WACHUSETT HOME INSPECTION, LLC
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RESIDENTIAL REPORT

1234 Main St.
Leominster Ma 01453

Buyer Name
10/02/2018 9:00AM

Inspector
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License # 821
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Agent
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This confidential home inspection report is for the exclusive use of the client and may not be transferred, assigned, sold, or relied upon by any third party. The results of the inspection and information contained in this report are based on observations of visible and accessible areas on the date of inspection. This report is not a guarantee or warranty against future defects in an inspected property.

SUMMARY

- 8.5.2 Interiors - Doors: Improper installation
- 8.6.1 Interiors - Windows: Wood windows
- 9.1.1 Built-in Appliances - Dishwasher: Dishwasher not properly installed
- 9.1.2 Built-in Appliances - Dishwasher: Dishwasher drain improperly installed
- 10.1.1 Insulation and Ventilation - Attic Insulation: Air bypasses
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- 12.3.1 Attached Garage - Visible Framing: Apparent moisture damage
- 12.6.1 Attached Garage - Miscellaneous: Vents

1: INSPECTION DETAILS

Information

Approximate Year Built
1948

In Attendance
Client, Listing Agent, Inspector (Mark Fratoni Lic. #821)

Occupancy
Furnished, Occupied

Style
Cape

Temperature (approximate)
70 Fahrenheit (F)

Type of Building
Detached, Single Family

Weather Conditions
Cloudy

Start Time:
3:15pm

Stop Time:
5:30pm

2: EXTERIOR

		IN	NI	NP	AOC
2.1	Siding, Flashing & Trim	X			X
2.2	Exterior Doors	X			
2.3	Decks, Balconies, Porches & Steps	X			X
2.4	Vegetation, Grading, Drainage & Retaining Walls	X			X
2.5	Walkways, Patios & Driveways	X			
2.6	Window Wells and Areaways	X			X
2.7	Breezeway	X			X

IN = Inspected NI = Not Inspected NP = Not Present AOC = Area of Concern

Information

Siding, Flashing & Trim: Siding Material
Wood Shingles/Shakes

Siding, Flashing & Trim: Trim Material
Wood

Decks, Balconies, Porches & Steps: Structures
Concrete/Masonry steps

Walkways, Patios & Driveways: Driveway Material
Asphalt

Limitations

Siding, Flashing & Trim

FLASHINGS NOT VISIBLE

Understand that many flashings are hidden/covered by other materials and in many cases the inspector cannot confirm the presence or condition of flashings. Exposed flashings in readily accessible areas are typically what the inspector is commenting on.

Areas of concern

2.1.1 Siding, Flashing & Trim

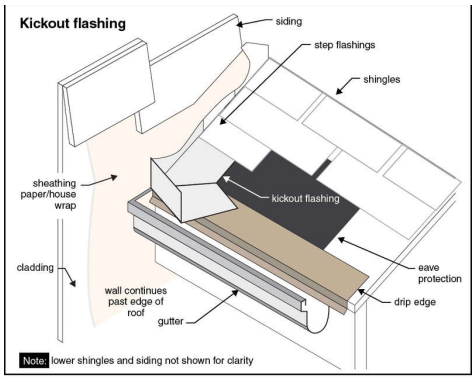
FLASHING - NO KICK-OUT FLASHING VISIBLE

BREEZEWAY

Kick-out flashings divert water from entering behind the siding where roofs terminate at sidewalls (see attached infographic for a visual description/example). A lack of flashing where a roof terminates into a sidewall can lead to moisture intrusion and damage to the wall cavity, which often goes unnoticed for quite some time.

Recommendation

Contact a qualified professional.



2.1.2 Siding, Flashing & Trim

SIDING - IMPROPER GROUND CLEARANCE

GARAGE

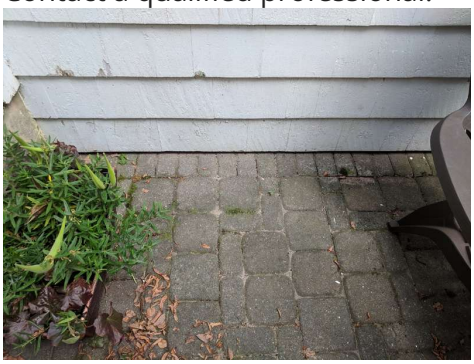
Siding installed near (or in contact) with the ground can lead to moisture intrusion behind the siding material, and subsequent damage to the wall/structure. In many cases the siding material is more rot resistant than the material it is protecting, so damage may go unnoticed. This is particularly true with vinyl siding, which does not rot (but the material behind it can).

This configuration is also conducive to hidden attacks from wood destroying insects, such as carpenter ants and termites.

Recommend consulting with a qualified professional to determine the most sensible approach to correcting this configuration, or reducing the potential for damage to the structure.

Recommendation

Contact a qualified professional.



2.1.3 Siding, Flashing & Trim

SIDING - ROOF - LACK OF CLEARANCE

BREEZEWAY

The observed configuration (siding in contact with roof material, or very close to it) can lead to premature siding failure in these areas, and should be corrected.

Recommendation

Contact a qualified professional.


2.1.4 Siding, Flashing & Trim

SIDING - MINOR DAMAGE

Minor damage noted adjacent to bulkhead, and at rear corner. Repair as needed.

Recommendation

Contact a qualified professional.

2.1.5 Siding, Flashing & Trim

WINDOW SILLS

Overall the windows sills were in good condition at the time of inspection, with the exception of one sill on the left side of the garage, and basement window sills in contact with the ground.

Recommendation

Contact a qualified professional.


2.1.6 Siding, Flashing & Trim

TRIM

The rear fascia board had peeling paint, and appeared to have some wood rot. Repair as needed.

Recommendation

Contact a qualified professional.

2.3.1 Decks, Balconies, Porches & Steps

WOOD STEP

The wood step leading from the garage into the breezeway was not properly secured and is a trip hazard, and should be repaired.

Recommendation

Contact a qualified professional.

2.4.1 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and should be corrected.

Recommendation

Contact a qualified professional.

2.4.2 Vegetation, Grading, Drainage & Retaining Walls

VEGETATION TOUCHING HOME

Trees and vegetation should not be in contact with the home, and ideally not in close enough proximity to hold moisture against the building materials.

Recommendation

Contact a qualified professional.

2.6.1 Window Wells and Areaways

BULKHEAD

The bulkhead was not properly flashed to shed water from the siding material down and away. Active moisture intrusion was observed at the inside of the bulkhead in this area.

Wood rot and active moisture was also noted at the base of the wood entry door frame.

Recommendation

Contact a qualified professional.

Wood rot

2.7.1 Breezeway

WALLS

Significant wood rot was noted at the base of the walls in the breezeway, front and back. A qualified Carpenter should determine the scope of repair required.

Recommendation

Contact a qualified professional.

3: ROOFING

		IN	NI	NP	AOC
3.1	Coverings	X			X
3.2	Roof Drainage Systems	X			X
3.3	Flashings	X			X
3.4	Skylights, Chimneys & Roof Penetrations	X			X
3.5	Active Leaks	X			X

IN = Inspected NI = Not Inspected NP = Not Present AOC = Area of Concern

Information

Inspection Method
Ground, Ladder at Eave (single location)

Roof Type/Style
Gable, With Dormers, Combination

Coverings: Material
Asphalt Composition Shingles

Roof Drainage Systems: Gutter Material
Aluminum, Partial

Skylights, Chimneys & Roof Penetrations: Chimney Materials
Masonry

Limitations

Roof Drainage Systems

FUNCTION NOT VERIFIED

Due to dry (or frozen) conditions at the time of inspection, function of the gutters could not be observed. Observations made were purely visual in nature.

Flashings

FLASHINGS NOT VISIBLE

Understand that many flashings are hidden/covered by other materials and in many cases the inspector cannot confirm the presence or condition of flashings. Exposed flashings in readily accessible areas are typically what the inspector is commenting on.

Skylights, Chimneys & Roof Penetrations

CHIMNEY INTERIOR

Understand that home inspectors cannot see inside of chimneys to effectively evaluate the presence or condition of flue liners, or verify the absence of obstructions. Further evaluation by a qualified chimney sweep is recommended prior to the use of any chimney/flue.

Active Leaks

FINISHED ATTIC

The majority of the attic space was finished and the underside of the roof was not accessible.

Areas of concern

3.1.1 Coverings

END OF LIFE

The roof covering material has reached the end of its useful life, and will need to be replaced. When obtaining bids be sure the bid includes completely stripping the roof material and replacing all flashing materials.

Recommendation

Contact a qualified professional.






3.2.1 Roof Drainage Systems

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Recommendation

Contact a qualified professional.

3.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. The downspouts should be properly terminated to a point where water can flow away from the home.

Here is a helpful DIY link and video on draining water flow away from your house.

Recommendation

Contact a qualified professional.

3.4.1 Skylights, Chimneys & Roof Penetrations

CHIMNEY FLASHING

The chimney flashing should be rejuvenated when the roof is replaced.

Recommendation

Contact a qualified professional.

3.5.1 Active Leaks

ACTIVE LEAK

What appeared to be active moisture, likely due to a roof leak, was observed at the rear side of the house in the bathroom. Further investigation is recommended to determine the source of the leak and make necessary corrections. Understand that if this is a long-term leak concealed damage may exist.

Recommendation

Contact a qualified professional.

4: STRUCTURAL COMPONENTS

		IN	NI	NP	AOC
4.1	Foundation, Basement & Crawlspaces	X			X
4.2	Floor Structure	X			
4.3	Wall Structure	X			
4.4	Ceiling Structure	X			
4.5	Roof Structure & Attic	X			

IN = Inspected NI = Not Inspected NP = Not Present AOC = Area of Concern

Information

Foundation, Basement & Crawlspaces: Foundation Wall Material(s)
Concrete

Materials are noted in accessible areas.

Foundation, Basement & Crawlspaces: Basement/Crawlspace Floor
Concrete

Floor Structure: Material
Wood beams, Wood Sills, Wood Joists, Steel posts

Floor Structure: Sub-floor
Plank

Wall Structure: Material
Conventionally framed

Ceiling Structure: Material
Conventionally framed

Roof Structure & Attic: Material
Conventional framing, Planks

Roof Structure & Attic: Type
Gable

Acess
Partial Attic Access, Full Basement, Partially Finished Basement

The inspector did not access spaces that compromised personal safety, or the safety of the structure.

Limitations

General

LIMITED ACCESS

Stored personal property limited attic access in many areas.

General

FINISHED BASEMENT

Finished basement walls prevented access to Framing and Foundation walls in many areas.

Roof Structure & Attic

LIMITED ACCESS

Areas of concern

4.1.1 Foundation, Basement & Crawlspaces

MUSTY ODOR

A musty odor was noted in the basement space. Consider running a dehumidifier in this area, and see if the air quality improves. Also continue to look for sources of moisture after the seller removes their personal property and more areas are readily accessible.

Recommendation

Recommend monitoring.

5: PLUMBING

		IN	NI	NP	AOC
5.1	Fixtures / Faucets	X			X
5.2	Distribution Pipes	X			
5.3	Drain, Waste, & Vent Systems	X			
5.4	Water Heater	X			X
5.5	Vents, Flues, & Chimneys			X	
5.6	Sump Pumps / Sewage Ejectors	X			X
5.7	Fuel Storage & Distribution Systems	X			
5.8	Miscellaneous	X			X
5.9	Well System			X	

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Information

Filters
None

Main Fuel Shut-Off (Location)
Basement, At Oil Tank

Main Water Shut-Off Device (Location)
Basement

Material - Distribution
Copper, Pex

Material - Drain Pipes
Cast Iron, ABS (plastic)

Material - Water Main
Appeared to be copper

Water Source
Appeared to be public (metered)

Water Heater: Capacity
Unknown

Water Heater: Approximate Age
Unknown

Water Heater: Power/Fuel Source
Tankless coil in boiler

Water Heater: Location
Basement

Water Heater: Temperature Pressure Relief Valve Installed

Water Heater: Flue
n/a

Mixed Age Components and Standards

Some components and standards appeared to be original to the home, and some materials and/or standards were updated. More often than not, the materials are updated, but not the standards.

Limitations

Water Heater

TANKLESS WATER HEATER - CAPACITY UNKNOWN

Tankless water heaters produce continuous hot water; some better than others. A home inspector does not attempt to determine the flow rate or heating capacity of a tankless system.

Sump Pumps / Sewage Ejectors

SUMP PUMP OPERATION NOT VERIFIED

The sump pump(s) did not operate while the inspector was present, and Massachusetts home inspectors are prohibited from manually operating sump pumps.

Fuel Storage & Distribution Systems

OIL TANKS

Unfortunately the condition of oil tanks cannot be determined by a home inspector. Oil tanks tend to corrode from the inside-out. The tank may have very thin material remaining due to internal corrosion, but the inspector would not be able to see this. Recommend having the tank inspected by an oil company or other professional with the appropriate knowledge to do this.

Areas of concern

5.1.1 Fixtures / Faucets

KITCHEN SINK

Minor repairs needed on the drain side to prevent leakage.

Recommendation

Contact a qualified professional.

5.1.2 Fixtures / Faucets

NOTE

The basement laundry sink was not functional, and did not have an active drain hooked up.

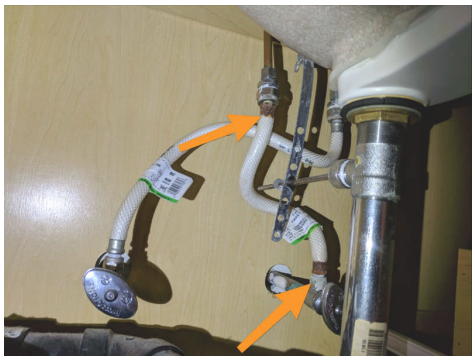
5.1.3 Fixtures / Faucets

CORROSION

Corrosion noted at Water Supply hoses beneath bathroom sink. Recommend replacing the hoses before they become a problem.

Recommendation

Contact a qualified professional.



5.1.4 Fixtures / Faucets

BATHROOM SINK FIXTURE

Although the bathroom sink fixture was functional, mechanically it was not correct.

Recommendation

Contact a qualified professional.

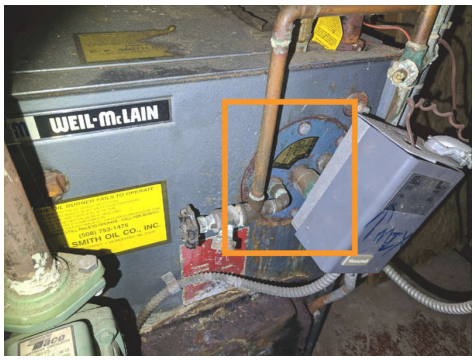
5.4.1 Water Heater

CORROSION AND WATER STAINING

Evidence of leakage observed at the tankless water heater.

Recommendation

Contact a qualified professional.



5.6.1 Sump Pumps / Sewage Ejectors

HAPHAZARD INSTALLATION

Recommendation

Contact a qualified professional.

5.8.1 Miscellaneous

SADDLE VALVE

The use of a saddle valve was noted. These are typically installed as a quick solution when a water line is needed at an appliance, such as a refrigerator. Saddle valves are not recommended as they are common leak points.

Recommendation

Contact a qualified professional.

6: ELECTRICAL

		IN	NI	NP	AOC
6.1	Service Entrance Conductors	X			
6.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			X
6.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			
6.4	Connected Devices and Fixtures	X			
6.5	Polarity and Grounding of Receptacles	X			
6.6	GFCI & AFCI	X			X
6.7	Miscellaneous	X			X

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Information

Branch Wire 15 and 20 AMP
Copper

Wiring Method
Romex, Armored Cable

Service Entrance Conductors: Electrical Service Conductors
Aluminum, 120 Volts, 240 Volts, Overhead

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity
200 AMP

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations
Basement

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type
Circuit Breaker

Mixed age system

Mixed age systems are common in older homes, and may require periodic updating.

Limitations

Polarity and Grounding of Receptacles

CHECKING RECEPTACLES

The inspector tests a representative sample of receptacles throughout the home with the goal of uncovering widespread issues. Every receptacle is not checked, particularly in furnished homes.

Areas of concern

6.2.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

PANEL - NOT ADEQUATELY LABELED

Electrical panel was not labeled clearly and/or not all circuits were labeled. Recommend a qualified electrician test and properly label all circuits.

Recommendation

Contact a qualified professional.

6.6.1 GFCI & AFCI

GFCI'S - RECOMMENDED SAFETY UPGRADE

As is common in older homes GFCI protection was not present in areas where modern safety standards dictate best practice. Recommend a qualified professional evaluate and update as needed.

Recommendation

Contact a qualified professional.

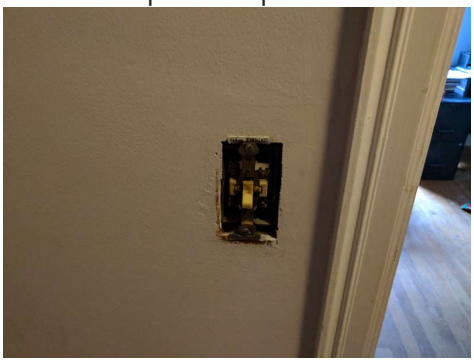
6.7.1 Miscellaneous

COVERS

All receptacles and switches should have proper covers installed for safety.

Recommendation

Contact a qualified professional.



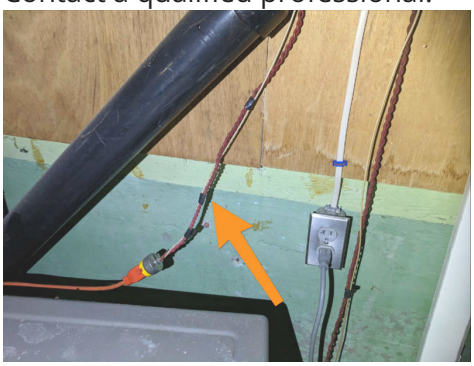
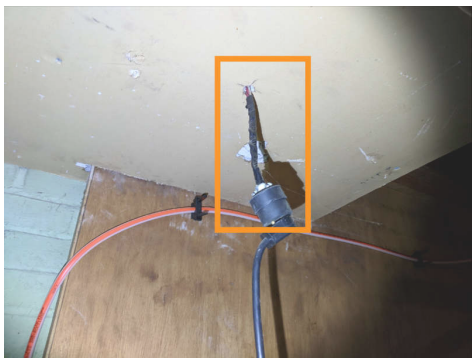

6.7.2 Miscellaneous

UNPROFESSIONAL ELECTRICAL WORK

Inspector noted unprofessional electrical work in two areas of the basement. At the rear near the laundry sink, and at the connection to the sump pump. A licensed electrician should clean up these, and any other unsafe configurations noted.

Recommendation

Contact a qualified professional.

7: HEATING

		IN	NI	NP	AOC
7.1	Heating Equipment	X			X
7.2	Distribution Systems	X			X
7.3	Vents, Flues & Chimneys	X			

IN = Inspected NI = Not Inspected NP = Not Present AOC = Area of Concern

Information

Heating Equipment: Brand
Weil-McLain

Heating Equipment: Energy Source
Oil

Heating Equipment: Heat Type
Boiler

Distribution Systems: Type of Heat Distribution
Forced water radiators

Heating Equipment: Age unknown
The inspector was not able to accurately determine the age of the heating system.

Areas of concern

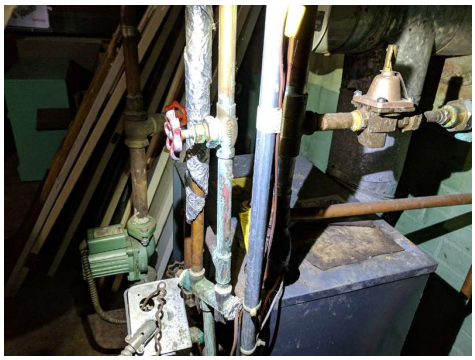
7.1.1 Heating Equipment

BOILER - FULLY DEPRECIATED

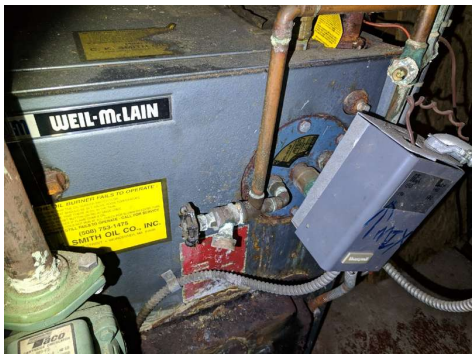
The boiler appeared to be quite old, and has likely exceeded its expected service life. Corrosion and leakage was noted at several fittings. Many leaks appeared to be long-term in nature (suggesting a general lack of maintenance) and have caused damage to adjacent materials. further investigation by a qualified professional is recommended to determine if repair is appropriate, or if replacement is the most efficient route.

Recommendation

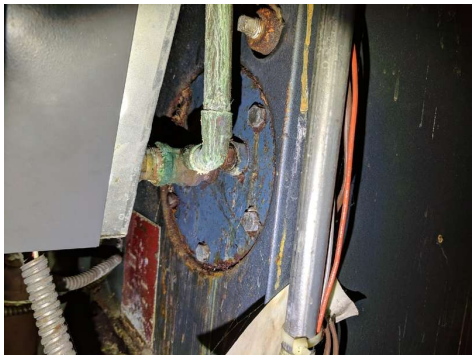
Contact a qualified professional.










7.2.1 Distribution Systems

LEAK

One of the tenants living in the house disclosed the presence of a leak at a second floor Radiator on the left side of home. Evidence of historic leakage was apparent, and a small vessel meant to catch water was observed in this location. Repair as needed.

Recommendation

Contact a qualified professional.


8: INTERIORS

		IN	NI	NP	AOC
8.1	Walls	X			
8.2	Ceilings	X			X
8.3	Floors	X			X
8.4	Steps, Stairways & Railings	X			X
8.5	Doors	X			X
8.6	Windows	X			X

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Information

Walls: **Wall Material**
Gypsum Board

Ceilings: **Ceiling Material**
Gypsum board/plaster

Floors: **Floor Coverings**
Hardwood, Vinyl, Tile

Windows: **Window Type**
Wood, Single Pane, Several vinyl replacement windows

Windows: **Window Manufacturer**
Several / mixed age

Cosmetic defects

A fair amount of "wear and tear" type defects were noted throughout the living space.

Areas of concern

8.2.1 Ceilings

MINOR CRACKING

Minor cracking noted.

Recommendation

Recommend monitoring.

8.3.1 Floors

MODERATE WEAR

Floors in the home exhibited moderate surface wear along major paths of travel.

Recommendation

Contact a qualified professional.

8.3.2 Floors

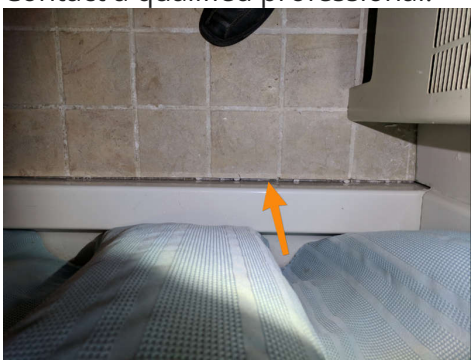
BATHROOM

The tile floor in the bathroom had apparent water damage adjacent to the shower, and cracked grout adjacent to the toilet. Understand that concealed damage may exist beneath this area.

A large gap was noted between the flooring and the shower stall, which should be properly caulked to seal out water.

Recommendation

Contact a qualified professional.



8.3.3 Floors

KITCHEN

The vinyl tile floor in the kitchen was fully depreciated, and will likely need to be replaced.

Recommendation

Contact a qualified professional.

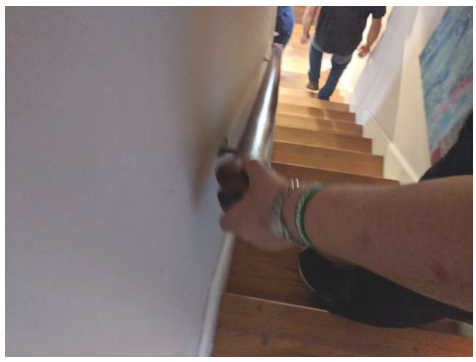
8.4.1 Steps, Stairways & Railings

LOOSE HANDRAIL

FIRST TO SECOND FLOOR

Recommendation

Contact a qualified professional.



8.5.1 Doors

SOME TRIMMING AND/OR ADJUSTING NEEDED

Several doors did not close properly and will require some level of adjustment.

Recommendation

Contact a qualified professional.

8.5.2 Doors

IMPROPER INSTALLATION

The second floor right bedroom door was installed upside down, and had no latching Hardware.

Recommendation

Contact a qualified professional.

8.6.1 Windows

WOOD WINDOWS

The original wood windows remaining in the home were in overall poor condition and in need of restoration work including glazing, scraping and painting, and replacing cracked panes. The majority of the windows in the home appeared to be original.

Recommendation

Contact a qualified professional.

9: BUILT-IN APPLIANCES

		IN	NI	NP	AOC
9.1	Dishwasher	X			X
9.2	Refrigerator	X			
9.3	Range/Oven/Cooktop	X			
9.4	Garbage Disposal			X	

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Information

Range/Oven/Cooktop:
Range/Oven Energy Source
Electric

Range/Oven/Cooktop: Exhaust Hood Type
None

Dishwasher: Inspector ran a rinse cycle

Inspector ran a rinse cycle, which is a relatively fast cycle, to verify the dishwasher filled and drained properly.

Refrigerator: Cool/cold

The interior of the fridge and freezer were cool/cold to the touch at the time of inspection.

Limitations

General

BUILT-IN APPLIANCES ARE CHECKED FOR BASIC FUNCTION ONLY. ESSENTIALLY WHETHER THEY TURN ON OR NOT. WASHERS AND DRYERS ARE NOT INSPECTED.

Areas of concern

9.1.1 Dishwasher

DISHWASHER NOT PROPERLY INSTALLED

The dishwasher should be properly connected to the underside of the countertop.

Recommendation

Contact a qualified professional.

9.1.2 Dishwasher

DISHWASHER DRAIN IMPROPERLY INSTALLED

A high loop should be incorporated into the dishwasher drain configuration.

Recommendation

Contact a qualified professional.

10: INSULATION AND VENTILATION

		IN	NI	NP	AOC
10.1	Attic Insulation	X			X
10.2	Ventilation	X			X
10.3	Exhaust Systems	X			

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Information

Dryer Power Source
240 electric

Attic Insulation: Insulation Type
Fiberglass Batts

Ventilation: Ventilation Type
Gable Vents

Exhaust Systems: Exhaust Fans
Bath fan

Exhaust Systems: Fans Exhausted To Exterior?
Yes

Dryer Lint

Be sure to clean the dryer and vent tubing prior to use, and annually thereafter. Dryer lint buildup causes many preventable fires each year.

Ventilation: Mass Save

Consider having a free energy audit performed by MassSave (if available in this area) to learn more about the current insulation and ventilation throughout the home (particularly in areas we can't see, such as inside walls).

Exhaust Systems: Dryer lint

Understand that dryer lint is a combustible material, and failure to properly clean dryers and ducts on a regular basis is a common cause of house fires.

Areas of concern

10.1.1 Attic Insulation

AIR BYPASSES

Several areas where conditioned air could easily escape to the attic were observed. Recommend that an insulation contractor perform air sealing as needed throughout the attic space. Consider having a free energy audit by Mass Save, as they may do this work at no cost.

Recommendation

Contact a qualified professional.

10.1.2 Attic Insulation

INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified attic insulation contractor evaluate.

Recommendation

Contact a qualified professional.

10.1.3 Attic Insulation

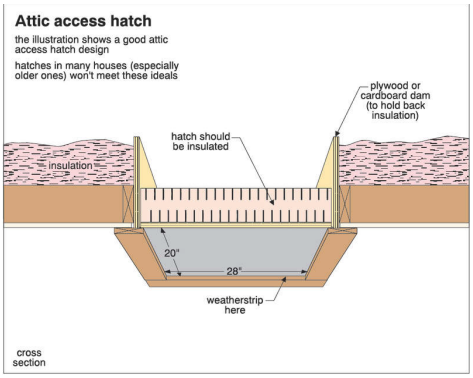
ATTIC ENTRANCE - INSUFFICIENT AIR SEALING

SEVERAL

The attic hatch and/or door should be insulated and air sealed.

Recommendation

Contact a qualified professional.



10.2.1 Ventilation

BLOCKED VENT

The gable end vent on the right side of the home was blocked off with plywood. Inspector did not observe an apparent reason for this, nor was an adverse effect noted, however in order for Gable end vents to work properly (cross ventilation) both need to be open.

Recommendation

Contact a qualified professional.

11: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	AOC
11.1	Fireplaces, Stoves & Inserts	X			X
11.2	Chimney & Vent Systems		X		

IN = Inspected NI = Not Inspected NP = Not Present AOC = Area of Concern

Information

Type
Woodstove

Fireplaces, Stoves & Inserts: Certificate of Compliance

It is recommended that you obtain a certificate of compliance (permit) from the local authority having jurisdiction over the installation of wood stoves and similar appliances (such as a pellet stove or gas heat stove) to ensure the installations meet modern safety standards. Do this before operating the appliances, and make corrections as needed for safe operation.

Limitations

Fireplaces, Stoves & Inserts

WOOD STOVES

Understand that inspectors have limited access to the interior components of wood stoves and flue pipes. A professional Chimney Sweep is always recommended prior to using a wood stove.

Home inspectors do not start fires in wood stoves.

Chimney & Vent Systems

NOT ACCESSIBLE

Chimney & Vent Systems

CHIMNEY SWEEP

Due to lack of access the inspector was able to see very little of the interior of the chimney. It is always recommended that you have a professional Chimney Sweep inspect, and clean if needed, before use and annually thereafter with regular use.

Areas of concern

11.1.1 Fireplaces, Stoves & Inserts

WOOD STOVE

The wood stove should not be used until further evaluation and repairs are completed. The inspector noted significant creosote buildup inside the wood stove. The flue pipe was not properly connected to the back of the wood stove. And the Hearth did not appear to be sufficient to provide proper clearance to combustibles.

Recommendation

Contact a qualified professional.

Open Gap at flue

12: ATTACHED GARAGE

		IN	NI	NP	AOC
12.1	Floor	X			
12.2	Overhead Doors	X			
12.3	Visible Framing	X			X
12.4	Windows			X	
12.5	Fire safety			X	
12.6	Miscellaneous	X			X

IN = Inspected NI = Not Inspected NP = Not Present AOC = Area of Concern

Information

Overhead Doors: Material
Wood, Wood Composite

Overhead Doors: Type
Sectional, Automatic

Overhead Doors: Safety device

The optical safety devices were functional at time of inspection. The pressure reverse system was not tested.

Limitations

Floor

STORED PERSONAL PROPERTY

Overhead Doors

PRESSURE REVERSE SYSTEM

Automatic garage door opener pressure reverse systems are not inspected. Unfortunately it is easy to damage a garage door by performing tests to this system.

Areas of concern

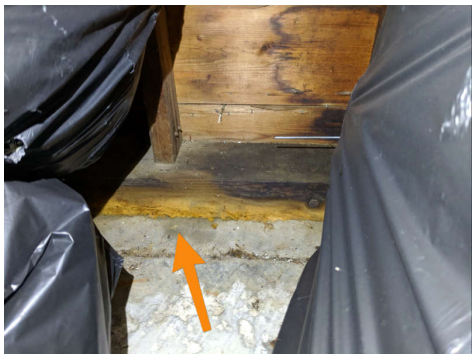
12.3.1 Visible Framing

APPARENT MOISTURE DAMAGE

What appeared to be minor damage was noted at the sill plates.

Recommendation

Contact a qualified professional.



12.6.1 Miscellaneous

VENTS

What appeared to be holes cut for ventilation were noted at the left side. These holes should be covered in some sort of screening material to prevent pest entry.

Similar events were cut into the soffit material on the main house, and most were covered properly with the exception of one.

Recommendation

Contact a qualified professional.

13: WOOD DESTROYING INSECTS

		IN	NI	NP	AOC
13.1	Carpenter Ants	X			
13.2	Termites	X			
13.3	Wood Destroying Beetles (re-infesting)	X			

IN = Inspected NI = Not Inspected NP = Not Present AOC = Area of Concern

Information

Carpenter Ants: **Carpenter Ants**

No visible evidence of carpenter ant damage or activity was observed in accessible areas.

Termites: **No Evidence**

No visible evidence of termite activity or damage was observed in accessible areas.

Wood Destroying Beetles (re-infesting): **No Evidence**

No visible evidence of damage caused by wood destroying beatles was found in accessible areas.

STANDARDS OF PRACTICE

Exterior
System: Exterior.

(a) The inspector shall Observe and Report On: 1. Wall cladding; 2. Trim; 3. Doors/Windows; 4. Garage Doors (if the garage is attached to the main dwelling); 5. Decks/Balconies/porches/stoops/landings/steps; 6. Railings/guardrails; 7. Areaways/window wells; 8. Flashings; and 9. Driveways, walkways, vegetation, grading, site drainage, and retaining walls with respect to their effect on the condition of the dwelling and their ability to provide safe egress.

(b) The inspector shall Identify: 1. Wall cladding materials; 2. deck component materials; and 3. porch component materials.

(c) 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 garage doors (if the garage is attached to the main dwelling), manually or by using permanently installed controls of any garage door operator. 3. Report whether or not any garage door operator will automatically reverse or stop when meeting resistance during closing.

(d) 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, irrigation systems; 3. Safety glazing; 4. Recreational facilities; 5. Any other dwelling units or addresses in multi unit buildings; 6. Outbuildings and detached garages; and 7. Underground utilities, pipes, buried wires, or conduits.

Roofing
System: Roofing.

(a) The inspector shall Observe and Report On: 1. Roof coverings; 2. Exposed roof drainage systems; 3. Flashings; 4. Skylights, chimneys; 5. Chimneys; and 6. Roof penetrations.

(b) The inspector shall Identify: 1. The type of roof covering materials; 2. The roof drainage system; and 3. The chimney materials.

(c) The inspector shall: 1. note the methods used to Observe the roofing; and 2. note any signs of previous and/or active leaks.

(d) Exclusions: The Inspector shall not be required to: 1. Walk on the roof unless in the opinion of the Home 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; and b. The interior of chimney flues.

Structural Components
System: Structure.

(a) The inspector shall Observe and Report On: 1. The foundation; 2. The floor structure; 3. The wall structure; 4. The ceiling structure; and 5. the roof structure.

(b) The inspector shall Identify: 1. The foundation materials; and 2. The Basement floor.

(c) The inspector shall: 1. 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; 2. Note the methods used to Observe under floor crawl spaces; 3. Note the methods used to Observe attics; and 4. 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.

(d) Exclusions: the inspector shall not be required to: 1. Collect engineering data such as the size, span, spacing, species, section modulus, slenderness ratio and/or modulus of elasticity of the structural members; or 2. Provide access to the items being inspected (Responsibility of Client/seller/seller's representative). 3. Enter the under floor crawl space. a. If it is not Readily Accessible; b. If access is obstructed and/or if entry could damage the property; c. If a dangerous or adverse situation is suspected and Reported by the Inspector; or d. Observe and Report On Wood destroying insects, rodents and/or vermin unless specifically contracted for in writing.

(e) Attic Space. 1. The inspector shall not be required to enter the attic space: a. If it is not Readily Accessible; b. If access is obstructed and/or if entry could damage the property; or c. If a dangerous or adverse situation is

suspected and Reported by the inspector. 2. Walk on the exposed and/or insulation covered framing members.

Plumbing
System: Plumbing.

(a) The inspector shall Observe and Report On: 1. The water supply and distribution system: a. Piping, including supports and insulation. b. Fixtures; c. Faucets. 2. The drain waste and vent system: a. Piping, including supports; and b. Traps; drain, waste, and vent piping; piping supports and pipe insulation. 3. Hot water systems including: a. Water heating equipment; b. Normal Operating Controls; c. The presence of Automatic Safety Controls; d. Flue piping.

(b) The Inspector shall Identify: 1. The type(s) of water distribution piping materials; 2. The type(s) of drain, waste, and vent piping; and 3. The type of water heating equipment, and the nameplate capacity of the water heating equipment (gallons and/or gallons per minute). 4. The location of the main shut off valve. 266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS 6.04: continued

(c) The inspector shall operate all plumbing fixtures where practical, including their faucets if Readily Accessible.

(d) Exclusions: The Inspector shall not be required to: 1. Test the operation of any valve except 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; or 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; 4. State the effectiveness of anti siphon devices; 5. Determine whether water supply and waste disposal systems are public or private 6. Observe, operate, or Report On: a. The exterior hose bibs; b. Fire suppression systems; c. irrigation systems; d. water quality; e. Wells and their related equipment; f. Foundation sub drainage systems; g. interior of flue linings; h. Underground utilities, pipes, buried wires, or conduits; and i. Water conditioning and filtration components and Systems. j. Operate any laundry equipment, including washing machines and dryers.

Electrical
System: Electrical.

(a) The inspector shall Observe and Report On: 1. the service entrance conductors; 2. the service equipment, including the main overcurrent device; 3. the grounding system device; 4. the service and distribution panels by removing the enclosure cover; 5. the branch circuit, overcurrent devices, and conductor capability; and 6. a representative number of interior and exterior receptacles.

(b) The inspector shall Identify: 1. The service as being overhead or underground; 2. The type of Interior Wiring; and 3. The ampacity of the main service disconnect;

(c) The inspector shall test: 1. The polarity and grounding of a representative number of receptacles; 2. The operation of all Readily Accessible ground fault circuit interrupters.

(d) 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. 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. 3. Insert any tool, probe, or testing device inside the panels. 4. Test or Operate any overcurrent device except ground fault circuit 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 sdverse 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; c. Low voltage systems, doorbells, thermostats, other; e. Telephone, security alarms, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; and f. Underground utilities, pipes, buried wires, or conduits. g. The Home Inspector shall not be required to test or operate Arc Fault Circuit Interrupters.

Heating
System: Heating.

(a) The inspector shall Observe and Report On: 1. Heating equipment; 2. Normal operating controls; 3. Automatic Safety Controls; 4. The exterior of the chimneys, flue piping and vents; 5. Heating distribution systems; 6. Insulation; 7. The presence of an installed heat source in each habitable room including kitchens and bathrooms; and 8. The presence of a fireplace(s) and the operation of their damper(s).

(b) The inspector shall identify: 1. The type of energy source; 2. The heating equipment; 3. The type of distribution system: a. Piping: and b. Duct work.

(c) The inspector shall note: 1. The absence of an installed heat source in habitable rooms including kitchens and

bathrooms; 2. The presence of exposed flues in the smoke chamber being utilized by other appliances; 3. The existence of abandoned oil tanks; and 4. Any observed evidence of underground fuel storage tanks.

(d) 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.

(e) Open Readily Accessible and operable access panels provided by the manufacturer or installer for routine homeowner maintenance.

(f) 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; 2. Collect engineering data on the size of the heating equipment and/or the size or length of the distribution systems; 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; 266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS 6.04: continued 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. Inspect fuel storage tanks and their related components; 8. Inspect humidifiers and electronic air filters; 9. Inspect the interior of flues with the exception of exposed flues serving other appliances as Observed in the smoke chamber of the fireplace; and 10. Inspect fireplace insert flue connections.

Interiors
System: General Interior Conditions.

(a) The inspector shall Observe and Report on: 1. walls; 2. ceilings; 3. floors; 4. steps, stairways, balconies; 5. hand and guard railings; 6. counter tops and a representative number of cabinets; 7. permanently installed cooking appliances, dishwashers, and garbage disposals; 8. a representative number of doors and windows; and 9. separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit. (c) The Inspector shall: 1. note signs of water penetration; and 2. operate a representative number of kitchen cabinets and drawers, doors and windows. (d) 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; and c. Non-permanently installed 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.

Insulation and Ventilation
System: Insulation and Ventilation.

(a) The inspector shall Observe and Report on: 1. exposed insulation in unfinished spaces; 2. ventilation of attics and inder floor crawl space areas; 3. bathroom venting systems; and 4. kitchen venting system.

(b) The inspector shall identify the existence and/or absence of bathroom ventilation other than a window(s).

(c) 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),amounts or adequacy of insulation and/or its material make up; 2. Concealed insulation and vapor retarders; or 3. The adequacy, uniformity and capacity of the in place system(s) to ventilate the various areas of the dwelling.

Fireplaces and Fuel-Burning Appliances
12.1 The inspector shall: A. inspect: 1. fuel-burning fireplaces, stoves, and fireplace inserts. 2. fuel-burning accessories installed in fireplaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning fireplaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.

Wood Destroying Insects
Inspecting for wood destroying insects is performed as a courtesy at the discretion of the inspector.