

**SIMPLY**



**ADDITIONS**

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*This is an inspection report and a cost estimate to rebuild the rear structure located at XXXXXXXXXX, Plainville CT 06062*

### **Inspection Report:**

The rear structure to the property listed above is currently being used as a mechanical (utility) and Laundry Room. Proceeding forward in this inspection report the rear structure will be labeled as: UTILITY ROOM. The utility room is in serious violation of several major building codes. The structure is sitting on cinderblocks placed on the ground under the structure. State building code requires that any structure connected to a house will be set on a concrete foundation, pier, or footing at least 42" below grade.



Because the utility room is not sitting on any type of code required foundation it is sinking into the ground. There is mechanical equipment including a furnace and water heater in the utility room. As the structure begins to pull away from the main house it is possible that mechanical fuel lines can be severed and create a fuel leak potentially leading to a fire.



The utility room's framing is not acceptable by Code, there appears to be no structural beam under the utility room, the framing members are inadequate to support the live load in the utility room. There is also major water damage to the floor framing. The floor framing appears to be constructed of typical Douglas fir framing material which is not rated for outdoor/ high moisture areas. By code, the floor framing system should be framed using pressure treated lumber.



Upon inspecting the interior wall cavities evidence of mold and rot can be seen. There are also major electrical violations within the utility room. Upon investigating the wall cavities a hidden electrical outlet had been uncovered, this electrical outlet is buried in a wall cavity. The outlet appears to be connected to the main breaker panel. The area where the electrical outlet is buried is the same area where there is strong evidence major water intrusion. A live outlet buried in a wall where there is water leakage poses a serious fire hazard.



It is our opinion that this project was built without a permit from the building department from the town of Plainville CT, there is no way possible that a building inspector would have approved the construction, methods used, and materials used for the utility room. This utility room poses several health and fire hazards and should be torn down and rebuilt.

*Darius Kania*

Co-founder, chief estimator  
Simply Additions



Recommended repairs and price estimate:

- Remove all utility equipment including furnace, laundry, water heater, and ductwork; disconnect all electrical, plumbing and fuel lines.
- Demolish entire structure.
- Pour new foundation (to be same size as existing structure).
- Install new insulation, sheetrock and carpet flooring.
- Re-build the structure and reinstall all utility equipment.
- Roofing and siding to match existing
- Demolition included
- Dumpster included
- 10 year warranty included
- Permit fee included
- Plans included

Cost to rebuild: \$25,330.00