiring the Inspector to climb over or remove any personal property, to dismantle, to use destructive measures, to resort to portable ladders and/or any action which will likely involve risk to persons or property.

**Readily Operable Access Panel.** A panel provided for homeowner inspection and maintenance, which has removable or operable fasteners or latch devices in order to be lifted, swung open, or otherwise removed by one person, and its edges and fasteners are not painted in place. (The panel must be within normal reach and not blocked by stored items, furniture or building components.)

**Readily Observable Signs.** Conditions of deterioration on the surface including, but not limited to: water stains, wood destroying fungi, insect infestation and deterioration suggesting the potential for concealed damage.

**Recreational Facilities.** Whirlpools, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other entertainment or athletic facilities.

**Registered Professional Home Inspector.** A Registrant (person) licensed pursuant to M.G.L. c. 112, § 222, by the Division of Professional Licensure.

**Registrant.** "Register", "Registered", "Registrant", and "registration" shall be used interchangeably with the words "license", "licensed", "licensee", and "licensure".

**Repair.** All repairs, when implemented by the buyer, seller, and/or homeowner shall comply with applicable requirements of the governing codes and sound construction practices.

**Report.** A written document setting forth findings of the Home Inspection unless otherwise specified in 266 CMR 2.00.

**Report On.** A written description of the condition of the systems and components observed. (The Inspector must state in his or her Report whether the System or Component has Readily Observable Signs indicating that it is need of repair or requires further investigation.

**Representative Number.** For multiple identical components such as windows, doors and electrical outlets, *etc.* one such component per room.

**Residential Building.** A structure consisting of one to four dwelling units under one roof.

**Roof Drainage Systems.** Gutters, downspouts, leaders, splash blocks, and similar components used to carry water off a roof and away from a dwelling or residential building.

**Safe Access.** Access free of any encumbrances, hazardous materials, health and Safety Hazards such as climbing and/or standing on anything other than the ground and/or floor which may jeopardize the Inspector as determined by the Inspector.

**Safety Glazing.** Tempered glass, laminated glass, or rigid plastic.

**Safety Hazard.** A condition in a Readily Accessible, installed system or component, which is judged by the Inspector to be unsafe, or of significant risk of personal injury during normal day-to-day use. (The risk may be due to damage, deterioration, improper installation or a change in the accepted residential construction standards.)

**Seller/Sellers Representative.** The owner of the property or one legally authorized to act on behalf of the owner such as an administrator, executor, guardian, or trustee, whether or not a natural person or Agent representing the seller.

**Shut Down.** A piece of equipment or a system is shut down when the device or control cannot be Operated in a manner that a homeowner should normally use to Operate it. (Inspectors are prohibited from operating the equipment or system).

**Solid Fuel Heating Device.** Any wood, coal, or other similar organic fuel-burning device including, but not limited to, fireplaces (whether masonry or factory built), fireplace inserts, stoves, central furnaces, and any combination of these devices.

**Structural Component.** A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

**Sufficient Lighting.** Fully lighted with a minimum of 50-lumens in all areas to be inspected.

**Supervisor.** The licensed Home Inspector designated to oversee and supervise the training of an Associate Home Inspector and/or Trainee.

**System.** A combination of interacting or interdependent components assembled to carry out one or more functions.

**Technically Exhaustive.** An inspection is technically exhaustive when it involves the use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

**Trainee.** A person in the Associate Home Inspector Training Program for the purpose of meeting the requirements of M.G.L. c. 112, § 223 to qualify for licensure as an Associate Home Inspector.

**Under Floor Crawl Space.** The under-floor space between the bottom of the floor joists and the earth or floor under any Dwelling and/or Residential Building.

#### Massachusetts Standards of Practice 6:00

##### 6.01: **Access**

The Client shall provide Safe Access and Sufficient Lighting to ensure that all systems and areas to be inspected under this standard are Readily Accessible and Observable.

##### 6.02: **Purpose**

(1) The purpose of a Home Inspection for Residential Buildings, including their attached garages, is to provide the Client with an inspection Report that forthrightly discloses the physical conditions of the systems and components listed in 266 CMR 6.04 which are Readily Accessible and Observable, including those systems and components, which are Safety Hazards as Observed at the time of the inspection.

(2) An inspection carried out under the standards of 266 CMR 6.04 is not and shall not be construed to be a comprehensive Architectural and/or an Engineering study of the dwelling in question.

### 6.03: General Requirements

(1) Inspectors shall:

(a) Use a written contract and provide only the Client with an original copy of the contract unless otherwise directed by the Client.

(b) Observe Readily Accessible and Observable installed systems and components listed in 266 CMR 6.04.

(c) Submit a confidential written Report only to the Client, which shall:

1. Identify those components specified to be identified in 266 CMR 6.04.

2. Indicate which systems and components designated for inspection in 266 CMR 6.04 have not been inspected.

3. Indicate the condition of systems and components so Inspected including those that were found to be in need of repair, require additional investigation, and areas that have a potential for concealed damage.

4. Record the Inspector's name (and the Trainee's name if applicable).

5. Record the Client's name and the address of the property inspected.

6. Record the on-site Inspection start and finish times.

7. Record the weather conditions at the time of the inspection.

8. Record the existence of obstructions and/or conditions that prevented the inspection of the installed systems and components.

9. Embed in the Report and/or attach to the Report the list of itemized questions in 266 CMR 6.03(4)(a) through (k).

10. Embed in the Report and/or attach to the Report a copy of 266 CMR 2.00: *Definitions* and a copy of the 266 CMR 6.00: *Standards of Practice*.

(2) Every registered professional Home Inspector may have a seal of the design shown below authorized by the Board. All Reports prepared by a registered Home Inspector, or under his supervision, may be stamped with the impression of such seal and/or bear the name and license number of the Home Inspector. A registered Home Inspector shall impress his seal on and/or attach his name and license number to a Report only if his/her certificate of registration is in full force, and if he/she is the author of such Report or is in charge of its' preparation.

(3) The Report shall only inform the Client if additional investigation is required when:

(a) The scope of the repair(s) is unknown, or

(b) There is potential for and it is suspected that there is concealed damage, or

(c) The subject area is beyond the scope of the Home Inspector's expertise.

(4) The Inspector shall notify his/her Client that answers to the following questions should be ascertained from the Seller and/or the Seller's Representative because they are important and relevant to the purchase of the inspected dwelling and may not be Readily Observable through inspection. The Inspector shall have been deemed to satisfy this requirement by embedding and/or attaching the questions listed in 266 CMR 6.03(4)(a) through (k) to the Report.

#### **To the Best of Your Knowledge as the Seller and/or Seller's Representative:**

(a) Does the dwelling have a history of seepage, dampness, and/or water penetration into the Basement and/or Under Floor Crawl Space? If so please explain.

(b) Has a sump pump ever been installed or used in the Basement/Under Floor Crawl Space?

(c) Do you use any type of dehumidification in any part of the dwelling?

(d) Are you aware of any mold and/or air quality issues in the dwelling?

(e) Is the dwelling on a private sewage system?

1. If the waste system is private, has a Title V inspection been completed, and is the completed Title V Report available for review?

2. Has the dwelling ever been inspected and/or treated for insect infestation?

a. If so, when?

b. What were the chemicals used?

(f) Has the dwelling ever been tested for radon gas and/or lead paint?

1. If so when?

2. What were the results?

(g) Has the dwelling ever been inspected by an Inspector?

(h) Are the Seller/ Seller's Representative aware of any structural, mechanical, electrical or other material defects that

may exist on the property?

- (i) Has there ever been a fire in the dwelling?
  - 1. If so, when?
  - 2. What areas were involved?
  - 3. What chemical cleaners, if any, were used for cleanup?
- (j) Has there ever been a hazardous waste spill on the property?
- (k) Is there is an underground storage tank on the property?
- (5) The Inspector shall not represent to the Seller/Seller's Representative or Client that there is any legal obligation, duty, or requirement on behalf of the Seller/Seller's Representative to answer the questions set forth in 266 CMR 6.03(4)(a) through (k).
- (6) The Inspector shall not be held liable for the accuracy of third party information.
- (7) Regardless of any additional professional registrations or licenses held by the Inspector and/or Trainee practicing in the Commonwealth of Massachusetts he/she shall conduct his/her Home Inspection in accordance with 266 CMR 6.00 through 6.06. However, the standards are not intended to limit Inspectors from:
  - (a) Reporting observations and conditions in addition to those required in 266 CMR 6.04.
  - (b) Excluding other systems and components from the inspection if requested by the Client and noted in the Report.
  - (c) Providing Optional Fee Based Services, as long as they are contracted for in writing and/or included in the report and are not prohibited under 266 CMR 6.06.

#### 6.04: Scope of the Home Inspection

##### (1) System: Roofing.

- (a) The Inspector shall Observe the Readily Accessible and Observable:
  - 1. Roof coverings.
  - 2. Exposed roof drainage systems
  - 3. Flashings.
  - 4. Skylights, chimneys, and roof penetrations.
  - 5. Signs of leaks on building components.
- (b) The Inspector shall Identify:
  - 1. the type of roof covering materials: Asphalt, Cementitious, Slate, Metal, and/or Tile Shingles, Built-up type (Bald Asphalt, Tar and Gravel, Mineral Covered Rolled Roofing, Ballasted Rubber Membrane, Adhered Membrane, Mechanically Fastened Membrane, Other.
  - 2. the roof drainage system: Gutters (Aluminum, Copper, Wood, Vinyl, Other) Leaders/Downspouts (Aluminum, Copper, Galvanized, Vinyl, Other)
  - 3. the chimney materials: Brick, Concrete Block, Metal, Other
  - 4. the methods used to Observe the roofing.
- (c) The Inspector shall Report on:
  - 1. Any signs of previous and/or active leaks.
  - 2. The following exposed Readily Accessible and Observable roofing components: the roof covering, exposed roof drainage systems, exposed flashings, skylights, exterior of chimney(s), roof penetrations.
- (d) **Exclusions:** Including but not limited to 266 CMR 6.04(d)1. and 2., the Inspector shall not be required to:
  - 1. Walk on the roof unless in the opinion of the Home Inspector he/she is provided Safe Access, and the Seller and/or the Seller's Representative provides authorization that relieves the Inspector of all liability of possible damage to the roofing components, and in the opinion of the Inspector, walking on the roof will pose no risk of personal injury or damage to the roofing components.
  - 2. Observe and Report On:
    - a. Attached accessories including, but not limited to: solar systems, antennae, satellite dishes and lightning arrestors.
    - b. The interior of chimney flues.
- (2) System: Exterior.
- (a) The Inspector shall Observe the Readily Accessible and Observable:
  - 1. Wall cladding.
  - 2. Entryway doors and windows.
  - 3. Garage door operators.
  - 4. Decks, balconies, stoops/landings, steps, areaways/window wells, and porches including hand and guard railings.
  - 5. Exposed trim (eaves, soffits, fascias, rake, corner, and other trim Boards).
  - 6. Flashings
  - 7. Driveways, walkways, vegetation, grading, site drainage, and retaining walls.



(b) The Inspector shall Identify:

1. Wall-cladding materials: Cementitious Siding, Asphalt and/or Wood Shingles, Aluminum and/or Vinyl Siding, Wood Clapboards, Brick, Other.

2. The deck/porch component materials: Brick, Concrete, Concrete Block, Steel, Wood, Other.

(c) The Inspector shall Report On the following exposed Readily Accessible and Observable exterior components:

1. If so, when?

2. Were any problems noted?

3. Is a copy of the inspection Report available?

(h) Are the Seller/ Seller's Representative aware of any structural, mechanical, electrical or other material defects that may exist on the property?

(i) Has there ever been a fire in the dwelling?

1. If so, when?

2. What areas were involved?

3. What chemical cleaners, if any, were used for cleanup?

(j) Has there ever been a hazardous waste spill on the property?

(k) Is there is an underground storage tank on the property?

(5) The Inspector shall not represent to the Seller/Seller's Representative or Client that there is any legal obligation, duty, or requirement on behalf of the Seller/Seller's Representative to answer the questions set forth in 266 CMR 6.03(4)(a) through (k).

(6) The Inspector shall not be held liable for the accuracy of third party information.

(7) Regardless of any additional professional registrations or licenses held by the Inspector and/or Trainee practicing in the Commonwealth of Massachusetts he/she shall conduct his/her Home Inspection in accordance with 266 CMR 6.00 through 6.06. However, the standards are not intended to limit Inspectors from:

(a) Reporting observations and conditions in addition to those required in 266 CMR 6.04.

(b) Excluding other systems and components from the inspection if requested by the Client and noted in the Report.

(c) Providing Optional Fee Based Services, as long as they are contracted for in writing and/or included in the report and are not prohibited under 266 CMR 6.06.

#### 6.04: **Scope of the Home Inspection**

(1) **System: Roofing.**

(a) The Inspector shall Observe the Readily Accessible and Observable:

1. Roof coverings.

2. Exposed roof drainage systems

3. Flashings.

4. Skylights, chimneys, and roof penetrations.

5. Signs of leaks on building components.

(b) The Inspector shall Identify:

1. the type of roof covering materials: Asphalt, Cementitious, Slate, Metal, and/or Tile Shingles, Built-up type (Bald Asphalt, Tar and Gravel, Mineral Covered Rolled Roofing, Ballasted Rubber Membrane, Adhered Membrane, Mechanically Fastened Membrane, Other.

2. the roof drainage system: Gutters (Aluminum, Copper, Wood, Vinyl, Other) Leaders/Downspouts (Aluminum, Copper, Galvanized, Vinyl, Other)

3. the chimney materials: Brick, Concrete Block, Metal, Other

4. the methods used to Observe the roofing.

(c) The Inspector shall Report on:

1. Any signs of previous and/or active leaks.

2. The following exposed Readily Accessible and Observable roofing components: the roof covering, exposed roof drainage systems, exposed flashings, skylights, exterior of chimney(s), roof penetrations.

(d) **Exclusions:** Including but not limited to 266 CMR 6.04(d)1. and 2., the Inspector shall not be required to:

1. Walk on the roof unless in the opinion of the Home Inspector he/she is provided Safe Access, and the Seller and/or the Seller's Representative provides authorization that relieves the Inspector of all liability of possible damage to the roofing components, and in the opinion of the Inspector, walking on the roof will pose no risk of personal injury or damage to the roofing components.

2. Observe and Report On:

a. Attached accessories including, but not limited to: solar systems, antennae, satellite dishes and lightning arrestors.

b. The interior of chimney flues.

(2) **System: Exterior.**

(a) The Inspector shall Observe the Readily Accessible and Observable:

1. Wall cladding.
2. Entryway doors and windows.
3. Garage door operators.
4. Decks, balconies, stoops/landings, steps, areaways/window wells, and porches including hand and guard railings.
5. Exposed trim (eaves, soffits, fascias, rake, corner, and other trim Boards).
6. Flashings
7. Driveways, walkways, vegetation, grading, site drainage, and retaining walls.

(b) The Inspector shall Identify:

1. Wall-cladding materials: Cementitious Siding, Asphalt and/or Wood Shingles, Aluminum and/or Vinyl Siding, Wood Clapboards, Brick, Other.
2. The deck/porch component materials: Brick, Concrete, Concrete Block, Steel, Wood, Other.

(c) The Inspector shall Report On the following exposed Readily Accessible and Observable exterior components:

1. Wall cladding.
2. Entryway doors and windows.
3. Deck/porches, balconies, stoops/landings, steps, areaways/window wells, including hand and guard railings.
4. The exposed trim.
5. Flashings.
6. Driveways, walkways, and retaining walls with respect to their effect on the condition of the dwelling and their ability to provide safe egress.
7. Vegetation, grading, site drainage with respect to their effect on the condition of the dwelling.

(d) The Inspector shall:

1. Probe exposed Readily Accessible and Observable exterior components where deterioration is suspected: However, probing is NOT required when probing would unduly damage any finished surface.
2. Operate all entryway doors and representative number of windows and Report their condition and need of repair, if any.
3. Operate garage doors (if the garage is attached to the main dwelling), manually or by using permanently installed controls of any garage door operator.
4. Report whether or not any garage door operator will automatically reverse or stop when meeting resistance during closing.

(e) Exclusions: Including but not limited to 266 CMR 6.04(2)(e)1. through 9., the Inspector shall not be required to Observe and Report On the following:

1. Storm doors and windows, screening, shutters, awnings and similar seasonal accessories.
2. Fences, landscaping, trees, swimming pools, patios, sprinkler systems.
3. Safety glazing.
4. Geological conditions (Engineering services).
5. Soil conditions (Engineering services).
6. Recreational facilities.
7. Any other dwelling units or addresses in multi-unit buildings.
8. Outbuildings and detached garages. However, should the Inspector include the inspection of these structures, under 266 CMR 6.07: *Optional Fee Based Services*, the inspection must comply with the standards of 266 CMR 6.04.
9. Underground utilities, pipes, buried wires, or conduits (Dig Safe)

(3) **System: Structural Components Exposed in the Basement/Under Floor Crawl Space and Attic Space; Including Signs of Water Penetration.**

(a) **Basement/Under Floor Crawl Space:**

1. The Inspector shall Observe the following exposed Readily Accessible and Observable Basement/Under Floor Crawl Space structural components:

- a. The exposed portions of the foundation.
- b. The exposed portions of the Basement/Under Floor Crawl Space floor.
- c. The exposed portions of the superstructure system (girders, sills, floor joists, headers, and sub-floor).
- d. The exposed portions of the columns and posts.

2. The Inspector shall Identify:

- a. The type of exposed Basement foundation materials (brick, concrete block, concrete, stone, wood, other).
- b. The type of exposed Basement floor system (concrete, earth, wood, other).
- c. The type of exposed Basement superstructure system (girder(s), sills, floor joists, and sub-floor).

- d. The type of exposed Basement columns and posts (brick, concrete block, concrete, steel, wood, other).
3. The Inspector shall Report On the following exposed Readily Accessible and Observable structural components:
  - a. The foundation.
  - b. The floor system.
  - c. The superstructure system.
  - d. The columns and posts
4. The Inspector shall:
  - a. Probe exposed Readily Accessible and Observable structural components where deterioration is suspected; however, probing is NOT required when probing would unduly damage any finished surface.
  - b. Note the methods used to Observe Under Floor Crawl Spaces.
  - c. Note obstructions, unsafe access, and dangerous or adverse situations that prevented him/her from inspecting the items noted in 266 CMR 6.04(3)(a)3.a. through d..
  - d. Note signs of previous and/or active water penetration into the Basement, Under Floor Crawl Space and attic including the presence of sump pumps and dehumidifiers.
5. **Exclusions:** Including but not limited to 266 CMR 6.04(3)(a)5.a. through d., the Inspector shall not be required to:
  - a. Collect engineering data such as the size, span, spacing, species, section modulus, slenderness ratio and/or modulus of elasticity of the structural members.
  - b. Provide access to the items being inspected (Responsibility of Client/ Seller/Seller's Representative).
  - c. Enter the Under Floor Crawl Space
    - i. If it is not Readily Accessible,
    - ii. If access is obstructed and/or if entry could damage the property
    - iii. If a Dangerous or Adverse Situation is suspected and Reported by the Inspector.
  - d. Observe and Report On Wood destroying insects, rodents and/or vermin unless specifically contracted for in writing. (Independent Pest Control/Extermination Service).
- (b) **Attic Space.**
  1. The Inspector shall Observe the following exposed Readily Accessible and Observable roof framing structural components: The exposed portions of the roof framing, including the roof sheathing.
  2. The Inspector shall Identify:
    - a. The type of framing: Rafters, Collar Ties, Tie Beams, Trusses, Other
    - b. Roof Sheathing: Boards, Oriented Strand Board, Plywood, Other.
    - c. The methods used to Observe attics (through a hatch or while standing in the attic space).
  3. The Inspector shall Report On:
    - a. The presence and/or lack of flooring, obstructions, unsafe access, and dangerous or adverse situations that prevented him/her from inspecting the items noted in 266 CMR 6.04(3)(b)2.
    - b. The following exposed Readily Accessible and Observable structural components of the roof framing:
      - i. The roof framing (Rafters, Collar Ties, Tie Beams, Rafter Ties, Trusses, Beams, Other)
      - ii. Sheathing Materials (Boards, Oriented Strand Board, Plywood, Other).
      - c. The presence of a light.
  4. The Inspector shall:
    - a. Probe exposed Readily Accessible and Observable structural components where deterioration is suspected: However, probing is NOT required when probing would unduly damage any finished surface.
    - b. Note the presence of a light.
    - c. Note the presence of collar ties and/or tie beams.
  5. **Exclusions:** Including but not limited to 266 CMR 6.04(3)(b)5.a. through e. the Inspector shall not be required to:
    - a. Enter the Attic Space:
      - i. If it is not Readily Accessible,
      - ii. If access is obstructed and/or if entry could damage the property,
      - iii. If a Dangerous or Adverse Situation is suspected and Reported by the Inspector.
    - b. Walk on the exposed and/or insulation covered framing members.
    - c. Collect engineering data such as the size, span, spacing, species, section modulus, slenderness ratio and/or modulus of elasticity of the structural members. (Engineering services).
    - d. Provide access to the items being inspected.
    - e. Observe and Report On Wood destroying insects, rodents and/or vermin unless specifically contracted for in writing. (Independent Pest Control/Extermination Service).
- (4) **System: Electrical.**
  - a) The Inspector shall Observe the Readily Accessible and Observable Electrical Systems and Components:

1. The exterior of the exposed service entrance conductors.
  2. Exterior receptacles.
  3. The service equipment, grounding system, main overcurrent device, and the interior of the service and distribution panels (by removing the enclosure covers).
  4. The exterior of the exposed branch circuit and feeder conductors, their overcurrent devices, and the compatibility of their ampacities and voltages.
  5. Random interior receptacles.
  6. The number of branch circuits and overcurrent devices in the panel enclosures.
- (b) The Inspector shall Identify:
1. The service as being overhead or underground, cable, encased in conduit, other.
  2. The type of service, feeder, and branch-circuit conductor materials (copper, copper-clad aluminum, aluminum, other).
  3. The type of Interior Wiring (Armored Cable, Conduit, Tubing, Nonmetallic Cable, Knob and Tube, Flat Cable Assemblies, Other).
  4. The location of the service and distribution panels and indicate whether they are Readily Accessible and Observable.
  5. The ampacity and the voltage of the main service disconnect (30, 60, 100, 125, 150 and/or 200 amp, other service, 120, 120/240, 120/208-volt system).
  6. Any of the overcurrent devices that are in the off position.
- (c) The Inspector shall Report On the following Readily Accessible and Observable Electrical Systems and Components:
1. The electrical service equipment including the service and distribution panels.
  2. Undedicated exterior and interior electrical receptacles and polarity, grounding and ground fault protection issues (if any)
  3. Any polarity or grounding issues of the receptacles required to be tested.
  4. The exposed and Readily Accessible and Observable interior wiring.
  5. Conditions that prevented him/her from inspecting any of the items noted above.
- (d) The Inspector shall:
1. **Test:**
    - a. The polarity and grounding of a representative sample of the Readily Accessible two and three-prong receptacles throughout the dwelling.
    - b. The polarity and grounding of all un-dedicated bathroom and kitchen countertop receptacles.
    - c. The polarity and grounding of all Readily Accessible, non-dedicated receptacles in the attached garage and on the exterior of inspected structures and in unfinished basements, and check to see if they are ground fault protected.
    - d. The operation of all Readily Accessible Ground-fault Circuit Interrupters.
    - e. The operation of all Readily Accessible Arc Fault Current Interrupters.
    - f. All bathroom and kitchen countertop receptacles to see if those receptacles are ground fault protected.
  2. **Note:**
    - a. The reason(s) for not removing any panel covers.
    - b. The location of the service and distribution panels.
    - c. The presence of aluminum wiring, and
      - i. If the exposed and Readily Accessible and Observable aluminum conductor terminations are coated with a termination compound, and
      - ii. If the overcurrent devices are identified for use with aluminum wire.
    - d. If the electrical system is attached to both the city and dwelling side of the water piping and/or a ground rod.
    - e. If the water piping is not bonded to the electrical system within the first five feet of its entry into the Basement.
    - f. If the neutral and equipment-ground terminal bars are bonded to the panel enclosures.
    - g. The compatibility of the overcurrent devices and the size of the protected conductor (Over-fusing).
    - h. The functionality of ground-fault and arc fault protected receptacles, if any, as determined by the required testing.
    - i. The existence of ground fault protection devices on all bathroom, kitchen countertop, exterior, unfinished basement, laundry and undedicated attached garage receptacles.
- (e) **Exclusions:** Including but not limited to 266 CMR 6.04(4)(e)1. through 6., the Inspector shall not be required to:
1. Collect engineering data on the compatibility of the overcurrent devices with the panel and/or determine the short circuit interrupting current capacity. (Engineering services).
  2. Determine the adequacy of the ground and/or the in place systems to provide sufficient power to the dwelling, or reflect on the sufficiency of the electric distribution system in the Dwelling (Engineering/Electrical Services).
  3. Insert any tool, probe, or testing device inside the panels.



4. Test or Operate any overcurrent device except Ground-fault Circuit Interrupters and Arc Fault Interrupters.
5. Dismantle any electrical device or control other than to remove the covers of the service and distribution panels. However, the Inspector is not required to remove the covers of the service and distribution panels if the panel covers are not Readily Accessible, if there are Dangerous or Adverse Situations present, or when removal would damage or mar any painted surface and/or covering materials.
6. Observe or Report On:
  - a. The quality of the conductor insulation. (Electrical Services).
  - b. Test for Electro-Magnetic fields. (Electrical Services).
  - c. Low voltage systems, doorbells, thermostats, other.
  - d. Smoke and carbon monoxide detectors (Seller's responsibility, M.G.L. c. 148, § 26E and 527 CMR 31.06).
  - e. Telephone, security alarms, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.
  - f. Underground utilities, pipes, buried wires, or conduits (Dig Safe).

(5) **System: Plumbing.**

(a) The Inspector shall Observe:

1. The exposed Readily Accessible and Observable interior water supply and distribution system including:
  - a. Piping materials, including supports and insulation.
  - b. Fixtures and faucets.
  - c. Functional Flow.
  - d. Leaks.
  - e. Cross Connections.
2. The exposed Readily Accessible and Observable exterior and interior drain waste and vent system, including:
  - a. Traps; drain, waste, and vent piping; piping supports and pipe insulation.
  - b. Leaks.
  - c. Functional Drainage.
3. Hot water systems including:
  - a. Water heating equipment.
  - b. Normal Operating Controls.
  - c. The presence of Automatic Safety Controls.
  - d. The exterior of the chimneys, thimbles and vents.

(b) The Inspector shall Identify:

1. The type(s) and condition of water distribution piping materials (Brass, Copper, Steel, Lead, Plastic, Other).
2. The type(s) and condition of drain, waste, and vent piping materials (Brass, Copper, Cast Iron, Galvanized, Lead, Plastic, Steel, Other).
3. The type of water heating equipment (Gas, Electric, Oil, Tankless, Solar, Other), and the nameplate capacity of the water heating equipment (gallons and/or gallons per minute).
4. The location of the main shut off valve.

(c) The Inspector shall Report On

1. The water heater.
2. The exposed flue piping and the existence of thimbles in the chimney.
3. The Readily Accessible and Observable waste and water distribution systems.

(d) The Inspector shall:

1. Operate all plumbing fixtures where practical, including their faucets if readily Accessible.
2. Note:
  - a. The presence of a pressure/temperature valve and vacuum relief valve at the water heater.
  - b. The existence of Cross Connections if Readily Accessible and Observable.
  - c. The existence of any visible leaks.
  - d. conditions that prevented him/her from inspecting any of the Plumbing Components and Systems

(e) **Exclusions:** Including but not limited to 266 CMR 6.04(5)(e)1. through 6., the Inspector shall not be required to:

1. Test the operation of any valve except Readily Accessible water closet flush valves and fixture faucets.
2. Collect engineering data on the size of or length of water and/or waste systems and/or remove covering materials (Engineering/Plumbing services).
3. Report On the adequacy and/or the efficiency of the in place systems to provide sufficient hot water to the dwelling, sufficient water supply, or drainage for the dwelling (Engineering services).
4. State the effectiveness of anti-siphon devices (Engineering/Plumbing services).
5. Determine whether water supply and waste disposal systems are public or private (Seller/Seller's Representative

responsibility).

6. Observe, Operate, or Report On:

- a. The exterior hose bibs.
- b. Water conditioning systems.
- c. Fire and lawn sprinkler systems.
- d. On-site or public water supply quantity and quality.
- e. On-site (Title V Inspection, 310 CMR 15.00) or public waste disposal systems.
- f. Foundation sub drainage systems.
- g. whirlpool tubs, except as to functional flow and functional drainage.
- h. interior of flue linings.
- i. Underground utilities, pipes, buried wires, or conduits (Dig Safe).
- j. Equipment related to on-site water supply systems.
- k. Water filtration Components and Systems.

(6) **System: Heating.**

(a) The Inspector shall Observe the following permanently installed exposed Readily Accessible and Observable heating Components and Systems:

1. Heating equipment including, but not limited to burners, valves, controls, circulators and fans.
2. Normal operating controls
3. Automatic Safety Controls.
4. The exterior of the chimneys, thimbles and vents.
5. Solid fuel heating devices.
6. Heating distribution systems including Readily Accessible fans, pumps, ducts, piping and supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors.
7. Insulation.
8. The presence of an installed heat source in each habitable room including kitchens and bathrooms.
9. The exposed flue piping and the existence of a thimble(s).
10. The presence of a fireplace(s) and the operation of their damper(s).

(b) The Inspector shall Identify:

1. The type of energy source (Coal, Electric, Gas, Heat Pump, Oil, Wood, Other).
2. The heating equipment (Electric, Hot Air, Hot Water, Steam, Other).
3. The type of distribution system:
  - a. Piping: (Black Iron, Copper, Other).
  - b. Duct work: (Aluminum, Fiberglass, Steel, Other).

(c) The Inspector shall Report On the following permanently installed and Readily Accessible and Observable heating system components:

1. The heating equipment.
2. The distribution system.
3. The flue piping and the existence of a thimble(s).
4. The fireplace hearth(s)
5. The fireplace damper(s).

(d) The Inspector shall:

1. Note:
  - a. The absence of an installed heat source in habitable rooms including kitchens and bathrooms.
  - b. The existence of insulation.
  - c. The presence of exposed flues in the smoke chamber being utilized by other appliances.
  - d. The operation (only) of fireplace dampers.
  - e. The existence of abandoned oil tanks.
- f. Any observed evidence of underground oil tanks. (Exposed abandoned oil lines, meters, etc.) Abandoned oil tanks and associated piping must be removed per 527 CMR.
2. If possible, have the Seller and/or the Seller's Representative Operate the systems using Normal Operating Controls. If not possible for Seller or Seller's Representative to Operate system, the Inspector shall Operate system using Normal Operating Controls and Report On condition of the heating equipment.
3. Open Readily Accessible and Operable Access Panels provided by the manufacturer or installer for routine homeowner maintenance.

(e) **Exclusions:** Including but not limited to 266 CMR 6.04(7)(e)1. through 7., the Inspector shall not be required to:

1. Test and/or inspect the heat exchanger. This requires dismantling of the furnace cover and possible removal of

controls. (Engineering services/Heating services).

2. Collect engineering data on the size of the heating equipment and/or the size or length of the distribution systems. (Engineering/Heating services).

3. Report On the adequacy or uniformity of the in place system(s) to heat the dwelling and/or the various rooms within the dwelling (Engineering/Heating services).

4. Operate heating systems when weather conditions or other circumstances may cause equipment damage, or when the electrical and/or fuel supply to the unit is in the off position.

5. Ignite or extinguish solid fuel and/or gas fires.

6. Identify the type of insulation coverings.

7. Observe, Identify, or Report On:

a. The interior of flues with the exception of exposed flues serving other appliances as Observed in the smoke chamber of the fireplace.

b. Fireplace inserts flue connections.

c. Humidifiers.

d. Electronic air filters.

e. Active underground pipes, tanks, and/or ducts. However, the Inspector must Report their existence if it is known.

f. Active oil tanks.

g. The uniformity or adequacies of heat supply to the various rooms.

**(7) System: Central Air Conditioning.**

(a) The Inspector shall Observe:

1. The following exposed Readily Accessible and Observable central air conditioning components:

a. Cooling and air handling equipment.

b. Normal operating controls.

2. The following exposed Readily Accessible and Observable distribution systems: Fans, pumps, ducts and piping, with supports, dampers, insulation, registers, fan-coil units, condensers, the presence of insulation on the distribution system.

(b) The Inspector shall Identify the type of distribution system (Duct work: Aluminum, Fiberglass, Steel, Other).

(c) The Inspector shall Report On the following exposed Readily Accessible and Observable central air conditioning components:

1. The distribution system

2. The insulation on the exposed supply ductwork.

3. The condition of the condenser and air-handling unit.

(d) The Inspector shall:

1. If possible, have the Seller and/or the Seller's Representative Operate the systems using Normal Operating Controls

2. Open Readily Accessible Operable Access Panels provided by the manufacturer or installer for routine homeowner maintenance and Report On conditions Observed.

3. Note

a. Whether or not the cold gas line is insulated.

b. Whether there is, a service receptacle and a visible service disconnect switch in the area of the condenser and air handling equipment.

(e) **Exclusions:** Including but not limited to 266 CMR 6.04(7)(e)1. through 7., the Inspector shall not be required to:

1. Collect engineering data on the size of the cooling equipment, the size or length of the distribution systems.

2. Identify the type of insulation coverings.

3. Observe, Identify, or Report On air filters and/or their effectiveness.

4. Have the Seller and/or the Seller's Representative Operate the cooling systems when weather conditions or other circumstances may cause equipment damage, or when the electrical supply to the unit is in the off position.

5. Observe, Identify, or Report On evaporator coils (Requires dismantling of the plenum cover and possible removal of controls which is HVAC technician work).

6. Observe, Identify, or Report On non-central air conditioners.

7. Report On the adequacy or uniformity of the in place system(s) to cool the dwelling and/or the various rooms within the dwelling (Engineering/Heating services).

**(8) System: General Interior Conditions.**

(a) The Inspector shall Observe:

1. Walls, ceiling, and floors.

2. Steps, stairways, balconies, hand and guard railings.

3. Counter tops and a representative number of cabinets.

4. A representative number of doors and windows.

5. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.
  - (b) The Inspector shall Identify:
    1. The type of exposed floor material (brick, carpet, ceramic tile, linoleum, slate, vinyl tile, wood, other).
    2. The type of exposed wall materials (brick, ceramic tile, fiberglass, laminates, paneled, plaster, gypsum wallboard, plastic tile, other).
    3. The type of exposed ceiling materials (acoustical tile, gypsum wallboard, plaster, wood, other).
  - (c) The Inspector shall Report On:
    1. The floor.
    2. The walls.
    3. The ceilings.
    4. The condition of the interior stairs, hand and guard railings.
    5. Signs of water penetration.
    6. The interior doors Observed and tested.
    7. The windows
  - (d) The Inspector shall operate a representative number of doors, windows, and cabinets
  - (e) **Exclusions:** Including but not limited to 266 CMR 6.04(8)(e)1. and 2., the Inspector shall not be required to:
    1. Observe and Report On the following:
      - a. Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors.
      - b. Draperies, blinds, or other window treatments.
      - c. Household appliances.
    2. Determine the fire safety rating of any walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.
  - (9) **System: Insulation and Ventilation.**
    - (a) The Inspector shall Observe the following Readily Accessible and Observable Components and Systems:
      1. Exposed insulation in unfinished spaces.
      2. Ventilation of Attics and Under Floor Crawl Space areas.
      3. Bathroom venting systems
    - (b) The Inspector shall Identify:
      1. The type of ventilation in the attic space (None, Ridge, Soffit, Area, Power Vent, Gable, Eave, Mushroom, Turbine, Other).
      2. The existence and/or absence of bathroom ventilation other than a window(s).
    - (c) The Inspector shall Report On the following Readily Accessible and Observable Components and Systems:
      1. Exposed insulation in unfinished spaces.
      2. Ventilation of attics and Under Floor Crawl Space areas.
      3. Bathroom venting systems.
    - (d) The Inspector shall Note:
      1. The absence of insulation in unfinished space at Conditioned Surfaces.
      2. The absence of ventilation of an Under Floor Crawl Space.
    - (e) **Exclusions:** Including but not limited to 266 CMR 6.04(9)(e)1. through 5., the Inspector shall not be required to Observe and Report On the following:
      1. The type(s) and/or amounts of insulation and/or its material make-up.
      2. Concealed insulation and vapor retarders.
      3. Venting equipment that is integral with household appliances.
      4. The venting of kitchens.
      5. The adequacy, uniformity and capacity of the in place system(s) to ventilate the various areas of the dwelling (Engineering/Heating services).

#### 6.05: **General Limitations and Exclusions of the Home Inspection**

- (1) **General Limitations.**
  - (a) Home Inspections done in accordance with the standards set forth in 266 CMR 6.04 are visual and not Technically Exhaustive.
  - (b) The Home Inspections standards set forth in 266 CMR 6.04 are applicable to Residential Buildings with four or less Dwelling units under one roof and their attached garages.
- (2) **General Exclusions.**
  - (a) Inspectors shall not be required to Report On:
    1. The remaining life expectancy of any component or system.



2. The causes of the need for repair.
  3. The materials for corrections of the problem.
  4. The methods of repair other than to indicated the repair should comply with applicable requirements of the governing codes and sound construction practices.
  5. Compliance or non-compliance with applicable regulatory requirements unless specifically contracted for in writing.
  6. Any component or system not covered by 266 CMR 6.04.
  7. Cosmetic items.
  8. Items that are not Readily Accessible and Observable, underground items, or items not permanently installed.
  9. Systems or Components specifically excluded by Client (noted in writing in the Contract or in the Report).
- (b) Inspectors shall not be required to perform or provide any of the following under the Home Inspection specified in 266 CMR 6.04:
1. Offer warranties, guarantees and/or insurance policies of any kind on the property being inspected.
  2. Collect any engineering data (the size of structural members and/or the output of mechanical and/or electrical equipment).
  3. Inspect spaces that are not Readily Accessible and Observable. Enter any area or perform any procedure, which may damage the property or its components, or be dangerous and unsafe to the Inspector or other persons, as determined by and Reported by the Inspector.
  4. Disturb or move insulation, stored and/or personal items, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.
  5. Determine the effectiveness of any system installed to control or remove suspected hazardous substances
  6. Predict future conditions, including but not limited to failure of Components. (See Additional Services)
  7. Project operating costs of Components.
  8. Determine extent or magnitude of damage or failures noted.
  9. Operate any System or Component which does not respond to normal operating controls.
  10. Test for radon gas.
  11. Determine the presence or absence of pests including but not limited to: rodents or wood destroying insects.
  12. Determine the energy efficiency of the dwelling as a whole or any individual system or component within the dwelling.
  13. Perform Environmental Services including determining the presence or verifying the absence of any micro organisms or suspected hazardous substances including, but not limited to, carbon monoxide, latent surface and/or subsurface Volatile Organic Compounds, PCB's, asbestos, UFFI, toxins, allergens, molds, carcinogens, lead paint, radon gas, electromagnetic radiation, noise, odors, or any contaminants in soil, water, air wet lands and/or any other environmental hazard not listed in 266 CMR 6.05(2)(a) and (b).
  14. Evaluate acoustical characteristics of any system or component.
  15. Inspect surface and subsurface soil conditions.

#### 6.06: Prohibitions

Inspectors are prohibited from:

- (1) Reporting on the market value of property or its marketability and/or the suitability of the property for any use.
- (2) Advising their Client about the advisability or inadvisability of the purchase of the property.
- (3) Testing Automatic Safety Controls.
- (4) Activating the sump pumps and/or dehumidifiers.
- (5) Offering or performing any act or service contrary to law and/or these regulations.
- (6) Determining the cost of repairs of any item noted in their Report and/or inspected by them and/or their firm.
- (7) Offering to make and/or perform any repair, provide any remedy: including but not limited to performing engineering, architectural, surveying, plumbing, electrical and heating services, pest control (treatment), urea formaldehyde or any other job function requiring an occupational license and/or registration (in the jurisdiction where the inspection had taken place) on a Dwelling, and/or Residential Building inspected by his/her firm. The only exception is if those repairs and/or services are part of a negotiated settlement of a complaint and/or claim against the Inspector and/or the firm he/she/represents.
- (8) However, nothing in this section shall prohibit the Inspector and/or his/her/firm from offering consulting services on a Dwelling, and/or Residential Building his/her firm has not inspected as long as the consulting service is not pursuant to the sale and/or transfer of the property and/or dwelling.
- (9) Operating any system or component that is shut down or otherwise inoperable. (However, the Inspector shall recommend the Seller and/or the Seller's Representative demonstrate that those systems and/or components are functional).
- (10) Turn on any electrical or fuel supply and/or devices that are shut down. (However, the Inspector shall recommend

the Seller and/or the Seller's Representative demonstrate that those systems and/or components are functional)

#### 6.07: **Optional Fee Based Services**

There are certain risks inherent in the purchase of property and a Home Inspection is inherently limited in its scope and depth. The information gained from Home Inspection conforming to 266 CMR 6.04 may reduce some of those risks, but the Home Inspection is not intended to provide the Client with protection from all of the risks involved.

The Home Inspector may provide Optional Fee Based Services addressing items including, but not limited to, those excluded in 266 CMR 6.04 provided the service is specifically contracted for in writing and/or included in the Report, and do not include the physical repair, abatement, or treatment to the Dwelling, and/or Residential Building being inspected, and is not prohibited under 266 CMR 6.06.

To offer any such services that require an occupational license and/or registration, the Inspector shall hold a valid registration and/or occupational license in the jurisdiction where the inspection is taking place. The Inspector shall inform the Client in writing that he/she is so registered/licensed and is therefore qualified to go beyond the standards of 266 CMR 6.04.

#### **CONCERNED ABOUT RISING ENERGY COSTS? MASSSAVE CAN HELP.**

There are so many great reasons to make energy-saving changes to your home-reduced energy costs throughout the year, improved home comfort, and lower greenhouse gas emissions.

- MassSave may provide you a no-cost home energy assessment to identify the energy-saving improvements that are right for you.

- MassSave may provide money toward the cost of purchasing and installing approved energy-saving measures and money-saving rebates when you install qualifying energy efficient equipment.

**Get started today. Call MassSAVE at 866-527-7283 or go to [www.masssave.com](http://www.masssave.com) for more information or to schedule your home energy audit.**

#### Questions to ask the seller or sellers representative To help gain more information

To the Best of Your Knowledge as the Seller and/or Seller's Representative:

(a) Does the dwelling have a history of seepage, dampness, and/or water penetration into the Basement and/or Under Floor Crawl Space? If so please explain.

(b) Has a sump pump ever been installed or used in the Basement/Under Floor Crawl Space?

(c) Do you use any type of dehumidification in any part of the dwelling?

(d) Are you aware of any mold and/or air quality issues in the dwelling?

(e) Is the dwelling on a private sewage system?

1. If the waste system is private, has a Title V inspection been completed, and is the completed Title V Report available for review?

2. Has the dwelling ever been inspected and/or treated for insect infestation?

a. If so, when?

b. What were the chemicals used?

(f) Has the dwelling ever been tested for radon gas and/or lead paint?

1. If so when?

2. What were the results?

(g) Has the dwelling ever been inspected by an Inspector?

1. If so, when?

2. Were any problems noted?

3. Is a copy of the inspection Report available?

(h) Are the Seller/ Seller's Representative aware of any structural, mechanical, electrical or other material defects that may exist on the property?

(i) Has there ever been a fire in the dwelling?

1. If so, when?

2. What areas were involved?

3. What chemical cleaners, if any, were used for cleanup?

(j) Has there ever been a hazardous waste spill on the property?

(k) Is there is an underground storage tank on the property?



**Town of Barnstable**  
**Planning & Development Department**  
Elizabeth S. Jenkins, Director



To: Barnstable Town Council c/o Council Administrator – Cindy Lovell  
Town Manager – Mark Ells  
Town Clerk – Ann Quirk  
Building Commissioner – Brian Florence  
Planning Board – Steven Costello, Chair  
Conservation Commission c/o Conservation Administrator – Darcy Karle  
Board of Health c/o Director of Public Health – Thomas McKean  
Barnstable Historical Commission – Nancy Clark, Chair  
Hyannis Main Street Waterfront Historic District Commission - Cheryl Powell, Chair  
Zoning Board of Appeals – Alex Rodolakis, Chair  
Barnstable Housing Authority – Lorri Finton, Executive Director  
Cape Cod Commission – Kristy Senatori, Executive Director

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November 10, 2020

**Reference: Notification & Transmittal - Regulatory Agreement Application**  
**Regulatory Agreement No. 2020-01 – 77 Pleasant Street Realty Trust/Wayne Kurker Trustee**  
**77 Pleasant Street, Hyannis, shown on Assessor's Map 327 as Parcel 118**

On behalf of the Planning Board and in accordance with Chapter 168 of the Code of the Town of Barnstable, Regulatory Agreements and the General Laws of the Commonwealth of Massachusetts, and the Zoning Ordinances of the Town of Barnstable, specifically Section 240-24.1 Hyannis Village Zoning Districts, you are hereby notified of an application filed by 77 Pleasant Street Realty Trust, Wayne Kurker, Trustee seeks to enter into a Regulatory Agreement with the Town of Barnstable to use the property as a private open air parking lot. The proposal is for an 81 space gravel parking lot. The site is developed with a historic residential two-family dwelling. The dwelling is proposed to be preserved and moved within 21 feet of Pleasant Street and to continue as a two-family residential use. The subject property is 77 Pleasant Street, Hyannis, Massachusetts, shown on Assessor's Map 327 as Parcel 118. It is zoned HD Harbor District.

The Regulatory Agreement seeks waivers from the Zoning Ordinance, specifically:

Section 240-24.1.7(A)(1) Principal Permitted uses in the Harbor District – Neither a private open air parking lot nor a two-family dwelling are a permitted use in the District. The applicant also seeks the need for relief under 240-24.1.7(C) Dimensional, bulk, and other requirements to the extent required.

Members of the public may participate in the Public Hearing through remote access via the Zoom link or telephone number and Meeting ID provided below as a result of the COVID-19 state of emergency in the Commonwealth of Massachusetts. November 23, 2020, at 7:00 p.m.

Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be viewed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>
2. Real-time access to the Planning Board meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below.

Link: <https://zoom.us/j/98411626491>

Phone: 888 475 4499 US Toll-free Meeting ID: 984 1162 6491



3. Applicants, their representatives and individuals required or entitled to appear before the Planning Board may appear remotely and are not permitted to be physically present at the meeting, and may participate through accessing the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to [Karen.herrand@town.barnstable.ma.us](mailto:Karen.herrand@town.barnstable.ma.us), so that they may be displayed for remote public access viewing.

Copies of the proposed regulatory agreement are available for review by calling 508-862-4064 or emailing [Karen.herrand@town.barnstable.ma.us](mailto:Karen.herrand@town.barnstable.ma.us).

Attachments: Application, associated documents and plans



16 OCT '20 PM 2:25  
BARNSTABLE TOWN GLE



## Town of Barnstable Planning Board

### Application for a Regulatory Agreement

(Attach additional sheets if necessary)

A regulatory agreement is a contract between the applicant and the Town of Barnstable, under which the applicant may agree to contribute public capital facilities to serve the proposed development and the municipality or both, to build fair affordable housing, to dedicate or reserve land for open-space community facilities or recreational use, or to contribute funds for any of these purposes. The regulatory agreement shall establish the permitted uses, densities, and traffic within the development, the duration of the agreement, and any other terms or conditions mutually agreed upon between the applicant and the Town. A regulatory agreement shall vest land use development rights in the property for the duration of the agreement, and such rights shall not be subject to subsequent changes in local development ordinances.

For office use only: RA # \_\_\_\_\_

The undersigned hereby applies to the Planning Board of the Town of Barnstable for a Regulatory Agreement, in the manner and for the reasons set forth below:

1. Applicant Name<sup>4</sup>: 77 Pleasant Street Realty Trust / Wayne Kurker Trustee

Phone: C/O Ford & Ford Attorneys at Law - 508-430-1900

Applicant Address: C/O Hyannis Marina, 1 Willow Street, Hyannis, MA 02601

Applicant Email Address: CO Ford & Ford Attorneys at Law – office@fordandfordattorneys.com

2. Project Name: 77 Pleasant Street Open Air Parking Lot

Property Location: 77 Pleasant Street, Hyannis, MA 02601

If applicant differs from owner, state nature of interest:<sup>5</sup> (Same)

3. Owner(s) of Record. Provide the following information for all involved parcels (attach additional sheets if necessary):

Map/Parcel	Owners Name	Land Ct. Certif. of Title #	Lot & Plan	Registry of Deeds Book/Page #	# Years Owned
327/118	77 Pleasant Street Realty trust			29661/224	9+

Page 1

<sup>4</sup> The Applicant Name will be the entity in whose name the Regulatory Agreement will be executed.

<sup>5</sup> If the applicant differs from owner, the applicant is required to submit one original notarized letter authorizing the application, a copy of an executed purchase & sales agreement or lease, or other documents to prove standing and interest in the property.

Owners Contact information (if different from applicant)

Name	Address	Phone number	Email
77 Pleasant Street Realty Trust.	C/O Hyannis Marina, 1 Willow Street, Hyannis, Ma 02601	(508) 790-400	

4. List all Zoning District(s) within which the property is located: HD & AP
5. Is this project located within the Groundwater Protection Overlay District? Yes [ ] No [ X ]
6. Is this project located within the Hyannis Main Street Waterfront Historic District? Yes [ X ] No [ ]
7. Does this project involve the demolition or alteration of a building or structure, or any portion of any building or structure, that is over 75 years old? Yes [ X ] No [ ]
8. Is this proposal subject to the jurisdiction of the Conservation Commission? Yes [ ] No [ X ]
9. Is this proposal subject to the jurisdiction of the Board of Health? Yes [ X ] No [ ]
10. Is the Cape Cod Commission a party to the proposed Regulatory Agreement? Yes [ ] No [ X ]
11. Total land area subject to the Regulatory Agreement: 35,004+/- SF  
Total land area upland: 35,004+/- SF Total land area wetland: 0
12. Total estimated cost of construction: \_\_\_\_\_
13. Existing Development – Describe existing buildings including number of buildings, Gross Floor Area of each building, height of each building and uses in each building (include Gross Floor Area of each use): Site is currently improved with a residential dwelling consisting of approximately 1,580+/- SF, which has been used as a duplex.
14. Existing Residential Uses: Provide existing density (units per acre), number of total residential units, number of market rate units, number of affordable units counted in the Town's DHCD inventory, and number of workforce units deed restricted, together with the number of bedrooms contained in each unit ( also identified by market, affordable and workforce), and a description of which building said units are located (if more than one residential building exists on site):  
Property consists of an existing duplex which will be relocated and renovated, preserving the historic structure and creating a streetscape, all of which was approved by the Hyannis Main Street Waterfront Historic District Commission (See decision attached). The Applicant intends to use the units for market rate housing, or for workforce housing, as the Applicant has a need for housing of staff for his Marina Business at times.

15. General Description of proposed agreement:

The existing site is located in the Pleasant / School, Street Historic District. Pleasant Street and School Street run parallel from Main Street to the Harbor. The existing site slopes steeply from Pleasant Street to the west, where our historic residential structure, the "Joseph C. Linnell House, is located. The house, which has been used as a two-unit residential dwelling, is in substantial disrepair. The Applicant proposes to move the historic portion of the house and move it up within 21' ft of Pleasant Street, in order to create a residential streetscape along Pleasant Street, thereby preserving the historic structure and creating a residential streetscape within the historic district. The Applicant proposes to use the balance of the property as an Open-Air Parking Lot to provide much needed parking for harbor side uses.

The Applicant, who also owns and operates Hyannis Marina is also faced with a parking shortage and the proposed parking lot will be a great asset for customers using the marina facilities as well, who are often faced with parking shortages.

The Applicant has also filed with the Hyannis Main Street Waterfront Historic Appeals Committee, where an approval was obtained to relocate the structure on the lot. (See attached Decision).

The Applicant has also gone before formal site plan review, where the project was preliminarily approved to proceed with the Regulatory Agreement Process. (See attached SPR letter).

As per plans attached, the Applicant is proposing a gravel parking lot which will consist of 81 parking spaces. There will be one curb cut to access the site. The Applicant has had a traffic analysis prepared, which concludes that there will be no substantial adverse impacts on traffic flow or safety as a result of the proposed open-air parking lot. (See attached VHB Traffic Analysis).

The Applicant understands that the site is not located in the Hyannis Parking Overlay District and intends to seek a regulatory Agreement to allow for the parking use on the site.

Proposed Level of Development - Number of Buildings: 1 Residential Building and 81 Space open air private parking lot.

Proposed Use(s): Proposed 81 Space gravel parking lot and continued use as residential dwelling to be used as a duplex.

Height of Proposed Uses: Residential Dwelling – less than 30' ft

Density of Proposed Uses: Two (2) Residential Units

16. List all zoning relief sought under the regulatory agreement, including a reference to each section of the zoning ordinance under which the applicant seeks relief. (Note: This information will form the basis of the legal advertisement for public hearings on this application and should include all relief that may be required to construct the project. Failure to list all required relief may result in an inability to approve the application and may result in the need to re-advertise the public hearing(s) on the application.): Applicant seeks relief from Chapter 240, Zoning, Section 240-24.1.7A (1) Principal permitted uses. Neither the open-air parking lot, or the two-unit residential dwelling are permitted uses within the HD and C. Dimensional, bulk and other requirements, to the extent required.

17. List all relief sought from general ordinances, rules and/or regulations of the Town of Barnstable, including a reference to each section under which the applicant seeks relief (Note: This information may form the basis of the legal advertisement for public hearings on this application and should include all relief that may be required to construct the project. Failure to list all required relief may result in an inability to approve the application and may result in the need to re-advertise the public hearing(s) on the application.).

Applicant seeks a regulatory Agreement, pursuant to Chapter 168, of the Barnstable Ordinance.



18. List the state and/or Federal Agencies from which permits, funding, or other actions have been/will be sought:

NA

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19. Proposed duration of the Regulatory Agreement (Note: By law, the agreement cannot exceed 10 years. The duration of the agreement limits the amount of time during which the applicant may seek to obtain development permits to construct the development. All conditions and terms of an executed agreement are on-going obligations of the parties that shall be honored in perpetuity once the applicant exercises development rights under the Regulatory Agreement):

5 Years

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20. A description of the public facilities and infrastructure to service the development, including whom shall provide such facilities and infrastructure, the date any new facilities will be constructed, a schedule and a commitment by the party providing such facilities and infrastructure to ensure public facilities adequate to serve the development are available concurrent with the impacts of the development:

No new public facilities and infrastructure is required to service the development.

21. A description of any reservation or dedication of land for public purposes:

NA

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22. Description of Construction Activity (if applicable), including any demolition, alteration or rehabilitation of existing buildings and a description of building(s) to be demolished, altered or rehabilitated:

See response to answer 15. and Historic Decision attached.

*Attach additional sheet if necessary*

**Submission Requirements:**

The following information must be submitted with the application at the time of filing, failure to do so may result in a denial of your request.

Plan Submissions: All plans submitted with an application shall comply with the requirements of Section 240-102 of the Zoning Ordinance. In addition, the following shall be provided:

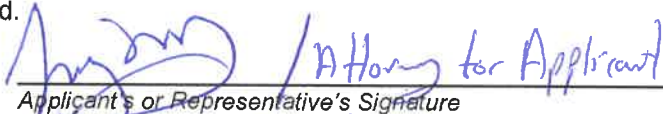
- Three (3) copies of the completed application form, each with original signatures.
- Three (3) copies of a 'wet sealed' certified property survey (plot plan) and three (3) reduced copies (8 1/2" x 11" or 11" x 17") showing the dimensions of the land, all wetlands, water bodies, surrounding roadways and the location of the existing improvements on the land.
- Four (4) copies of a proposed site improvement plan and building elevations and layout as may be required plus three (3) reduced copies (8 1/2" x 11" or 11" x 17") of each drawing. These plans must show the exact location of all proposed improvements and alterations on the land and to the structures.

*In addition, "pdf" electronic copies of all plans and materials are requested as well as all an electronic file of all plans (format AutoCad.dwg, AutoCad.dxf). Electronic and pdf's can be submitted by disk or e-mailed to karen.herrand@town.barnstable.ma.us.*

Other required submissions:

- Review Fee(s) payable by certified check to the Town of Barnstable.
- Deed(s) or Purchase and Sale Agreement(s) for all involved parcels.
- Proof of filing of a Project Notification Form with the Massachusetts Historical Commission if the project is located outside of the Hyannis Main Street Waterfront Historic District.

Other: The applicant may submit additional supporting documents to assist the Board in making its determination. All supporting documents must be submitted eight days prior to the public hearing for distribution to the Board.

Signature:  / Attorney for Applicant Date: 10/16/20  
Applicant's or Representative's Signature

Print Name Jeffrey M. Ford Esq.

Representative's<sup>6</sup> Address: 72 Main Street, PO Box 485 Phone: 508-430-1900  
West Harwich, MA 02671 Fax No.: 508-430-9979

Representative's E-Mail Address: jeff@fordandfordattorneys.com

<sup>6</sup> Note: All correspondence on this application will be processed through the Representative named at that address and phone number provided. Except for Attorneys, if the Representative differs from the Applicant/Owner, a letter authorizing the Representative to act on behalf of the Applicant/Owner shall be required.

Prepared by and return to:  
Cushing & Dolan, P.C.  
Totten Pond Road Office Park  
375 Totten Pond Road, Suite 200  
Waltham, MA 02451  
Page 1 of 3

Bk 29661 Ps224 #24787  
05-19-2016 @ 12:07p

**MASSACHUSETTS QUITCLAIM DEED**

I, **WAYNE G. KURKER** a/k/a **WAYNE KURKER**, presently of 779  
Craigville Beach, Barnstable (West Hyannisport), Barnstable  
County, Commonwealth of Massachusetts,

**FOR CONSIDERATION PAID AND IN FULL CONSIDERATION OF TEN (\$10.00)  
DOLLARS,**

Grant to **WAYNE G. KURKER**, Trustee of the **77 PLEASANT STREET  
REALTY TRUST** under Declaration of Trust dated *February 4,*  
2016, recorded herewith, having an address at 779 Craigville  
Beach, Barnstable (West Hyannisport), Barnstable County,  
Commonwealth of Massachusetts, with **QUITCLAIM COVENANTS**, the  
premises known as **77 Pleasant Street, Barnstable (Hyannis),  
Massachusetts**, further bounded and described as follows:

The land with the buildings thereon in Barnstable (Hyannis),  
Barnstable County, Massachusetts, being more particularly  
described as follows:

**Parcel 1**

The land situated on the westerly side of Pleasant Street,  
bounded and described as follows:

Easterly thereby about seventy-one and 50/100 (71.5) feet;

Southerly by land now or formerly of Benjamin F. Rich, three  
hundred and thirty-seven (337) feet;

Westerly by land now or formerly of the heirs of Charles P.  
Goodspeed, seventy-five (75) feet; and

Northerly by land now or formerly of Clinton F. Hallett (the  
second parcel herein described) and land now or formerly of

Property Address: 77 Pleasant Street, Barnstable (Hyannis), Massachusetts

57

Page 2 of 3

William P. Saint, about three hundred and twenty-seven (327) feet.

**Parcel 2**

Land situated on the Westerly side of and off from Pleasant Street, bounded and described as follows:

Southerly by land now or formerly of Clinton F. Hallett (the first parcel described herein) about one hundred twenty (120) feet;

Westerly by land now or formerly of the heirs of Charles P. Goodspeed, about ninety-five (95) feet;

Northerly by land now or formerly of one Chase, about forty-five (45) feet, and land now or formerly of the standard Oil Co., and others, about sixty-five (65) feet; and

Easterly by land now or formerly of William P. Saint, about one hundred (100) feet.

Said premises are subject to drainage as described in a Taking by the Town of Barnstable dated August 28, 1930 and recorded in Barnstable Registry of Deeds in Book 477, Page 306.

No title exam was prepared.

For my title reference see Foreclosure Deed dated August 5, 2011 and recorded with the Barnstable County Registry of Deeds at Book 25709, Page 326.



WITNESS my hand and seal this 4<sup>th</sup> day of February 2016.

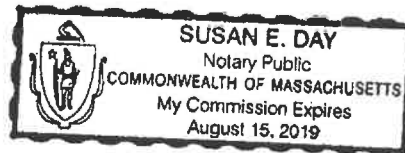
Wayne G Kurker  
WAYNE G. KURKER a/k/a  
WAYNE KURKER

COMMONWEALTH OF MASSACHUSETTS

Barnstable ss.

On this 4<sup>th</sup> day of February 2016, before me, the undersigned Notary Public, personally appeared **WAYNE G. KURKER** a/k/a **WAYNE KURKER**, proved to me through satisfactory evidence of identification, which is  photo identification  personal knowledge, to be the person whose name is signed on the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document(s) are truthful and accurate to the best of his or her knowledge and belief and acknowledged he or she signed it voluntarily for its stated purpose.

Susan E. Day  
My Commission Expires: August 15, 2019  
Notary Name: Susan E. Day



BARNSTABLE REGISTRY OF DEEDS  
John F. Meade, Register





19 MAY 23 11:08

**Town of Barnstable**  
**Planning & Development Dept.**  
**Hyannis Main Street Waterfront Historic District Commission**  
[www.town.barnstable.ma.us/hyannismainstreet](http://www.town.barnstable.ma.us/hyannismainstreet)

**Decision – Certificate of Appropriateness**  
**Wayne Kurker, Trustee**  
**77 Pleasant Street, Hyannis**

The Hyannis Main Street Waterfront Historic District Commission, pursuant to the Code of the Town of Barnstable Chapter 112, Historic Properties, Article III, Hyannis Main Street Waterfront Historic District, hereby approves a Certificate of Appropriateness for the following property:

**Property Address:** 77 Pleasant Street  
**Assessor's Map/Parcel:** 327/118

The public hearing on this application was opened on May 15, 2019. The applicant sought a Certificate of Appropriateness in order to relocate the Joseph C. Linnell House from its present location to the site shows as "Relocated Existing Duplex Dwelling" on the plan entitled "Parking Lot 77 Pleasant Street, Hyannis, MA 02601" prepared for Wayne Kurker, 1 Willow Street, Hyannis MA, 02601, Prepared by Baxter Nye Engineering & Surveying, dated January 9, 2019. Should the relocation of the house prove to be infeasible, the applicant proposed to demolish the house and build a "historic replica" on the site shows as "Relocated Existing Duplex Dwelling" on the plan entitled "Parking Lot 77 Pleasant Street, Hyannis, MA 02601" prepared for Wayne Kurker, 1 Willow Street, Hyannis MA, 02601, Prepared by Baxter Nye Engineering & Surveying, dated January 9, 2019.


After consideration of the testimony given and materials submitted by the applicant and members of the public, the Commission found the proposal as amended at the public hearing and detailed in the conditions of this decision will appropriately contribute to the historic character of the Hyannis Main Street Waterfront Historic District. The Commission considered the design, color, size, location, and context of the proposed signage and found it to be appropriate for the protection and preservation of the district, with the understanding gained at the hearing that the applicant will make every possible effort relocate the house as indicated on submitted plans, and any portion of the house that does not survive the relocation will be replicated in design and dimensions, reusing any existing materials not beyond recovery. Components of the building not able to be preserved may be replicated with compatible modern materials as detailed in the conditions of this decision.

Based on these findings, the Commission voted to grant the certificate of appropriateness subject to the following conditions:

- 1. The application is approved as amended to relocate and rehabilitate the Joseph C. Linnell House consistent with the site plan entitled "Parking Lot 77 Pleasant Street, Hyannis, MA 02601" prepared for Wayne Kurker, 1 Willow Street, Hyannis MA, 02601, Prepared by Baxter Nye Engineering & Surveying, dated January 9, 2019.**
- 2. Prior to the commencement of any work, measured drawings of the Joseph C. Linnell House shall be produced from recorded, accurate measurements.**
- 3. The relocation of the house shall consist of the entirety of the front (easterly) elevation, and include the portion of the building extending approximately forty feet to the west. The portion of the building to be moved shall not include the approximately five by ten foot kitchen entrance projection on the south elevation of the building.**

4. Every effort shall be made to relocate the Joseph C. Linnell House, and demolition of the building is not approved in its present location. Should any portion or the entirety of the existing house not survive the relocation, the house shall be reconstructed consistent with those dimensions described in Condition #3 and the measured drawings referenced in Condition #2.
5. Should the wood clapboard siding be replaced, the use of Hardiplank siding is permitted.
6. Should existing windows be replaced, new windows must replicate the existing six-over-six windows in dimension and configuration, installed in the existing frame or casing. Any replacements shall duplicate the appearance of the existing windows as closely as possible--in number of panes, thickness of muntins, thickness of sash sides and rails, and profiles and details of framing members. The use of compatible energy efficient materials is permitted.
7. The exterior of the front (easternmost) chimney, shall be preserved in the relocated house, or reinstalled in the reconstructed house.

Present and voting in the affirmative to grant the certificate of appropriateness were: Cheryl Powell, Taryn Thoman, David Dumont, David Colombo, Betsy Young, Cecelia Carey, Marina Atsalis and Jonathan Kanter.

  
 \_\_\_\_\_  
 Chair, Cheryl Powell  
 Hyannis Main Street Waterfront Historic District Commission

5-21-19  
 \_\_\_\_\_  
 Date

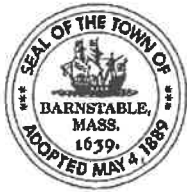
cc: Applicant  
 Building Commissioner  
 File

I, Ann Quirk, Clerk of the Town of Barnstable, Barnstable County, Massachusetts, hereby certify that twenty (20) days have elapsed since the Hyannis Main Street Waterfront Historic District Commission filed this decision and that no appeal of the decision has been filed in the office of the Town Clerk.

Signed and sealed this 13<sup>th</sup> day of June 2019 under the pains and penalties of perjury.

  
 \_\_\_\_\_  
 Ann Quirk, Town Clerk





**Town of Barnstable**  
**Site Plan Review**  
200 Main Street, Hyannis, MA 02601  
[www.town.barnstable.ma.us](http://www.town.barnstable.ma.us)  
Office: 508-862-4679



June 23, 2020

Ford and Ford Attorneys at Law  
72 Main Street  
PO Box 485  
West Harwich, MA 02671

**SPR 029-20 Wayne Kurker Tr /77 Pleasant St Realty Trust (Attorney Jeff Ford)**  
77 Pleasant Street, Hyannis  
Map/Par: 327/118  
Zoning: HD/AP

**Proposal: Move existing dwelling on the site and add an 81 space gravel open air private parking lot.**

Dear Attorney Ford,

At the informal site plan review meeting held on June 9, 2020 and the Formal Site Plan Review meeting held on June 18, 2020 it was determined by the Building Commissioner that the above proposal is provisionally approvable and may proceed through the Regulatory process. The Site Plan Review Committee made the following preliminary comments:

- Approval is based upon, and must be substantially constructed in accordance with site plans entitled: 1174 Pitchers Way, Hyannis dated 04-21-2020.
  - **Brian Florence:**
    - Applicant will need to return to Site Plan Review with a complete set of final plans after the Regulatory Agreement is completed.
    - Subsequent to the granting of relief by the Planning Board, any revisions to the plans required by the Site Plan Review Committee will be binding and if they are in conflict with the Planning Board decisions, the Applicant will be required to return to the Planning Board to modify the Regulatory Agreement.
  - **Paul Wackrow:** [Paul.Wackrow@town.barnstable.ma.us](mailto:Paul.Wackrow@town.barnstable.ma.us)
    - May need to revisit historic approval if guardrail is required; Building re-location already approved. Planning Board and Town Council appearances may require finalized plans.
    - Analysis required that moving the house is feasible; structural engineer to prepare
    - Proposed use is not allowed under zoning; thus Regulatory Agreement
  - **Richard Scali:** [Richard.Scali@town.barnstable.ma.us](mailto:Richard.Scali@town.barnstable.ma.us)
    - Town Manager hearing required for private open air parking lot license.
  - **Hyannis Fire:** Captain Webb
    - Access to site is good.
    - Will need to review final plans prior to approval

- **Nathan Collins:** [Nathan.Collins@town.barnstable.ma.us](mailto:Nathan.Collins@town.barnstable.ma.us)
  - Provide final storm water report
  - Curb stops may be required, pave entrance road and handicap spaces
  - Guardrail may also be required for drop-off.
  - DPW reserves comments for final submissions
- Applicant must obtain all other applicable permits, licenses and approvals required.
- Upon completion of all work, a registered engineer or land surveyor shall submit a certified "as built" site plan and a letter of certification, made upon knowledge and belief in accordance with professional standards that all work has been done in substantial compliance with the approved site plan (Zoning Section 240-105 (G)). This document shall be submitted prior to the issuance of the final certificate of occupancy

Sincerely,



Brian Florence, CBO  
Chairman

Cc: Site Plan Review Committee



## Memorandum

To: Mr. Wayne Kurker, President  
Hyannis Marina  
1 Willow Street  
Hyannis, MA 02601

Date: August 23, 2019

Project #: 14665.00

From: Randy Hart,  
Principal

Adam Prichard,  
Transportation Consultant

Re: Proposed Redevelopment  
Hyannis Marina Park Lot  
77 Pleasant Street  
Hyannis, Massachusetts

Vanasse Hangen Brustlin, Inc. (VHB) has evaluated the redevelopment of an existing residential lot into a parking lot (the "Project") located at 77 Pleasant Street, Hyannis, Massachusetts (the "Site"). The Project, as proposed, will provide 81 total parking spaces, which will include 5 compact spaces and 5 valet spaces. The site plan is included in the attachments. This memorandum outlines the traffic assessment considered for the proposed Project.

### Site Visit

VHB conducted a site visit on Wednesday August 21, 2019 to make observations and to assess the proposed site access. Pleasant Street is classified as an urban collector and is under Town of Barnstable jurisdiction. The segment of Pleasant Street that is adjacent to the Site is a north-south roadway that connects to Main Street to the north, and South Street to the south. This segment of roadway is approximately 1000 feet in length. Pleasant Street provides two lanes, one in each direction. Pleasant Street provides bituminous concrete sidewalks on both sides of the roadway. Land use in the area is primarily commercial although there is a residential (condominium project), proposed on the east side of the street, construction has not yet started. Currently there are no Speed limits signs are along Pleasant Street.

The characteristics of Pleasant Street provide for good driveway access. Pleasant Street adjacent to the Site does not have vertical or horizontal curvature that could influence driveway sight lines.

### Prior Study Review

VHB reviewed the available traffic studies that were completed for the area. Recently, VHB recently completed the Traffic Impact Assessment (TIA) for Cape Cod Hospital's Medical Building expansion, Project 2022. The study area for the TIA consisted of 12 intersections in Barnstable and Yarmouth. Specifically, the intersections of Lewis Bay Road at South Street, Lewis Bay Road at Main Street, and Main Street at Center Street / Old Colony Road were part of the study area, which surround the Site. While not included in the TIA, counts were collected for the 6-legged intersection of South Street at Ocean Street & Old Colony Road. The counts at the intersections of Lewis Bay Road at South Street and Lewis Bay Road at Main Street were collected in November 2017, while the counts at the intersections of Main Street at Center Street / Old Colony Road and South Street at Ocean Street & Old Colony Road were collected in November 2018.

The proposed parking lot redevelopment will provide access to Pleasant Street. To provide context of area traffic levels, traffic volumes surrounding Pleasant Street were analyzed from the Cape Cod Hospital TIA. Table 1 shows the approximate peak hour volumes adjacent to Pleasant Street.

101 Walnut Street  
PO Box 9151  
Watertown, MA 02472  
P 617.924.1770

\\vhb\gb\proj\Wat-TS\14665.00 Hyannis Marina Park Lot\docs\memos\77 Pleasant Street.docx

• **Table 1 Pleasant Street Adjacent Directional Volume**

Location	Direction	Volume	
		Morning Peak Hour	Evening Peak Hour
Lewis Bay Road at Main Street	Eastbound	255	450
	Westbound	435	620
Lewis Bay Road at South Street	Eastbound	315	325
Main Street at Center Street / Old Colony Road	Eastbound	405	605
	Westbound	735	1030
South Street at Ocean Street & Old Colony Road	Eastbound	455	345

As shown in Table 1, the peak hour directional volumes that would travel adjacent to Pleasant Street are less than 1000 vehicles for both peak hours, excluding the westbound movement towards the intersection of Main Street at Center Street / Old Colony Road. In addition to turning movement counts (TMC), automatic traffic recorder (ATR) counts were analyzed for this assessment. The Cape Cod Commission collected ATR counts along Pleasant Street, south of Main Street. The counts were collected on Wednesday, July 10, 2019. The ATR counts are summarized in Table 2 and are included in the attachments.

• **Table 2 Existing Traffic Volume Summary**

Location	Daily <sup>a</sup>	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
	Weekday	Volume <sup>b</sup>	K Factor <sup>c</sup>	Dir. Dist. <sup>d</sup>	Volume	K Factor	Dir. Dist.
Pleasant Street, south of Main Street	2,700	210	7.9%	50% NB	210	7.9%	69% NB

- a. daily traffic expressed in vehicles per day. Based on daily volumes collected in November 2017. Exact peak hours of the ATRs may not coincide with the peak hour of the TMCs.
- b. peak period volumes expressed in vehicles per hour
- c. percent of daily traffic that occurs during the peak period
- d. directional distribution of peak period traffic

As shown in Table 2, Pleasant Street is a fairly low-volume roadway with a Daily volume around 2,700 vehicles per day. In addition, both morning and evening peak hours experience approximately 210 vehicles per hour.

### Sight Distance

A sight distance analysis, in conformance with guidelines of the American Association of State Highway and Transportation Officials (AASHTO) was performed at the proposed site access driveway from Lewis Bay Road. Sight distance considerations are generally divided into two categories: Stopping Sight Distance (SSD) and Intersection Sight Distance (ISD). Stopping Sight Distance (SSD) is the distance required for a vehicle approaching an intersection



from either direction to perceive, react and come to a complete stop before colliding with an object in the road, in this case the exiting vehicle from a driveway. In this respect, SSD can be considered as the minimum visibility criterion for the safe operation of an unsignalized intersection.

Intersection Sight Distance (ISD) is based on the time required for perception, reaction and completion of the desired critical exiting maneuver once the driver on a minor street or driveway approach decided to execute the maneuver. Calculation for the critical ISD includes the time to (1) turn left, and to clear the half of the intersection without conflicting with the vehicles approaching from the left; and (2) accelerate to the operating speed of the roadway without causing approaching vehicles to unduly reduce their speed. In this context, ISD can be considered as a desirable visibility criterion for the safe operation of an unsignalized intersection. Essentially, while SSD is the minimum distance needed to avoid collisions, ISD is the minimum distance needed so that mainline motorists will not have to substantially reduce their speed due to turning vehicles. To maintain the safe operation of an unsignalized intersection, ISD only needs to be equal to the stopping sight distance, though it is desirable to meet ISD requirements by themselves.

To calculate the required SSD and ISD at the unsignalized proposed site driveway along Pleasant Street, floating car speeds were estimated in the field. The estimated speed is assumed to be 35 mph along Pleasant Street in the area where the driveway is proposed. Table 3 summarizes the sight distance analysis and the sight distance worksheet is included in the Attachments.

▪ **Table 3** Sight Distance Analysis Summary

Location	Stopping Sight Distance (ft) <sup>a</sup>			Intersection Sight Distance (ft) <sup>a</sup>		
	Traveling	Required	Measured	Looking	Desired	Measured
Proposed Site Driveway	Northbound	250	230 <sup>b</sup>	Left	390	750
Pleasant Street	Southbound	250	800	Right	335	230 <sup>b</sup>

a Based-on guidelines established in A Policy on the Geometric Design of Highways and Streets, Sixth Edition, American Association of State Highway and Transportation Officials (AASHTO), 2011 for an 85th percentile speed of 35 mph northbound/southbound.

b Sight distance is clear to/from the South Street intersection therefore adequate

As shown in Table 3, the minimum stopping sight distance requirements and the desired intersection sight distance requirements are exceeded at the site driveway intersection. It should be noted that both the SSD northbound and the ISD looking south has good visibility to the South Street intersection, vehicles turning in from south street will be doing so slowly so sight distance can be considered generally adequate.

### Traffic Generation Estimate

To estimate the potential site-generated traffic, observations of a nearby similar parking facility were conducted. Observations were conducted on August 21, 2019 from 4:30 to 5:30 PM at McEvoy's East End Parking Lot located at 53 Pleasant Street, approximately 250 feet to the north of the Project. This parking facility was selected based on geographic and size similarities. Observations were done during this time since that is the evening commuter peak hour in the area was determined to be this period based on work conducted for the Cape Cod Hospital

redevelopment project. The results from the observations showed that zero (0) cars entered the facility and eight (8) cars exited the facility during the 4:30-5:30 time period. Four of the exiting trips occurred at 4:50, which coincides with the 4:30 Ferry, while the remaining four trips occurred between 5:15 and 5:25. Based on the observations, it is expected that the Project will generate similar activity during the evening peak hour, which is minor and not likely have much influence on neighboring roadways.

The Site is expected to be utilized primarily for passengers for the ferry service that launches from the Steamship and Hy-line Ferry Terminals that are located in close proximity. During the time of the observations, both Hy-Line Cruises and the Steamship Authority operations were in full summer schedules. A Nantucket based ferry for Hy-Line arrived at 5:10 PM, while a Martha's Vineyard based ferry arrived at 4:30 PM. In addition, Steamship operates a traditional ferry that arrives in Hyannis at 5:00 PM and departs at 5:30 PM. Steamship also operates a high-speed ferry that arrives in Hyannis at 4:30 PM with a departure at 5:00 PM. While there was significant ferry turnover during the weekday evening peak hour when parking driveway counts were conducted, the traffic at a similar parking facility was minor. The ferry schedules for Hyannis are included in the attachments.

## Conclusion

VHB has prepared this memorandum to outline the traffic assessment for the redevelopment of an existing residential lot to a parking lot at 77 Pleasant Street in Hyannis. VHB conducted a site visit, reviewed the most recent study in the area, reviewed sight distance at the proposed driveway, and assessed potential weekday evening peak hour traffic generation. Based on the low volumes that are expected to be generated for the parking lot during the critical peak hour period, as well as the relatively low traffic volumes observed on Pleasant, from the CCC count. VHB has concluded that the proposed Project is not likely to have significant impact on the neighboring roadways.

# Attachments

- Automatic Traffic Recorder Counts
- AASHTO Sight Distance Calculation
- Hyannis Ferry Schedule
- Site Plan

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Automatic Traffic Recorder Counts

Attachments



L-6 Report!

**Cape Cod Commission**

Site: 21038  
 Location: Pleasant St S of Main St (Hyannis)  
 Town: Barnstable  
 Counter: AP-19

3225 Main Street  
 Barnstable, Mass. 02630  
 www.capecodcommission.org

Site Code: 21038  
 Station ID:

Latitude: 0' 0.0000 Undefined

Start Time	08-Jul-19 Mon	09-Jul-19 Tue	10-Jul-19 Wed	11-Jul-19 Thu	12-Jul-19 Fri	13-Jul-19 Sat	14-Jul-19 Sun	Week Average	Weekday Average
12:00 AM	*	*	2	4	*	*	*	3	3
01:00	*	*	4	2	*	*	*	3	3
02:00	*	*	3	6	*	*	*	4	4
03:00	*	*	6	4	*	*	*	5	5
04:00	*	*	7	13	*	*	*	10	10
05:00	*	*	32	45	*	*	*	38	38
06:00	*	*	39	72	*	*	*	56	56
07:00	*	*	109	100	*	*	*	104	104
08:00	*	*	142	134	*	*	*	138	138
09:00	*	*	167	190	*	*	*	178	178
10:00	*	163	210	168	*	*	*	180	180
11:00	*	209	(236)	*	*	*	*	222	222
12:00 PM	*	155	166	*	*	*	*	160	160
01:00	*	155	229	*	*	*	*	192	192
02:00	*	172	191	*	*	*	*	182	182
03:00	*	129	117	*	*	*	*	123	123
04:00	*	200	192	*	*	*	*	196	(196)
05:00	*	162	209	*	*	*	*	186	186
06:00	*	119	115	*	*	*	*	117	117
07:00	*	199	187	*	*	*	*	193	193
08:00	*	96	132	*	*	*	*	114	114
09:00	*	83	72	*	*	*	*	78	78
10:00	*	66	80	*	*	*	*	73	73
11:00	*	12	20	*	*	*	*	16	16
Total	0	1920	(2667)	738	0	0	0		
Percentage	0.0%	74.7%	103.7%	28.7%	0.0%	0.0%	0.0%		
AM Peak	-	11:00	11:00	09:00	-	-	-	-	-
Vol.	-	209	236	190	-	-	-	-	-
PM Peak	-	16:00	13:00	-	-	-	-	-	-
Vol.	-	200	229	-	-	-	-	-	-
Total								2571	(2571)

### Cape Cod Commission

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3225 Main Street  
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Site Code: 21038  
 Station ID:

Latitude: 0' 0.0000 Undefined

Start Time	08-Jul-19		Tue		Wed		Thu		Fri		Sat		Sun		Weekday Ave	
	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB
12:00 AM	*	*	*	*	0	2	3	1	*	*	*	*	*	*	2	2
01:00	*	*	*	*	3	1	1	1	*	*	*	*	*	*	2	1
02:00	*	*	*	*	2	1	3	3	*	*	*	*	*	*	2	2
03:00	*	*	*	*	4	2	2	2	*	*	*	*	*	*	3	2
04:00	*	*	*	*	0	7	1	12	*	*	*	*	*	*	0	10
05:00	*	*	*	*	8	24	11	34	*	*	*	*	*	*	10	29
06:00	*	*	*	*	20	19	26	46	*	*	*	*	*	*	23	32
07:00	*	*	*	*	48	61	47	53	*	*	*	*	*	*	48	57
08:00	*	*	*	*	76	66	72	62	*	*	*	*	*	*	74	64
09:00	*	*	*	*	108	59	120	70	*	*	*	*	*	*	114	64
10:00	*	*	85	78	105	105	96	72	*	*	*	*	*	*	95	85
11:00	*	*	138	71	(146)	(90)	*	*	*	*	*	*	*	*	142	80
12:00 PM	*	*	93	62	94	72	*	*	*	*	*	*	*	*	94	67
01:00	*	*	87	68	130	99	*	*	*	*	*	*	*	*	108	84
02:00	*	*	107	65	113	78	*	*	*	*	*	*	*	*	110	72
03:00	*	*	83	46	73	44	*	*	*	*	*	*	*	*	78	45
04:00	*	*	116	84	104	88	*	*	*	*	*	*	*	*	(110)	(86)
05:00	*	*	96	66	145	64	*	*	*	*	*	*	*	*	120	65
06:00	*	*	67	52	64	51	*	*	*	*	*	*	*	*	66	52
07:00	*	*	125	74	107	80	*	*	*	*	*	*	*	*	116	77
08:00	*	*	68	28	101	31	*	*	*	*	*	*	*	*	84	30
09:00	*	*	61	22	54	18	*	*	*	*	*	*	*	*	58	20
10:00	*	*	50	16	61	19	*	*	*	*	*	*	*	*	56	18
11:00	*	*	9	3	12	8	*	*	*	*	*	*	*	*	10	6
Total	0	0	1185	735	1578	1089	382	356	0	0	0	0	0	0	(1525)	1050
Day	0	0		1920		2667		738	0	0	0	0	0	0	2575	
AM Peak	-	-	11:00	10:00	11:00	10:00	09:00	10:00	-	-	-	-	-	-	11:00	10:00
Vol.	-	-	138	78	146	105	120	72	-	-	-	-	-	-	142	85
PM Peak	-	-	19:00	18:00	17:00	13:00	-	-	-	-	-	-	-	-	17:00	16:00
Vol.	-	-	125	84	145	99	-	-	-	-	-	-	-	-	120	86

Comb. Total                    0                    1920                    2667                    738                    0                    0                    0                    2575

ADT                    ADT 2,572                    AADT 2,572

Site: 21038  
Location: Pleasant St S of Main St (Hyannis)  
Town: Barnstable  
Counter: AP-19

**Cape Cod Commission**  
3225 Main Street  
Barnstable, Mass. 02630  
[www.capecodcommission.org](http://www.capecodcommission.org)

Site Code: 21038  
Station ID:

Latitude: 0 0.0000 Undefined

NB, SB	Start Time	Bikes	Cats & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Classed	Not	Total	
																		Vol.
	07/09/19	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	01:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	02:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	03:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	04:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	05:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	06:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	07:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	08:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	09:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	10:00	2	81	42	2	21	1	0	2	4	0	0	0	0	0	0	8	163
	11:00	6	109	46	3	25	3	0	2	1	0	0	0	0	0	0	14	209
	12 PM	4	81	37	0	20	1	0	0	1	0	0	0	0	0	0	11	155
	13:00	1	91	34	1	17	1	0	1	2	0	0	0	0	0	0	7	155
	14:00	4	88	44	0	21	0	0	1	1	0	0	0	0	0	0	13	172
	15:00	4	78	22	2	13	2	0	0	0	0	0	0	0	0	0	8	129
	16:00	1	128	45	1	22	0	0	0	0	0	0	0	0	0	0	3	200
	17:00	3	83	32	5	20	1	0	2	0	0	0	0	0	0	0	15	162
	18:00	0	82	26	0	9	0	0	0	1	0	0	0	0	0	0	2	119
	19:00	4	123	44	1	8	1	0	1	1	0	0	0	0	0	0	16	199
	20:00	1	57	25	2	7	0	1	1	0	0	0	0	0	0	0	2	96
	21:00	4	48	15	1	6	1	0	0	2	0	0	0	0	0	0	5	83
	22:00	4	34	13	3	8	1	0	0	0	0	0	0	0	0	0	1	66
	23:00	2	7	1	0	2	0	0	0	0	0	0	0	0	0	0	0	12
	Total	40	1090	426	21	199	12	1	11	15	0	0	0	0	0	0	105	1920
	Percent	2.1%	56.8%	22.2%	1.1%	10.4%	0.6%	0.1%	0.6%	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.5%	
	AM Peak	11:00	11:00	11:00	11:00	11:00	11:00		10:00	10:00							11:00	
	Vol.	6	109	46	3	25	3	0	2	4	0	0	0	0	0	0	14	
	PM Peak	12:00	16:00	16:00	17:00	16:00	15:00	20:00	17:00	13:00							19:00	
	Vol.	4	128	45	5	22	2	1	2	2	0	0	0	0	0	0	16	

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Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
07/10/19															
01:00	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
02:00	1	2	1	0	0	0	0	0	0	0	0	0	0	0	4
03:00	0	2	0	0	0	0	0	0	0	0	0	0	0	1	3
04:00	0	2	0	0	0	0	1	0	0	0	0	0	0	3	6
05:00	1	1	3	1	0	1	0	0	0	0	0	0	0	0	7
06:00	0	10	11	4	3	0	0	2	1	0	0	0	0	1	32
07:00	1	16	8	0	10	1	0	3	1	0	0	0	0	0	39
08:00	1	54	24	2	16	1	0	1	1	0	0	0	0	9	109
09:00	1	75	36	6	15	2	0	0	0	0	0	0	0	7	142
10:00	5	71	38	1	29	3	2	3	1	1	0	0	0	11	167
11:00	6	117	47	1	25	0	0	5	3	0	0	0	0	6	210
12 PM	8	117	47	1	26	0	0	0	1	0	0	0	0	6	236
13:00	0	90	43	1	17	3	0	0	0	0	0	0	0	12	166
14:00	4	127	51	2	29	4	0	1	1	0	0	0	0	10	229
15:00	2	104	48	1	23	1	0	1	1	0	0	0	0	10	191
16:00	3	69	26	1	15	2	0	0	0	0	0	0	0	8	117
17:00	1	125	36	1	20	1	0	0	1	0	0	0	0	0	115
18:00	14	99	30	0	12	1	0	0	0	0	0	0	0	8	209
19:00	5	63	21	0	17	2	0	0	0	0	0	0	0	7	115
20:00	5	111	39	1	16	0	0	0	0	0	0	0	0	15	187
21:00	4	75	26	1	13	1	0	2	0	0	0	0	0	10	132
22:00	2	36	21	3	3	1	0	1	1	0	0	0	0	4	72
23:00	4	43	12	2	10	1	0	0	1	0	0	0	0	7	80
Total	68	1424	573	31	299	25	4	19	12	1	0	0	0	211	2667
Percent	2.5%	53.4%	21.5%	1.2%	11.2%	0.9%	0.1%	0.7%	0.4%	0.0%	0.0%	0.0%	0.0%	7.9%	
AM Peak	11:00	10:00	10:00	08:00	09:00	09:00	09:00	09:00	10:00	09:00				11:00	
Vol.	8	117	47	6	29	3	2	5	3	1				36	
PM Peak	17:00	13:00	13:00	21:00	13:00	13:00	17:00	20:00	13:00					17:00	
Vol.	14	127	51	3	29	4	1	2	1					52	

Site: 21038  
 Location: Pleasant St S of Main St (Hyannis)  
 Town: Barnstable  
 Counter: AP-19

**Cape Cod Commission**  
 3225 Main Street  
 Barnstable, Mass. 02630  
[www.capecodcommission.org](http://www.capecodcommission.org)

Site Code: 21038  
 Station ID:

Latitude: 0' 0.0000' Undefined

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Classed	Not	Total
07/11/19	0	0	2	0	1	0	0	0	0	0	0	0	0		1	4
01:00	0	0	1	0	1	0	0	0	0	0	0	0	0		0	2
02:00	0	2	3	0	1	0	0	0	0	0	0	0	0		0	6
03:00	0	3	0	0	0	0	0	0	0	0	0	0	0		1	4
04:00	2	2	5	0	1	2	0	0	1	0	0	0	0		0	13
05:00	0	21	10	5	8	0	0	1	0	0	0	0	0		0	45
06:00	2	35	12	2	9	4	0	5	0	0	0	0	0		3	72
07:00	2	45	25	4	11	3	0	1	1	0	0	0	0		0	100
08:00	3	61	32	2	18	1	0	0	2	0	0	0	0		8	134
09:00	12	97	37	6	15	2	0	3	1	1	0	0	1		15	190
10:00	2	84	47	1	21	2	0	3	0	0	0	0	0		8	168
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*		*	*
12 PM	*	*	*	*	*	*	*	*	*	*	*	*	*		*	*
13:00	*	*	*	*	*	*	*	*	*	*	*	*	*		*	*
14:00	*	*	*	*	*	*	*	*	*	*	*	*	*		*	*
15:00	*	*	*	*	*	*	*	*	*	*	*	*	*		*	*
16:00	*	*	*	*	*	*	*	*	*	*	*	*	*		*	*
17:00	*	*	*	*	*	*	*	*	*	*	*	*	*		*	*
18:00	*	*	*	*	*	*	*	*	*	*	*	*	*		*	*
19:00	*	*	*	*	*	*	*	*	*	*	*	*	*		*	*
20:00	*	*	*	*	*	*	*	*	*	*	*	*	*		*	*
21:00	*	*	*	*	*	*	*	*	*	*	*	*	*		*	*
22:00	*	*	*	*	*	*	*	*	*	*	*	*	*		*	*
23:00	*	*	*	*	*	*	*	*	*	*	*	*	*		*	*
Total	23	350	174	20	86	14	0	13	5	1	0	0	1		51	738
Percent	3.1%	47.4%	23.6%	2.7%	11.7%	1.9%	0.0%	1.8%	0.7%	0.1%	0.0%	0.0%	0.1%		6.9%	
AM Peak	09:00	09:00	10:00	09:00	10:00	06:00		06:00	08:00	09:00			09:00		08:00	
Vol.	12	97	47	6	21	4		5	2	1			1		15	
PM Peak																
Vol.																
Grand Total	131	2864	1173	72	584	51	5	43	32	2	0	0	1		367	5325
Percent	2.5%	53.8%	22.0%	1.4%	11.0%	1.0%	0.1%	0.8%	0.6%	0.0%	0.0%	0.0%	0.0%		6.9%	



Site: 21038  
 Location: Pleasant St S of Main St (Hyannis)  
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**Cape Cod Commission**  
 3225 Main Street  
 Barnstable, Mass. 02630  
[www.capecodcommission.org](http://www.capecodcommission.org)

Site Code: 21038  
 Station ID:

Latitude: 0' 0.0000 Undefined

NB	Start Time	1	21	23	25	27	29	31	33	35	37	39	41	43	45	Total	Pace	Number	
07/09/19	01:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	02:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	03:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	04:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	05:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	06:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	07:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	08:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	09:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	10:00	32	10	12	12	9	5	5	0	0	0	0	0	0	0	85	21-30	48	
	11:00	56	18	22	16	11	7	2	3	1	1	1	0	0	0	138	21-30	74	
	12 PM	37	12	7	8	11	10	5	2	0	1	0	0	0	0	93	21-30	48	
	13:00	24	15	11	15	9	9	2	2	0	0	0	0	0	0	87	21-30	59	
	14:00	44	16	13	16	8	5	3	2	0	0	0	0	0	0	107	20-29	58	
	15:00	21	10	13	11	15	6	4	3	0	0	0	0	0	0	83	21-30	55	
	16:00	23	12	19	24	14	10	7	4	2	0	1	0	0	0	116	21-30	79	
	17:00	32	14	13	15	11	3	4	3	0	1	0	0	0	0	96	20-29	56	
	18:00	17	10	11	11	5	5	3	3	0	0	1	0	0	0	67	21-30	42	
	19:00	37	19	15	17	15	7	3	5	1	1	0	1	0	1	125	21-30	73	
	20:00	23	7	13	10	5	7	2	1	0	0	0	0	0	0	68	21-30	42	
	21:00	20	7	9	7	9	7	2	0	0	0	0	0	0	0	61	21-30	39	
	22:00	16	6	8	7	4	2	3	2	2	0	0	0	0	0	50	19-28	27	
	23:00	1	1	0	1	2	2	1	1	0	0	0	0	0	0	9	25-34	7	
	Total	383	157	166	170	128	85	46	31	10	4	3	1	0	1	1185			
	Percent	32.3%	13.2%	14.0%	14.3%	10.8%	7.2%	3.9%	2.6%	0.8%	0.3%	0.3%	0.1%	0.0%	0.1%				
	AM Peak	11:00	11:00	11:00	11:00	11:00	11:00	10:00	11:00	11:00	11:00	11:00	11:00	11:00	11:00	11:00			
	Vol.	56	18	22	16	11	7	5	3	1	1	1	1	1	1	138			
	PM Peak	14:00	19:00	16:00	16:00	15:00	12:00	16:00	19:00	19:00	12:00	16:00	19:00	19:00	19:00	125			
	Vol.	44	19	19	24	15	10	7	5	4	1	1	1	1	1				



Site: 21038  
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Site Code: 21038  
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Latitude: 0' 0.0000 Undefined

Start Time	1	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	Total	Pace Speed	Number in Pace
07/11/19	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	20-29	1
01:00	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	15-24	1
02:00	1	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	20-29	2	
03:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	15-24	1	
04:00	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	23-32	1	
05:00	1	1	1	2	2	1	1	1	2	7	2	2	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	11	23-32	9
06:00	10	1	0	2	2	1	1	1	7	7	2	2	1	1	1	2	2	0	0	0	0	0	0	0	0	0	26	23-32	13	
07:00	16	3	3	4	4	7	4	4	7	7	4	4	2	2	1	2	0	0	1	0	0	0	0	0	0	0	47	21-30	25	
08:00	24	7	7	7	7	11	11	11	10	10	7	4	7	7	1	1	0	0	0	0	0	0	0	0	0	0	72	21-30	39	
09:00	47	15	15	16	17	17	17	17	10	10	7	7	4	4	4	4	0	0	0	0	0	0	0	0	0	0	120	21-30	65	
10:00	28	10	10	21	13	10	13	10	10	10	7	7	5	5	1	1	1	1	0	0	0	0	0	0	0	0	96	21-30	61	
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
12 PM	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
13:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
14:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
15:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
16:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
17:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
18:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
19:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
20:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
21:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
22:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
23:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Total	131	36	55	48	47	27	23	9	3	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	382			
Percent	34.3%	9.4%	14.4%	12.6%	12.3%	7.1%	6.0%	2.4%	0.8%	0.3%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
AM Peak	09:00	09:00	10:00	09:00	08:00	07:00	08:00	09:00	06:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	09:00			
Vol.	47	15	21	17	10	7	7	4	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	120			
PM Peak																														
Vol.																														
Total	1037	411	434	450	335	215	124	88	31	5	9	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3145			
Percent	33.0%	13.1%	13.8%	14.3%	10.7%	6.8%	3.9%	2.8%	1.0%	0.2%	0.3%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%				

Stats  
 10 MPH Pace Speed : 1845  
 Number in Pace : 58.7%  
 Percent in Pace : 0  
 Number of Vehicles > 55 MPH : 0.0%  
 Mean Speed(Average) : 21 MPH

15th Percentile : 9 MPH  
 50th Percentile : 22 MPH  
 85th Percentile : 28 MPH  
 95th Percentile : 31 MPH

Site: 21038  
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**Cape Cod Commission**  
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Start Time	1	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	Total	Pace	Number			
07/09/19	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
01:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
02:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
03:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
04:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
05:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
06:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
07:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
08:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
09:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
10:00	17	7	10	16	10	10	6	9	6	11	5	5	3	3	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	
11:00	22	10	12	8	11	6	11	10	10	3	2	2	7	4	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12 PM	14	12	11	7	7	7	7	6	6	8	7	7	7	4	4	1	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
13:00	16	11	9	9	13	5	13	11	9	7	4	4	3	4	4	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14:00	9	6	3	7	5	3	5	9	9	5	3	3	2	3	4	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
15:00	10	4	4	15	16	10	16	7	7	9	10	6	6	5	1	5	5	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0
16:00	12	4	4	15	11	11	11	9	9	6	6	6	6	2	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00	10	1	1	4	4	4	4	6	6	5	5	5	3	3	3	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18:00	6	1	1	1	13	13	13	10	10	6	6	6	6	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19:00	23	9	9	10	9	9	9	6	6	7	4	4	4	1	1	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20:00	2	3	3	3	3	7	7	2	2	2	2	2	2	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21:00	7	2	2	7	7	3	3	2	2	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22:00	1	3	3	3	2	2	2	3	3	2	1	1	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:00	0	0	0	0	0	1	1	1	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	148	75	112	114	95	75	58	26	21	5	3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	735					
Percent	20.1%	10.2%	15.2%	15.5%	12.9%	10.2%	7.9%	3.5%	2.9%	0.8%	0.4%	0.1%	0.1%	0.0%																		
AM Peak	11:00	11:00	10:00	10:00	10:00	10:00	10:00	10:00	10:00	11:00	11:00	11:00	11:00	11:00	10:00												10:00					
Vol	22	10	16	10	9	11	6	3	3	6	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	78					
PM Peak	19:00	12:00	16:00	16:00	14:00	16:00	16:00	14:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00					
Vol	23	12	15	16	11	9	10	9	10	6	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	84					

Site: 21038  
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Site Code: 21038  
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Start Time	1	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	Total	Pace	Number
07/10/19	1	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	20-29	1
01:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	20-29	1
02:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	15-24	1
03:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	1
04:00	2	1	0	0	0	0	1	1	1	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	21-30	5
05:00	3	6	6	2	3	2	6	2	3	3	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	21-30	19
06:00	2	0	0	0	3	5	2	2	2	2	2	2	3	3	4	4	0	0	1	1	0	0	0	0	0	0	0	19	25-34	13
07:00	12	9	9	8	6	5	9	9	9	5	9	10	7	9	4	2	0	0	0	0	0	0	0	0	0	0	0	61	21-30	39
08:00	7	7	8	8	6	6	11	9	8	8	10	9	9	3	4	4	1	0	0	0	0	1	1	0	0	0	0	59	19-28	43
09:00	17	11	11	11	9	9	8	8	8	8	12	12	12	3	5	4	0	0	0	0	0	0	0	0	0	0	0	66	23-32	43
10:00	21	12	12	12	18	9	17	17	15	15	10	12	12	5	4	0	1	0	0	0	1	1	0	0	0	0	0	105	21-30	74
11:00	21	16	16	10	9	10	10	14	14	14	11	11	11	3	3	3	1	0	0	0	0	0	0	0	0	0	0	90	21-30	60
12 PM	21	10	10	10	10	11	11	11	10	10	11	11	11	3	3	3	0	0	0	0	0	0	0	0	0	0	0	72	21-30	45
13:00	23	12	12	12	18	11	12	12	12	12	10	10	10	6	6	2	1	0	1	3	0	0	0	0	0	0	0	99	21-30	64
14:00	15	11	11	11	11	11	13	9	6	6	7	7	7	8	5	5	0	0	0	0	0	0	1	1	0	0	0	78	21-30	48
15:00	6	5	5	5	6	6	21	9	5	5	14	14	14	5	2	2	0	0	0	0	0	0	0	0	0	0	0	44	21-30	30
16:00	11	9	9	8	10	10	21	9	12	12	14	14	14	4	4	4	1	0	0	0	0	0	0	0	0	0	0	88	21-30	66
17:00	13	8	8	8	13	13	9	9	11	11	2	2	2	4	2	2	1	0	1	2	1	0	0	0	0	0	0	64	20-29	43
18:00	12	3	3	3	9	9	13	13	6	6	4	4	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	51	21-30	35
19:00	19	7	7	7	12	12	11	11	10	10	10	10	10	4	6	6	0	0	0	0	0	0	0	0	1	0	0	80	21-30	50
20:00	6	1	1	1	4	4	7	7	5	5	3	3	3	4	4	0	0	0	0	0	0	0	1	1	0	0	0	31	23-32	23
21:00	3	3	3	3	2	2	3	3	4	4	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	18	20-29	12
22:00	6	3	3	3	2	2	4	4	2	2	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	19	19-28	11
23:00	3	1	1	1	0	0	3	3	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	17-26	5
Total	227	134	151	180	141	111	73	42	8	8	5	4	2	3	1089															
Percent	20.8%	12.3%	13.9%	16.5%	12.9%	10.2%	6.7%	3.9%	0.7%	0.7%	0.5%	0.4%	0.2%	0.3%																
AM Peak	10:00	11:00	10:00	10:00	10:00	10:00	08:00	06:00	11:00	06:00	08:00	07:00	08:00															10:00		
Vol.	21	16	18	17	15	12	9	4	2	1	1	1	1															105		
PM Peak	13:00	13:00	13:00	16:00	13:00	16:00	14:00	19:00	13:00	13:00	14:00	14:00	19:00																	
Vol.	23	12	18	21	12	14	8	6	1	3	1	1	1																	



Site: 21038  
 Location: Pleasant St S of Main St (Hyannis)  
 Town: Barnstable  
 Counter: AP-19

**Cape Cod Commission**  
 3225 Main Street  
 Barnstable, Mass. 02630  
[www.capecodcommission.org](http://www.capecodcommission.org)

Site Code: 21038  
 Station ID:

Latitude: 0' 0.0000 Undefined

SB	Start Time	1	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	Total	Pace Speed	Number in Pace	
	07/11/19	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	999	1	17-26	1
	01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	23-32	1
	02:00	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	20-29	2	
	03:00	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	20-29	1	
	04:00	5	5	1	1	0	0	2	2	1	1	0	0	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	12	23-32	6	
	05:00	3	3	3	3	7	7	8	8	4	4	2	2	6	6	1	1	0	0	0	0	0	0	0	0	0	0	0	34	23-32	27	
	06:00	7	7	1	1	8	8	5	5	16	16	4	4	2	2	2	2	1	1	0	0	0	0	0	0	0	0	0	46	23-32	35	
	07:00	8	8	8	8	4	4	12	12	7	7	6	6	3	3	4	4	1	1	0	0	0	0	0	0	0	0	0	53	23-32	37	
	08:00	12	12	5	5	13	13	9	9	12	12	4	4	5	5	1	1	1	1	0	0	0	0	0	0	0	0	0	62	21-30	43	
	09:00	18	18	6	6	12	12	9	9	10	10	8	8	2	2	2	2	3	3	0	0	0	0	0	0	0	0	0	70	21-30	45	
	10:00	13	13	8	8	14	14	13	13	12	12	5	5	2	2	3	3	1	1	1	1	0	0	0	0	0	0	0	72	21-30	52	
	11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	12 PM	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	13:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	14:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	15:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	16:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	17:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	18:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	19:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	20:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	21:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	22:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	23:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Total	68	33	60	59	62	29	24	13	7	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	356				
	Percent	19.1%	9.3%	16.9%	16.6%	17.4%	8.1%	6.7%	3.7%	2.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10:00				
	AM Peak	09:00	07:00	10:00	10:00	06:00	09:00	05:00	07:00	09:00	10:00																					
	Vol.	18	8	14	13	16	8	6	4	3	1																					
	PM Peak																															
	Vol.																															
	Total	443	242	323	353	298	215	155	81	36	15	8	5	3	3	2180																
	Percent	20.3%	11.1%	14.8%	16.2%	13.7%	9.9%	7.1%	3.7%	1.7%	0.7%	0.4%	0.2%	0.1%	0.1%																	

Stats

10 MPH Pace Speed : 21-30 MPH  
 Number in Pace : 1431  
 Percent in Pace : 65.6%  
 Number of Vehicles > 55 MPH : 0  
 Percent of Vehicles > 55 MPH : 0.0%  
 Mean Speed(Average) : 23 MPH

15th Percentile : 14 MPH  
 50th Percentile : 24 MPH  
 85th Percentile : (29 MPH)

---

AASHTO Sight Distance Calculation

Attachments

# Stopping Sight Distance and Intersection Sight Distance Calculator [v0.97]

## Based on 'A Policy on Geometric Design of Highways and Streets', AASHTO, 2011

Section I		Section III	
<b>Project Information</b> Project Number: 14665,00 City/Town, State: Hyannis, MA Location: 77 Pleasant Street Analyst: ARP Client: Hyannis Marina		<b>ISD and SSD Calculations</b> (rounded up to the next highest 5 feet) [sources: SSD - AASHTO, pp.110-117; ISD - AASHTO, pp. 650 - 664] <i>Cases are described in detail on subsequent pages. In summary...</i> B1: left turn from minor road, from stop control B2: right turn from minor road, from stop control B3: crossing maneuver from minor road, from stop control, assuming left- and right turns are not permitted [otherwise, case B1 or B2 would supersede]	
<b>Street Names and Directions</b> Major Street name: Pleasant Street NB/SB Minor Street name: Site Drive EB/WB Minor Street intersects from the: west The minor street predominantly serves... Passenger Cars Sight distance location intersection is... Existing Total number of lanes on Major Street is... 2		<b>Desirable Calculated...</b> ... ISD, case B1: 390 ... ISD, case B2: 335 ... ISD, case B3: 335 [Note: if number of lanes crossed exceeds 6, or if grades are steep, consult the manual]	
<b>Grade Information</b> [enter down slope as a negative number] Major Street Approach Grade: 0.00% NB Minor Street Approach Grade: 0.00% SB 0.00% NB 0.00% SB		<b>Minimum Calculated...</b> ... ISD, case B1: 250 ... ISD, case B2: 250 ... ISD, case B3: 250 [Note: minimum ISD is equal to required SSD]	
<b>Major Street Speed Information</b> Posted NB 35 SB 35 * note: off-peak 85th percentile speeds		<b>Calculated ...</b> ... SSD: 250 250 traveling NB traveling SB <b>Condition Met?</b> Yes Yes	
<b>Section II</b> <b>ISD and SSD Observations</b> <i>Instructions on how to observe and measure ISD and SSD are included on subsequent pages.</i>		<b>Section IV</b> <b>AASHTO guidance</b> Refer to AASHTO for specific guidance on SSD and ISD if presented with an unusual/atypical case. Adequate ISD is not needed at signalized intersections, assuming traffic signal heads are visible on all approaches. Any object that would obstruct the driver's view should be removed or lowered, if practical. Such objects include buildings, parked cars, highway structures, hedges/vegetation/fences/bushes/unmowed lawn, walls, fences, and terrain. For ISD, an object should be considered an obstruction if it obstructs the vision of a driver whose eye height is 3.5 feet above the roadway surface and the object to be seen is 3.5 feet above the surface of the intersecting road. Where horizontal sight restrictions occur on downgrades, particularly at the ends of long downgrades, it is desirable to provide SSD that exceeds those values indicated above (refer to page 114 of AASHTO).	
<b>ISD - Intersection sight distance</b> is the distance that is based on the time required for perception, reaction and completion of the desired critical exiting maneuver [typically, a left turn] once the driver on a minor street approach [or a side drive] decides to execute the maneuver. Calculation for the critical ISD includes the time to [1] turn left, and to clear the near half of the intersection without conflicting with the vehicles approaching from the left, and [2] upon turning left, to accelerate to the operating speed on the roadway without causing approaching vehicles on the main road to unduly reduce their speed. In this context, ISD can be considered as a <i>desirable</i> visibility criterion for the safe operation of an unsignalized intersection. <b>SSD - Stopping sight distance</b> is the distance required for a vehicle approaching an intersection from either direction to perceive, react, and come to a complete stop before colliding with the exiting vehicle from a driveway. In this respect, SSD can be considered as the <i>minimum</i> visibility criterion for the safe operation of an unsignalized intersection.		<b>Limiting Factors:</b> Observed ISD: 500 looking left [north] (rounded to nearest 5 feet) 500 looking right [south] Observed SSD: 500 traveling NB (rounded to nearest 5 feet) 500 traveling SB	



2019 FERRY SCHEDULE

# Martha's Vineyard & Nantucket

*The Steamship Authority*

Serving the Islands and You.



SteamshipAuthority.com • 508-477-8600



# Hyannis / Nantucket High-Speed Passenger Ferry

## APRIL 3 – MAY 14, 2019

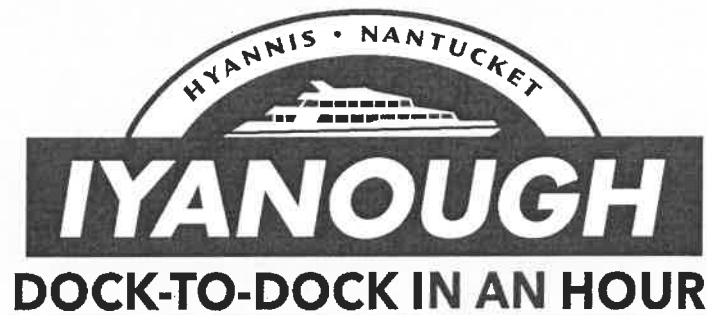
DEPART <b>HY</b>	ARRIVE <b>NT</b>	DEPART <b>NT</b>	ARRIVE <b>HY</b>
8:15 AM	9:15 AM	9:30 AM	10:30 AM
11:00 AM	12:00 PM	12:30 PM	1:30 PM
2:00 PM	3:00 PM	3:30 PM	4:30 PM
5:00 PM	6:00 PM	6:15 PM	7:15 PM

## MAY 15 – OCTOBER 23, 2019

DEPART <b>HY</b>	ARRIVE <b>NT</b>	DEPART <b>NT</b>	ARRIVE <b>HY</b>
8:15 AM	9:15 AM	9:30 AM	10:30 AM
11:00 AM	12:00 PM	12:30 PM	1:30 PM
2:00 PM	3:00 PM	3:30 PM	4:30 PM
5:00 PM	6:00 PM	6:15 PM	7:15 PM
7:30 PM	8:30 PM	8:45 PM	9:45 PM

## OCTOBER 24, 2019 – JANUARY 3, 2020

DEPART <b>HY</b>	ARRIVE <b>NT</b>	DEPART <b>NT</b>	ARRIVE <b>HY</b>
8:15 AM	9:15 AM	9:30 AM	10:30 AM
11:00 AM	12:00 PM	12:30 PM	1:30 PM
2:00 PM	3:00 PM	3:30 PM	4:30 PM
5:00 PM	6:00 PM	6:15 PM	7:15 PM



**Can't wait to get to Nantucket?  
Take our *high-speed* ferry.**

Travel any Monday – Thursday and the same day round-trip fare is only \$50 for adults and \$25 for children (ages 5 to 12 years). Enjoy the comfort of our sleek ferry and convenience of on-board food and beverages. Then arrive just steps from all the fun and enchantment of Nantucket.

Experience a day trip to Nantucket aboard the Steamship's high-speed ferry, *Iyanough*, and save!

# Hyannis / Nantucket Traditional Ferry

## JANUARY 3 – MAY 23, 2019

DEPART HY	ARRIVE NT	VESSEL	DEPART NT	ARRIVE HY
		NAN/EAG	6:30 AM	8:45 AM
9:15 AM	11:30 AM	NAN/EAG	12:00 PM	2:15 PM
2:45 PM	5:00 PM	NAN/EAG	5:30 PM	7:45 PM
8:00 PM	10:15 PM	NAN/EAG		

## MAY 24 – MAY 29, 2019

DEPART HY	ARRIVE NT	VESSEL	DEPART NT	ARRIVE HY
		EAG	6:30 AM	8:45 AM
6:30 AM	8:45 AM	NAN	9:15 AM	11:30 AM
9:15 AM	11:30 AM	EAG	12:00 PM	2:15 PM
12:00 PM	2:15 PM	NAN	2:45 PM	5:00 PM
2:45 PM	5:00 PM	EAG	5:30 PM	7:45 PM
5:30 PM	7:45 PM	NAN	8:00 PM	10:15 PM
8:00 PM	10:15 PM	EAG		

## MAY 30 – JUNE 19, 2019

DEPART HY	ARRIVE NT	VESSEL	DEPART NT	ARRIVE HY
		EAG/NAN	6:30 AM	8:45 AM
9:15 AM	11:30 AM	EAG/NAN	12:00 PM	2:15 PM
2:45 PM	5:00 PM	EAG/NAN	5:30 PM	7:45 PM
8:00 PM	10:15 PM	EAG/NAN		

## JUNE 20 – OCTOBER 23, 2019

DEPART HY	ARRIVE NT	VESSEL	DEPART NT	ARRIVE HY
		EAG	6:30 AM	8:45 AM
6:30 AM	8:45 AM	WH	9:15 AM	11:30 AM
9:15 AM	11:30 AM	EAG	12:00 PM	2:15 PM
12:00 PM	2:15 PM	WH	2:45 PM	5:00 PM
2:45 PM	5:00 PM	EAG	5:30 PM	7:45 PM
5:30 PM	7:45 PM	WH	8:00 PM	10:15 PM
8:00 PM	10:15 PM	EAG		

## OCTOBER 24, 2019 – JANUARY 3, 2020

DEPART HY	ARRIVE NT	VESSEL	DEPART NT	ARRIVE HY
		NAN	6:30 AM	8:45 AM
9:15 AM	11:30 AM	NAN	12:00 PM	2:15 PM
2:45 PM	5:00 PM	NAN	5:30 PM	7:45 PM
8:00 PM	10:15 PM	NAN		

### Hy-Line Nantucket Ferry

May 15 - September 2, 2019

May 15 - September 2, 2019 ▼

Depart Hyannis	Arrive Nantucket	Depart Nantucket	Arrive Hyannis
6:10 am	7:10 am	7:40 am	8:40 am
*8:30 am	9:30 am	*9:55 am	10:55 am
9:30 am	10:30 am	11:10 am	12:10 pm
11:20 am	12:20 pm	12:50 pm	1:50 pm
12:45 pm	1:45 pm	2:15 pm	3:15 pm
2:25 pm	3:25 pm	4:10 pm	5:10 pm
4:15 pm	5:15 pm	5:45 pm	6:45 pm
5:40 pm	6:40 pm	7:05 pm	8:05 pm
**8:00 pm	9:00 pm	**9:20 pm	10:20 pm

\*Does Not Run 5/15-16, 5/18, 5/20-23, 5/28-6/1, 6/3-7

\*\*Changes to 8:40 pm & 10:00 pm on Fridays 5/24-9/2

### Hy-Line Martha's Vineyard Ferry

June 22 - September 2, 2019

June 22 - September 2, 2019 ▼

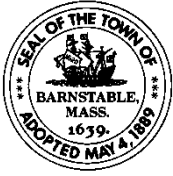
Depart Hyannis	Arrive Oak Bluffs	Depart Oak Bluffs	Arrive Hyannis
8:00 am	8:55 am	10:20 am	11:20 am
9:00 am	10:00 am	**12:55 pm	1:55 pm
11:40 am	12:40 pm	3:35 pm	4:35 pm
**2:15 pm	3:15 pm	6:10 pm	7:10 pm
4:50 pm	5:50 pm	6:45 pm	7:40 pm
**7:25 pm	8:25 pm	**8:40 pm	9:40 pm

\*\*Does Not Run 9/2









# Town of Barnstable

## Planning & Development Department

### BARNSTABLE HISTORICAL COMMISSION

Nancy Clark - Chair    Nancy Shoemaker - Vice Chair    Marilyn Fifield - Clerk  
George Jessop, AIA    Cheryl Powell    Frances Parks    Jack Kay, Alternate

# 2021

## Public Hearing Schedule & Submission Deadlines

Hearing Date - <i>Tuesday</i>	Filing Deadline - <i>Tuesday</i>
January 19 <sup>th</sup>	December 22, 2020
February 16 <sup>th</sup>	January 19 <sup>th</sup>
March 16 <sup>th</sup>	February 16 <sup>th</sup>
April 20 <sup>th</sup>	March 23 <sup>rd</sup>
May 18 <sup>th</sup>	April 20 <sup>th</sup>
June 15 <sup>th</sup>	May 18 <sup>th</sup>
July 20 <sup>th</sup>	June 29 <sup>th</sup>
August 17 <sup>th</sup>	July 10 <sup>th</sup>
September 21 <sup>st</sup>	August 24 <sup>th</sup>
October 19 <sup>th</sup>	September 21 <sup>st</sup>
November 16 <sup>th</sup>	October 19 <sup>th</sup>
December 14 <sup>th</sup>	November 16 <sup>th</sup>

**All hearings will begin at 4:00PM and will be held remotely via Zoom Meetings unless otherwise advised.**

---

[\*\*CLICKABLE LINKS\*\*](#)

[\*\*Historical Commission Webpage\*\*](#)

[\*\*Notice of Intent to Demolish or Move - Application\*\*](#)

[\*\*Guide – How to Submit an Application\*\*](#)