

Property Condition Report

Front View of Property



Case Number: #251- 319020

Full Address: 321 Maverick St. East Boston MA 02128

Inspection Date: 8/5/10

Inspection Type: PCR

NOTICE TO ALL PROSPECTIVE PURCHASERS: Pursuant to section 5.3.4 of HUD RFP: R-OPC-22505, you are hereby notified that the contents of this inspection report are for information only and do not imply any guarantee or warranty of property condition.

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1 INSPECTION REQUIREMENTS

STRUCTURAL COMPONENTS including foundation, floors, walls, columns, ceilings, and roofs.

EXTERIOR OF STRUCTURE including wall claddings, entryway doors, decks, steps, eaves, driveways, windows, patios, pools/spas, lawns, landscape, retaining walls, sheds/outbuildings, and fences.

ROOFING including roof coverings, roof drainage systems, flashing, skylights, and chimneys.

PLUMBING including interior water supply and distribution system, interior waste drains and vent system, hot water system, fuel storage and distribution system, and sump pump.

ELECTRICAL including service entrance conductors, service equipment, main distribution panels, voltage ratings, a representative number of installed ceiling fans, lighting fixtures, switches and receptacles, ground fault circuit interrupters, and smoke detectors.

HVAC (Heating Ventilation, Air Conditioning) including permanently installed heating system and its controls, chimneys, heat distribution system, including fans, pumps, and ducts, and automatic safety controls.

Normal operating control of the central air conditioning system and the distribution system

Insulation vapor barriers, ventilation of attic and foundation, kitchen, bathroom and laundry venting systems, and the operation of any readily accessible attic ventilation fan when temperature permits

INTERIOR including walls, ceilings, floors, steps, cabinets, doors, windows, etc

BUILT-IN KITCHEN APPLIANCES including the observation and operation of dishwasher, range, trash compactor, garbage disposal, ventilation equipment, permanently installed oven and microwave oven.

1.1. Exclusions of Inspection

1.2. Exclusions and Limitations

This inspection is limited to visual observations of apparent conditions existing at the time of the inspection **only**. This inspection is not intended to provide the purchaser with information regarding the advisability of this purchase, the market value of the property, the compliance or non-compliance with codes, ordinances and statutes, the suitability of this property for specialized use, the life expectancy of any component or system in the property, the presence or absence of pests or insects, or cosmetic or underground items or items that are not permanently installed. This inspection report does not address and is not intended to address the possible presence of any danger from any potentially harmful substance and environmental hazards, including but not limited to radon gas, lead paint, asbestos, urea formaldehyde (UFFI), toxic or chemical analysis, airborne hazards, polluted water, or underground oil tanks.

2 REPORT SUMMARY

This summary is provided to highlight those findings that we believe are for information, significant in nature or which appear to be in immediate need of repair or a safety concern.

This inspection is visual only in areas that were accessible at the time of inspection. No dismantling of building components or systems, no destructive testing, no engineering functions, and no code compliance inspections were performed at the time of the inspection. The findings were as follows:

A Structural Components

- Wood Frame
- Stone and brick foundation
-

B Exterior of Structure

- Vinyl siding
- Vinyl and wood windows
-
-

C Roofing

- Flat rubber roof
-
-
-

D Plumbing

- Cast, PVC, copper
- Sump pump
-
-

E Electrical

- 60 Amp
- Electrical boxes in basement
- Electric is on
-

F HVAC – Heating, Ventilation, Air Conditioning

- Gas, forced hot water
- Boilers – Hydrotherm (2), New Yorker
- Water heaters – GE (3)
-

G Interior

- Carpet, vinyl, and tiles floors
- Plaster and sheetrock walls
- Sheetrock, plaster, and tile ceilings
-

H Appliances

- Refrigerator – Unit 1: Missing, Unit 2: Missing, Unit 3: enmore
- Stove – Unit 1: Unknown brand, Unit 2: Hotpoint, Unit 3: Kenmore
- Range hood – Unit 1: Broan

3 DIRECTIONS TIPS TO PROPERTY

Example: From South Salem Street turn onto Lynch Street Turn RIGHT onto Correnna Street

From I-93 S

Take the RT-1A exit, EXIT 24B-A, toward AIRPORT/GOV'T CTR.

Take the RT-1A N exit, EXIT 24-B, on the LEFT toward AIRPORT.

Turn SLIGHT RIGHT onto MA-1A N/WILLIAM F MCCLELLAN HWY/EAST BOSTON EXPY.

Take the ramp toward EAST BOSTON.

Turn SLIGHT RIGHT onto PORTER ST.

Turn RIGHT onto COTTAGE ST.

Turn LEFT onto EVERETT ST.

Turn LEFT onto ARAMON ST.

Turn LEFT onto MAVERICK ST.

321 MAVERICK ST is on the LEFT.

4 PROPERTY INFORMATION

Address: 321 Maverick St.

City/County: East Boston

State: MA

Zip Code: 02128

Occupied: No

Access to Property: Front

Status of Utilities:

Electric: On

Gas: Off

Water: Off

Structure Age: Built in 1900

Square Footage: 1,869, Lot size 2,613

Number of Baths: 3, 6 bedrooms

5 ADDITIONAL COMMENTS:

Power Company: NSTAR

Meter Number:

Water Company: Municipal

Meter Number:

Gas Company: National Grid

Meter Number:

HOA Transferable Warranties:

6 STRUCTURAL COMPONENTS

This portion of the inspection covers general structural component checkpoints of the subject property such as Foundation, floors, walls, columns, ceilings, basement, etc.

6.1. General Structural Information

Access Method: Exterior Door -- --

Foundation Type: Stone -- --

Basement Type: Unfinished -- --

6.2. Structural Checkpoints

Checkpoints	Rating *	Repair/Cost Estimate	Comments
Basement Floor	M		
Beam Supports	M		
Ceilings	M		
Cracks	NV		
Crawlspace Door	NA		
Floor	M		
Footing Drain	NA		
Ground Grade	S		
Insulation	NV		
Joists	NV		
Sill Plate	NV		
Structural	S		
Sub-Flooring	NV		
Walls	S		
Wood-Ground Distance	S		

* Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

6.3. Structural Comments

7 EXTERIOR OF STRUCTURE

This portion of the inspection covers general exterior checkpoints of the subject property structure such as wall claddings, entryway doors, decks, steps, eaves, driveways, windows, patios, pools/spas, lawns, landscape, retaining walls, sheds/outbuildings, fences, ect.

7.1. General Exterior Information

Exterior Siding Type: Vinyl
Lot size: 2,613
Wall Structure: Wood
Temperature: 80
Weather Conditions: Sunny

7.2. Exterior Checkpoints

Checkpoints	Rating *	Repair/Cost Estimate	Comments
Balconies	NA		
Carports	NA		
Debris	M		
Decks	NA		
Driveway	NA		
Eaves	M		
Entry Locks	M		
Exterior Doors	M		
Fencing/Gates	M		
Garage Door	NA		
Garage Door Opener	NA		
Landscape	M		
Lawn Care	M		
Leaf Removal	NA		
Patio	NA		
Pool/Spa	NA		
Porches	M		
Railings	M		
Retaining Walls	NA		
Sheds/Outbuildings	NA		
Sidewalks	M		
Siding Conditions	M		Some holes in back, paint residue
Snow Removal	NA		
Steps	M		
Storm/Screen Doors	M		
Storm/Screen Windows	M		
Windows	M		

* Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

7.3. Exterior Comments

8 ROOFING

This portion of the inspection covers general exterior roofing component checkpoints of the subject property such as roof coverings (shingles, flashing, skylights, chimneys, etc.), structural elements of the roof (trusses, rafters, ceiling joists, etc.), roof drainage systems, etc.

8.1. General Roof Information

Attic Type: --

Gutter Type: Aluminum

Method to Observe Attic: --

Method Used to Observe Roof: Ground

Number of Layers: 1

Roof Type: Flat

Roofing Material: Rubber

8.2. Roof Checkpoints

Checkpoints	Rating *	Repair/Cost Estimate	Comments
Shingle Condition	NV		
Flashing/Joints	NV		
Soffits/Fascias	M		
Skylights	NA		
Vent Pipes	NV		
Chimney	NV		
Gutters	M		Missing a section
Downspouts	M		
Attic Ventilation	NV		
Attic Water	NV		
Attic Insulations	NV		
Structural Condition	NV		
Sheathing Condition	NV		
Truss	NV		
Roof Exhaust Fan(s)	NA		

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8.3. Roofing Comments

9 PLUMBING

This portion of the inspection covers general plumbing checkpoints of the subject property such as interior water supply and distribution system, interior waste drains and vent system, hot water system, fuel storage and distribution system, and sump pump.

9.1. General Plumbing Information

Waste Disposal: Municipal

Waste Piping: PVC Cast Iron --

Water Heater Capacity:

Water Heater Manufacturer: GE

Water Heater Model Number:

Water Piping: Copper

Water Supply: Municipal

9.2. Plumbing Checkpoints

Checkpoints	Rating *	Repair/Cost Estimate	Comments
Bar Sink	NA		
Bath Fixtures	M		Missing tiles in shower
Connections	M		
Hot Tub/Spa	NA		
Interior Vent	NV		
Kitchen Sink	M		
Laundry Tub	NV		
Main Shut off	M		
Pressure Relief Valve	NV		
Pressure Tank	NV		
Septic Location/Condition	NA		
Septic System	NA		
Sewer Drainage	NV		
Shower Pan	NV		
Sprinkler System	NA		
Storage Tanks	NA		
Vent System	NV		
Water Filter	M		
Water Heaters	M		
Water Meter	M		
Water Softener	NA		
Water Supply	NV		
Well	NA		
Well Location	NA		
Well Pump/Sump Pump	M		Sump pump

* Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

9.3. Plumbing System Comments

10 ELECTRICAL

This portion of the inspection covers general plumbing checkpoints of the subject property such as service entrance conductors, service equipment, main distribution panels, voltage ratings, a representative number of installed ceiling fans, lighting fixtures, switches and receptacles, ground fault circuit interrupters, smoke detectors, ect.

10.1. General Electrical Information

Additional Space Available: NO
Box Location: Basement
Capacity: 50 Amp
Conductor Type: Aluminum
General Wiring: Modern
Number of Disconnects: 1
Panel Manufacturer: General Switch Company
Panel Type: Fuses
Wiring: Aluminum

10.2. Electrical Checkpoints

Checkpoints	Rating *	Repair/Cost Estimate	Comments
Appliance Wiring	S		
Bath GFCI	NA		
Breaker Condition	M		
Exterior GFCI	NV		
Exterior Wiring	NV		
Ground Bonding	NV		
HVAC Wiring	M		
Interior Wiring	M		
Kitchen GFCI	NV		
Lighting Fixtures	M		
Panel Box	M		
Receptacle Location	S		
Service Attach	S		
Service Meter	M		
Sub Panel Box	NV		

* Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

10.3. Electrical System Comments

11 HVAC (Heating Ventilation, Air Conditioning)

This portion of the inspection covers general HVAC checkpoints of the subject property such as permanently installed heating system and its controls, chimneys, heat distribution system, including fans, pumps, and ducts, and automatic safety controls.

Normal operating control of the central air conditioning system and the distribution system, etc. Insulation vapor barriers, ventilation of attic and foundation, kitchen, bathroom and laundry venting systems, and the operation of any readily accessible attic ventilation fan when temperature permits ect.

11.1. General HVAC Information

Inside Unit Brand: HydroTherm , New Yorker

Inside Unit Model Number:

Inside Unit Type: Gas, forced hot water

Outside Unit Brand:

Outside Unit Model Number:

Outside Unit Type:

11.2. HVAC Checkpoints

Checkpoints	Rating *	Repair/Cost Estimate	Comments
Air Conditioning	NA		
Boiler	M		
Coil	NV		
Coil Fins	NV		
Condensation Pipe	NV		
Controls	NV		
Draft Device	NV		
Duct Work	NA		
Electric Heat	NA		
Evaporator	NV		
Fans	NV		
Filters	NV		
Fireplace	NA		
Flu Pipes	NV		
Furnace	NA		
Gas Lines	M		
Heat Exchanger	NV		
Heat Pump	NV		
Inside Fan Motor	NV		
Oil Tank	NA		
Oil Tank Vent	NA		
Refrigerant Line	NA		
Supply Returns	NV		
Temperature Drop Test	NV		
Thermostat	S		
Vapor Barrier	NV		
Ventilation	S		

* Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

11.3. HVAC Comments

12 INTERIOR

The interior portion of the inspection covers checkpoints involving the interior walls, ceilings, floors, steps, cabinets, doors, and windows.

12.1. General Interior Information

There are no general information points in this section.

12.2. Interior Checkpoints

Checkpoints	Rating *	Repair/Cost Estimate	Comments
Cabinets	M		
Ceilings	M		Missing tiles in foyer
Closets	S		
Countertops	M		
Debris	M		4 Yards
Detectors	M		
Door Hardware	M		
Doors	M		Broken door on 3rd floor, missing handle
Dryer Vent	NV		
Floors	M		Carpets stained
Mold	NV		
Railings	M		
Stairwells	M		
Steps	NA		
Walls	M		Small hole in 2nd floor bath
Windows	M		

* Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

12.3. Interior Comments

13 APPLIANCES

The kitchen appliance portion of the inspection covers checkpoints involving the observation and operation of the refrigerator, dishwasher, range, trash compactor, garbage disposal, ventilation equipment, microwave and any other permanently installed appliances.

13.1. General Appliance Information

There are no general information points in this section.

13.2. Appliance Checkpoints

Checkpoints	Rating *	Repair/Cost Estimate	Comments/Operating Condition
Dishwasher	NA		
Disposal	NA		
Dryer	NA		
Microwave	NA		
Oven	M		all 3 units
Range Hood	M		Unit 1 only
Range/Stove	M		all 3 units
Refrigerator	MG		Missing in units 1 & 2
Washer	NA		
Other	NA		

* Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

13.3. Appliance Comments

14 HOA INFORMATION NO

15 CODE VIOLATIONS NO

16 PENDING LITIGATION NO

17 DEMO ORDERS NO

18 MOLD DISCLOSURE NO
5.3.8.5

19 ENVIRONMENTAL ISSUES NO

19.1. Environmental Compliance Record, Attachment 18 in Handbook 4310.5



