SANDERSSYSTEMS LLC
508 863 7164
alan@sanderssystems.net
http://www.sanderssystems.net

YOUR INSPECTION REPORT

1234 Main St.
Buzzards Bay MA 02532

Buyer Name
02/26/2019 9:00AM

Inspector
Alan Sanders
Massachusetts Licence #785; InterNachi and ASHI Certified Inspector
508-863-7164
alan@sanderssystems.net

Agent
Agent Name
555-555-5555
agent@spectora.com

Table of Contents

INTRODUCTION: The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards. The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions. The Commonwealth of Massachusetts Standards of Practice attached to this report provides information regarding home inspections, including various limitations and exclusions.

PROFESSIONAL OPINION: This report is a professional opinion but not a guarantee or warranty. The inspection is intended to add to your knowledge of the building and help you understand the risks of owning it. The inspection is not intended to and cannot eliminate all the risks of purchase. We help you assess these risks; we do not assume them for you. Warranty programs for appliance and mechanical failure and building owners insurance for unforeseen disasters are the traditional avenues available to manage the risk of property ownership.

GENERAL OVERVIEW: The inspection is complete and thorough, but it is a general overview, not technically exhaustive. Specialists in each field could provide more detailed analysis of the building systems, but at considerably more cost. This visual and limited operational inspection provides the broadest overview of the property at less cost.

DEFICIENCIES AT TIME OF INSPECTION: This report is limited to deficiencies present at the time of the inspection. Roofs, mechanical equipment, plumbing and electrical systems often fail without warning. New deficiencies can develop in buildings vacant between the inspection and closing. The pre-closing walk through is your final opportunity to confirm that all systems in the building remain operable; that no new problems have developed; and that any requested repairs have been completed to your satisfaction. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

BUILDING CODES: I do not inspect for code compliance of any type. Compliance consists of multiple jurisdictions with overlapping authority and varying levels of enforcement. Generally municipalities and towns allow the older standards under a "grandfather" provision. While I have general knowledge about building standards and can answer many related questions, this report does not attempt to list all possible building standard infractions. Any references to code contained herein is to indicate generally accepted best practices.

HOUSE ORIENTATION: Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the

house. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

PHOTOS and VIDEOS: Your report includes many photographs and videos. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you typically would not see. Not all problem areas or conditions will be supported with photos or videos. Photos and videos are taken at a high resolution, but the reporting software does compress for optimal viewing

REPORT BASICS: The report includes **Informational** data on various components of the home, **Limitations** that affected the ability to inspect certain items/areas, and **Recommendations** for items that require immediate or future attention.

Recommendations are organized into three categories by level of severity:

1) Maintenance Recommendations - These recommendations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or seller-repair item. A Summary Report can be created should you choose to view a report without these minor items.

2) Recommendations - Most items typically fall into this category. These recommendations may require a qualified contractor to evaluate further and repair or replace, but the cost is somewhat reasonable. These recommendations may also include maintenance items that if left unattended will result in

3) Defects - This category is composed of immediate safety concerns and/or items that could represent a significant expense to repair/replace.

THIRD PARTIES: The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein . The report is copyrighted and may not be used in whole or in part without our express written permission.

SUMMARY

11 MAINTENANCE ITEM

28 RECOMMENDATION

3 DEFECT

- 11.6.1 Heating - Hot Water Boiler - Pipe Insulation: Insulate piping
- 12.1.1 Fireplaces and Stoves - Fireplaces: Firebox mortar
- 12.1.2 Fireplaces and Stoves - Fireplaces: Soot accumulation
- 12.1.3 Fireplaces and Stoves - Fireplaces: Clean out full
- 13.2.1 Interior - Ceilings: Cosmetic cracking
- 13.4.1 Interior - Floors: Not level - Shrinkage of lumber
- 13.5.1 Interior - Steps, Stairways, Balconies and Railings: Stairways - Open on one side
- 13.5.2 Interior - Steps, Stairways, Balconies and Railings: Steps - Open risers
- 14.5.1 Bathroom - 1st Floor - Ventilation: Not installed
- 15.4.1 Bathroom - 2nd Floor - Bathtub/Shower combination: Slow drain
- 15.4.2 Bathroom - 2nd Floor - Bathtub/Shower combination: Shower valve
- 15.5.1 Bathroom - 2nd Floor - Ventilation: Not installed
- 18.2.1 Kitchen/Built-in Appliances - Cabinets and Countertops: Cabinet - Water damage
- 18.5.1 Kitchen/Built-in Appliances - Ventilation: None installed

1: GENERAL INFORMATION

Information

In Attendance
Client and both Agents

Type of Dwelling
Single Family

Style of Dwelling
Cape

Approximate Age of Dwelling (Years)
Approximately 31 years old

Dwelling is reported as being built in 1988

Home Status
Occupied

Temperature at Inspection
Cold

Weather Conditions at Inspection
Snowing - light

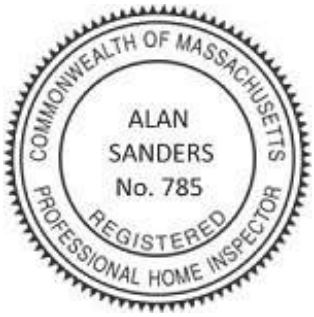
Recent Precipitation
Yes snow

Ground/Soil Surface Condition
Snow Cover

Standards of Practice in Force:
Massachusetts

Your home inspection will be performed to Massachusetts State Standards 266 CMR, including all exclusions and limitations. A copy of these standards is provided for you as an attachment to this report. It is important that you read and understand the content of these standards. All requirements and exclusions are contained in **Section 6.04: Scope of the Home Inspection.**

Note that the Massachusetts Standards meet or surpass those published and promoted by notable trade organizations such as ASHI and InterNACHI



Home Inspector #785

Home Faces
North

FOR YOUR INFORMATION: East-facing rooms get morning light, South-facing rooms get light most of the day and West-facing rooms get light in the afternoon. Moss growth is especially common on the North side of homes, as this surface receives the smallest amount of sunlight during the day. The South facing side will generally suffer the earliest degradation of the installed siding and trim due to the exposure to the harsh sun.

2: ROOFING

		FN	NP	NI	O
2.1	Main Roof Covering			X	
2.2	Roof Penetrations			X	
2.3	Exposed Roof Flashings			X	
2.4	Chimneys				X
2.5	Roof Drainage Systems			X	

FN = Functional NP = Not Present NI = Not Inspected O = Observation

Information

Main Roof Covering: Roof Covering
Architectural asphalt shingles

Main Roof Covering: Viewed roof covering from
Ground, 2nd Floor Window

Main Roof Covering: Approximate Age of Roof
From 5-10 years old

Roof Penetrations: Penetrations
Chimney, Plumbing Vent(s), Ridge Vent, Satellite Dish

Roof Penetrations: Skylights
There were no skylights observed

Roof Drainage Systems: Roof Drainage System
Metal Gutters and Downspouts

Main Roof Covering: Method used to Determine Age of Roof
Visual examination

The age of the roof is only an approximation. If any doubt, I recommend you consult a licensed professional roofer.

Main Roof Covering: Visible Leaks
None

There were no external signs or indications observed of roof leaks or leak sources. See possible further analysis in Attic section.

Main Roof Covering: Two or more layers

For your information: The roof appears to have 2 (or more) layers of roof shingles. This is a common but practice but is against manufacturers recommended installation instructions.

Recommend removing all layers of roof shingles before next resurfacing.

Recommend reflashing all roof penetrations when resurfacing roof.

Main Roof Covering: 25-30 year shingles

Average life expectancy of this type laminated architectural asphalt shingle is 25 to 30 years.

Chimneys: Chimney views

General views of the chimney for information

Roof Drainage Systems: Underground discharge

Downspouts discharge into an underground drainage system. Was unable to determine if underground drainage system was functional. Recommend running a garden hose into downspouts for approximately two hours to ensure that underground drainage system can handle the water flow. If it cannot, the underground drainage system should be corrected or changed. Water flow should be directed away from the foundation.

Limitations

Roof Obstructions

SNOW - ROOF/FLASHINGS FULL

Roof surface and flashings were covered with snow at time of inspection. Was unable to determine the age or condition of the roof surface and flashings. Recommend inspection by licensed roofer before closing.

Observations

2.1.1 Main Roof Covering

Recommendation

PONDING ON SURFACE

Ponding (pools of standing water) was found at one or more locations on the flat or low-slope roof surface. Even on a flat roof, water should be removed by a drainage system so that any remaining water evaporates within 48 hours after it rains. Prolonged standing water can result in roof leaks. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair as necessary to prevent ponding.

Recommendation

Contact a qualified roofing professional.

2.4.1 Chimneys

Recommendation

POINTING REQUIRED

Some portions of the chimney have missing mortar or deteriorated mortar joints. Recommend having a licensed mason point chimney.

Recommendation

Contact a qualified masonry professional.

2.4.2 Chimneys

Maintenance Item

SHOULDER SEALING

Recommend application of a clear, silicone based sealer to brick chimney shoulder to help prevent water penetration.

Recommendation

Contact a handyman or DIY project

2.4.3 Chimneys

SPALLED BRICKS

Recommendation

Observed some spalled bricks in chimney. This can be an indication of moistur absorption and/or intrusion. Recommend replace all damaged bricks.

Recommendation

Contact a qualified chimney contractor.

2.4.4 Chimneys

EFFLORESCENCE

Recommendation

Efflorescence was visible on the lower exterior of the chimney. While not definitive, it can be an indicator of past moisture intrusion into the chimney body. It is recommended you have the chimney inspected before closing by a chimney sweep (as advised elsewhere in this report)

Recommendation

Contact a qualified chimney sweep.

3: GROUNDS

		FN	NP	NI	O
3.1	Grading, Drainage and Other features				X
3.2	Vegetation				X
3.3	Driveways and Walkways			X	
3.4	Other Structures			X	

FN = Functional NP = Not Present NI = Not Inspected O = Observation

Information

Driveways and Walkways: Dwelling Parking/Egress
Dedicated Driveway

Driveways and Walkways: Driveway Surface
Asphalt

Driveways and Walkways: Walkway Type
Not defined

Other Structures: Other Structures
Garden Shed

Grading, Drainage and Other features: **Grading and Drainage**

Generally Negative grading

Vegetation: **Vegetation**

Trees within 10 feet of house

Dwelling health and safety can be impacted by crowding vegetation, trees and vines.

Limitations

Grounds Obstructions

SNOW - GRADING

Snow cover prevented observing the pitch of grade. See Additional Comments regarding grading.

Grounds Obstructions

SNOW - WALKWAYS

Walkway was covered with snow and ice at time of inspection. Was unable to determine its condition.

Grounds Obstructions

SNOW - DRIVEWAY

Driveway was covered with snow at time of inspection. Was unable to determine its condition.

Other Structures

GARDEN SHED - LIMITATION

The garden shed was not inspected and is excluded from this report.

Observations

3.1.1 Grading, Drainage and Other features

Recommendation

GRADING - GENERAL NEGATIVE PITCH

EXTERIOR

Grade in some areas around the dwelling is pitched towards the foundation. This creates a ponding effect around the foundation and may allow water penetration into the basement. Improper grading is conducive to wood destroying insect infestation. Recommend correcting grades to pitch away from the foundation in all cases. As a guide, the ground should fall off 6 within the first 10 out from the foundation.

Recommendation

Contact a qualified landscaping contractor

3.2.1 Vegetation

Recommendation

ROOTS/TREES WITHIN 10 FEET

Roots from any tree located near the house may cause foundation damage as the tree grows and the root system expands. If signs of damage appear (such as cracks) the tree may need to be removed. The potential for damage from tree roots varies with tree species. Suggest removal of all trees within 10 feet of house.

Recommendation

Contact a qualified tree service company.

4: EXTERIOR

		FN	NP	NI	O
4.1	General Exterior	X			
4.2	Exposed Foundation	X			
4.3	Exterior Fixtures and Receptacles	X			
4.4	Foundation/Siding Penetrations	X			
4.5	Siding				X
4.6	Exterior Trim				X
4.7	Exterior Doors	X			
4.8	Windows	X			
4.9	Landings/Entranceways	X			
4.10	Basement Windows and Window wells	X			
4.11	Basement Entry	X			
4.12	Decks	X			
4.13	Porches		X		

FN = Functional NP = Not Present NI = Not Inspected O = Observation

Information

General Exterior: **House Number Visible From Street**
Yes

Exposed Foundation: **Exposed Foundation**
Concrete

Siding: **Wall Cladding Material**
Wood Shingles (Painted)

Exterior Doors: **Exterior Entry Doors**
Insulated, Metal, Insulated glass

Windows: **Exterior Windows**
Vinyl/Aluminum, Wood

Basement Windows and Window wells: **Basement Windows**
Wood

Basement Entry: **Exterior Basement Entry**
Metal Bulkhead

Decks: **Deck Structural Componenets**
Preservative treated wood

Decks: **Deck Surfaces**
Not Determined

General Exterior: General Views

Exterior

Exterior views are provided for information

General Exterior: Water penetration information

The penetration of water through to sheathing can be a sizeable issue with a modern dwelling. Traditionally older dwellings had simpler rooflines which overhung the siding affording it protection from water intrusion. These dwellings were not built to today's tight construction techniques, and 'leaked' air and heat. If any moisture did find it's way into wall cavities, it was readily evaporated away. Today however with a modern tightly wrapped and heavily insulated dwelling, any moisture intrusion remains trapped, often resulting in hidden damage, rot, mold and mildew. A home inspection is a visual only inspection of the exterior surfaces. It is not unusual for such damage to remain hidden until revealed by subsequent invasive repairs or renovations.

Exterior Fixtures and Receptacles: GFCI Protected Exterior Receptacle(s)

No

Recommend installation of ground fault circuit interrupter (GFCI) receptacles in all exterior locations where not already provided. These type outlets provide enhanced protection against electric shock and should be installed for safety.

Siding: Painted Clapboards information

Observed painted wooden clapboards. Historically and by tradition often installed only on the front (due to monetary considerations), these are very common throughout New England. When properly maintained, they have a long service life. Problems with peeling paint have 3 likely sources:

- **Moisture**: Intrusion from damaged and cracked siding and trim seams, improper installation, lack of proper flashing, moisture penetrating nail holes. In addition, clapboard siding on older houses was not back primed or the end grain was not sealed. In these circumstances, the clapboard will often absorb moisture and will push the paint off the wood. This is often most prevalent at the end grain area near trim
- **Improper paint preparation**: Failing to lightly sand, and wash a surface prior to painting. Adhesion is key in painting, which does not adhere to poorly prepped surfaces.
- **Lack of proper maintenance**: Cedar clapboard siding is inherently insect and rot resistant, but will rapidly fail when neglected. Periodic washing, inspecting and performing maintenance such as spot sanding and repainting, caulking open siding/trim joints and touching up chipped or missing paint will help preserve the siding.

Siding: Painted Shingles information

Observed painted wooden shingles. When properly maintained, they have a long service life. Problems with peeling paint have 3 likely sources:

- **Moisture**: Intrusion from damaged and cracked siding and trim seams, improper installation, lack of proper flashing, moisture penetrating nail holes. In addition, siding on older houses was not back primed or the end grain was not sealed. In these circumstances, the shingles will often absorb moisture and will push the paint off the wood.
- **Improper paint preparation**: Failing to lightly sand, and wash a surface prior to painting. Adhesion is key in painting, which does not adhere to poorly prepped surfaces.
- **Lack of proper maintenance**: Cedar shingles (both white and red) are inherently insect and rot resistant, but will rapidly fail when neglected. Periodic washing, inspecting and performing maintenance such as spot sanding and repainting, caulking open siding/trim joints and touching up chipped or missing paint will help preserve the siding.

Exterior Trim: Wood Trim

Any trim that is of wood will require constant painting/maintenance to prevent deterioration. Wood trim is susceptible to moisture absorption on the back side (often un-painted) and at cut ends (often not sealed). At any routine painting or maintenance, it can be anticipated that some replacement of such trim will occur. Replacement with plastic wood (eg Azek) is an excellent investment in a maintenance free future

Windows: Casement information

Casement windows are typically a heavier and larger window. You are recommended to keep them locked when shut to prevent warping and preserve weather stripping

Windows: Older Less Efficient

While not exhibiting any deficiencies, the windows are an older less efficient style than currently available. It is recommended you seek guidance from MassSave as to any current energy promotions that may make it an attractive financial proposition to replace them

Basement Windows and Window wells: Window Wells

Window wells are designed to allow the grade to be raised at the foundation while maintaining at least 6" ground clearance for the basement window. You are recommended to maintain always this 6" clearance by not allowing debris to accumulate

Basement Entry: Bilco brand

Bilco is the most commonly found bulkhead door brand. It is available at most masonry supply outlets, as well as the larger independent hardware stores. Replacement parts and components are readily available, as the basic design has changed little over many years. These tend to rust from the inside out, so rust preventative paint on the interior is critical to longevity.

Decks: General information

For your information: Wood can decay and degrade over time with exposure to the elements. Pressure treated wood resists decay, but any edge that has been cut is susceptible to damage and should not be placed underground. Any pressure treated wood placed underground or encased in concrete is susceptible to decay over time. Members within the deck frame that have decayed may no longer be able to perform the function for which they were installed. Paint can hide decay from an inspector. Framing members should be inspected at least annually for structural integrity.

Limitations

Exterior Obstructions

SIDING

Exterior siding obstructs viewing of structure and insulation underneath.

Exterior Obstructions

DECK -NO ACCESS

REAR

There is no visual access beneath deck. Condition of structural components could not be ascertained.

Observations

4.5.1 Siding

Maintenance Item

PAINT FAILING

Exterior wood siding needs scraping and painting. Recommend anticipating hidden damage and repairs as siding is prepped for painting.

Recommendation

Contact a qualified painter.

4.5.2 Siding

Recommendation

SHINGLES IN CONTACT WITH ROOF

Observed decay in wood shingles where they are in contact with roof. Wood decay is conducive to wood destroying insect infestation. Recommend trimming shingles so there is a gap between same and the roof surface. This will allow the shingles to remain dry.

Recommendation

Contact a qualified siding specialist.

4.5.3 Siding

Recommendation

WOOD SHINGLES DETERIORATED

Observed wood shingles are cupped, have shrunk and many are cracked. Some shingles are missing or out of place. As a result, they are no longer providing adequate protection to the sheathing and structure from moisture penetration. Recommend repairs as needed. Recommend anticipationg siding replacement.

Recommendation

Contact your builder.

4.6.1 Exterior Trim

Recommendation

PAINT OR FINISH FAILING

The paint is failing. This can lead to deterioration and rot of the material. Recommend that the areas be properly prepared and painted / finished.

Recommendation

Contact a qualified painter.

5: ATTACHED GARAGE

		FN	NP	NI	O
5.1	General Information	X			
5.2	Garage Interior (Firewall Separation)	X			X
5.3	Garage Floor	X			
5.4	Garage Doors/Openers				X

FN = Functional NP = Not Present NI = Not Inspected O = Observation

Information

General Information: Garage Description
Single Car Attached

General Information: Garage Heat Type
None

Garage Interior (Firewall Separation): Firewall Separation
Functional

Garage Floor: Garage Floor
Poured Concrete

Garage Floor: Garage Floor Drain
None Visible

Garage Doors/Openers: Garage Door Type
One automatic

Garage Doors/Openers: Garage Door Material
Metal, Insulated

Garage Doors/Openers: Auto Opener Manufacturer
LIFT-MASTER

Garage Interior (Firewall Separation): Firewall requirements

Garage

The walls separating the garage from the home living space should meet generally-accepted current safety standards in order to be regarded as safe. Firewalls are designed to resist the spread of a fire which starts in the garage for a certain length of time in order to give the home's occupants adequate time to escape. Generally-accepted current safety standards require an intact firewall be installed between the garage and living space which meets the following requirements:

1. Drywall joints must be taped.

2. The firewall must be continuous between the garage and all surrounding living space (up or sideways). If used on ceilings, it should be 5/8" drywall.

3. Wall penetrations such as ducts must be made of metal.

4. A door through a firewall (fire door) may be

- a. A solid core slab door with a minimum thickness of 1 3/8 inches or
- b. A sheet metal door or
- c. A 20-minute fire-rated panel door.

5. A fire door must also be self-closing, typically with a spring-type hinge.

6. Hatches providing access to attic spaces must conform to firewall requirements.

Garage Doors/Openers: Limitation of inspection

Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

Garage Doors/Openers: Eye reverse information

The electric eye sensors are in place for garage door(s) and correctly reverse the door when an object moves between them. You should also note that the garage doors will not operate at all if a cloth or rag is unknowingly placed over either sensor.

Garage Doors/Openers: Wi-fi Equipped

No

Garage door has features that allow you to control your garage door from anywhere, get activity alerts and set schedules from an app. There may be available apps to provide more enhanced garage control options such as voice control and geo-fence closing. For many of these, a subscription fee may apply. You are recommended to visit the website of the door manufacturer or read the documentation with the opener.

Limitations

Garage Obstructions

GARAGE - FINISHED INTERIOR

Fixed ceiling and wall covering in garage prevented observation of structure.

Observations

5.2.1 Garage Interior (Firewall Separation)

Recommendation

CEILING - SEAL HOLES

CEILING NEAR OPENER

Recommend preserving the integrity of the fire rated drywall in garage by sealing all penetrations through the ceiling/walls with a fire rated caulking material.

Recommendation

Contact a qualified drywall contractor.

5.4.1 Garage Doors/Openers

Maintenance Item

ELECTRIC EYE TOO HIGH

Electric eye reversing mechanism is installed too high from garage floor to provide safety for small children and pets. Recommend lowering eye to within 6 inches of floor for safety.

Recommendation

Contact a qualified garage door contractor.

5.4.2 Garage Doors/Openers

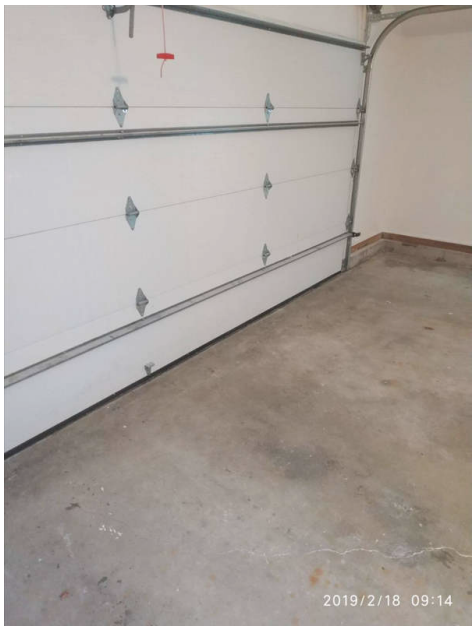
Defect

NO RESISTANCE REVERSAL

The automatic openers will not reverse when met with resistance. Doors that will not reverse when met with resistance can kill a child or pet. I recommend a qualified garage door installer correct as needed for safety,

Recommendation

Contact a qualified garage door contractor.



6: ENERGY SOURCE

Information

Energy Source
Natural Gas

Energy Source Shutoff Location
External at gas meter

Primary Heat Appliance
Hot Water Boiler

Primary Heat Delivery System
Hydronic

Supplemental Heat Type
Fireplace

Heat Source in Each Room (including Kitchens/Bathrooms)
Yes

Regional Energy

The most widely used sources in this region for home energy are gas (natural or propane) and oil - usually using some form of boiler or a hot air furnace. Energy efficiency is now one way gas has distanced itself from oil as the preferred/economical source. Modern gas fed appliances can achieve energy efficiency ratings approximately 10-12 percentage points greater than oil, making them the economical choice. However recent advances in oil formulation (biofuel up to 20%) and oil efficiency technology make oil worthy of further investigation The other source likely to be found in this region is an electrically heated home. The high cost of electricity has pushed this type out of favor, and the cost of retro-fitting an alternative may not be economically viable.Other types such as heat pumps and geo-thermal installations may also be installed. These may have financial and tax incentives attached.Dwellings heated purely by wood, wood product or coal are not common.

7: ATTIC - STRUCTURE, INSULATION AND VENTILATION

		FN	NP	NI	O
7.1	Attic Access	X			
7.2	Attic Structure	X			
7.3	Attic Insulation	X			
7.4	Attic Ventilation	X			
7.5	Interior Venting - to or thru Attic		X		
7.6	Attic Moisture Penetration		X		
7.7	Attic Microbial Activity		X		
7.8	Attic - Chimney	X			

FN = Functional NP = Not Present NI = Not Inspected O = Observation

Information

Attic Access: Attic Access Type
Insulated Scuttle

Attic Access: Attic Access
From Access Point Only

Attic Access: Light
Yes

Attic Structure: Roof Sheathing
Plywood

Attic Structure: Collar Ties Present
No

Attic Insulation: Insulation Type
Fiberglass

Attic Insulation: General Insulation Condition
Good

Interior Venting - to or thru Attic: Vented House Appliances in the Attic
No

Attic Moisture Penetration: Evidence of Water Penetration
Historic -Wood

Attic - Chimney: Chimney
Brick

Attic Structure: Roof Structure
Rafters

Attic Insulation: Insulation Value

R-49 Approx

Insulation should be equal to at least R-49 as per current guidelines. Recommend installing additional insulation in the attic area.Recommend contacting MassSave.

Note: When installing additional insulation in attic over existing insulation, a vapor barrier should not be used. Suggest the use of unfaced fiberglass batts, chopped fiberglass or cellulose.

Attic Insulation: Insulation Depth

14-15 inches (approx)

Insulation should be equal to at least 15 inches in depth as per current guidelines. Recommend installing additional insulation in the attic area.Recommend contacting MassSave.

Note: When installing additional insulation in attic over existing insulation, a vapor barrier should not be used. Suggest the use of unfaced fiberglass batts, chopped fiberglass or cellulose.

Attic Insulation: Correct amount for this climate

The insulation in the attic is in line with the current recommended amount for this climate. However MassSave provide a free energy audit and you should research this with them.

Attic Insulation: MassSave Recommendation

As part of efforts to reduce energy consumption, I recommend you contact MassSave to schedule an energy audit on the dwelling. This free (and obligation free) service will acquaint you with cost saving programs, rebates and discounts available to home-owners who choose to upgrade energy efficiency. The MassSave program is not restricted to just insulation. It covers windows, heating appliances and many other aspects of a dwelling. See the MassSave brochure attached to this report.

Attic Ventilation: **Ventilation**

Soffit Vents (Drip Edge)

In a well insulated attic, inadequate ventilation causes accelerated wear of roof shingles, reduces the R-value of attic insulation, promotes the growth of mildew on roof structure, promotes ice dam formation, and tends to raise summertime room temperatures. While it is a variable, it is good practice to provide one square inch of ventilation for each square foot of attic floor. The most effective current ventilation of today's tight buildings is provided by continuous soffit venting to allow air in at the bottom and ridge vents to allow air out at the top. The available free venting should be roughly equal at each area.

Note: Some non-continuous older soffit venting may not have sufficient free vent area, and incorrectly installed ridge venting may not function as intended. Adequacy of the ventilation system is beyond the scope of a home inspection, which may involve removal to correctly identify.No attic will stay cool during a hot summer day, but as a guide, the internal attic temperature in a well ventilated attic should equalize with the outside temperature overnight.

Attic Ventilation: **Drip edge vent information**

Dwelling uses drip edge venting (in place of soffit venting) to allow air into the attic. Often this is due to a lack of soffit area as used in some construction styles. This works well as providing adequate free vent area for attic ventilation, however, with this system it is crucial that the gutters be kept clean and debris free and are properly pitched to not pool water. Standing water and/or moisture from debris is readily drawn into the attic with this system, causing numerous moisture based problems as a result.

Attic Microbial Activity: **None observed**

I did not observe any evidence of microbial activity in the readily accessible attic spaces. Elevated levels of humidity and temperatures are conducive to mold and mildew presence. Adequate ventilation of an attic is a critical component in preventing mold and mildew. I recommend you periodically monitor the conditions in the attic.

Limitations

Attic Obstructions

NO SAFE FOOTING

Due to complete insulation cover and lack of secure footing, was only able view attic from near the access point, and observe from there only with a flashlight. Commentary and ratings are based on what I could see from this point.

Observations

7.3.1 Attic Insulation

Recommendation

RODENT

Observed rodent droppings throughout the attic crawl space. Observed rodent soiled and damaged insulation. Recommend evicting all unwanted house pests, preventative maintenance to prevent future rodent infestation, removal of rodent soiled and damaged insulation, cleaning and disinfecting as found necessary and installing new insulation.

Recommendation

Contact a qualified insulation contractor.

7.4.1 Attic Ventilation

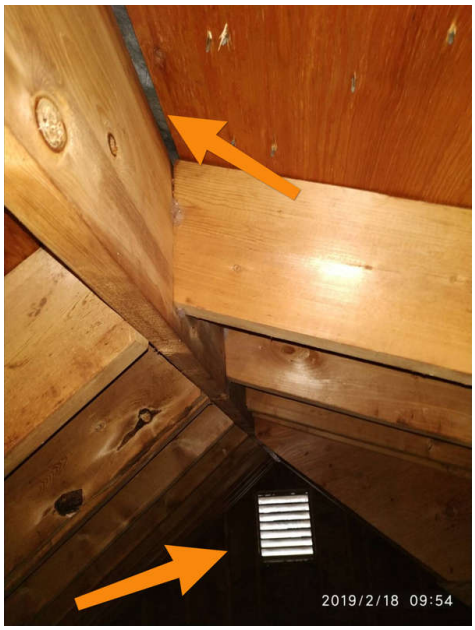
Recommendation

GABLE VENTS REMOVE

Observed gable vents are installed. When ridge and soffit venting is installed, the presence of gable vents may interfere with the proper ventilation in the attic by 'short-circuiting' the air flow. It is recommended that these be blocked form inside the attic. There is no need other than cosmetics to remove externally.

Recommendation

Contact a qualified carpenter.



7.6.1 Attic Moisture Penetration

Maintenance Item

HISTORIC WOOD

There is evidence of previous water penetration on the wood roof structure. I suspect the evidence of water intrusion is historic, possibly pre-dating the current roof surface installation. I recommend you ask the seller for any further information.

Recommendation

Recommend monitoring.

8: BASEMENT

		FN	NP	NI	O
8.1	Foundation	X			
8.2	Basement Windows				X
8.3	Basement Ceiling/Sub Floor			X	
8.4	Basement Insulation	X			
8.5	Basement Interior Walls	X			
8.6	Exposed Girders	X			
8.7	Exposed Columns or Piers	X			
8.8	Chimney	X			
8.9	Basement Floor	X			
8.10	External Entry	X			
8.11	Moisture Penetration		X		
8.12	Vapor Retarders	X			
8.13	Dehumidifier		X		
8.14	Sump		X		

FN = Functional NP = Not Present NI = Not Inspected O = Observation

Information

Foundation: Foundation
Poured Concrete

Basement Windows: Basement Windows
Broken Glass, Functional

Basement Ceiling/Sub Floor: Basement Ceiling/Sills/Sub Floor
Frame Construction

Basement Insulation: Basement Insulation
Fiberglass

Basement Interior Walls: Basement Interior Wall Structure
Wood, 2 X 4 Wood

Exposed Columns or Piers: Columns or Piers
Concrete Filled Steel (Lally) columns

Basement Floor: Basement Floor
Poured Concrete, Painted

External Entry: Basement External Exit Doors
Insulated and weatherstripped

Moisture Penetration: Moisture Penetration
None visible

Moisture Penetration: No chronic moisture penetration
I did not observe any indication of chronic water intrusion in the basement

Moisture Penetration: Seepage possible
Seepage may occur following melting snow and periods of heavy rain.

Dehumidifier: Dehumidifier
None

Sump: Sump
Not Present

Foundation: Paint
Due to painted foundation walls, comments and ratings are limited to what was visible at time of inspection. Paint can mask visible signs of foundation problems such as cracks or loose/crumbling mortar. It can also, when fresh, mask visible signs of water penetration.

Basement Ceiling/Sub Floor: Insulation limitation
Basement insulation prevented observation of the rim joist, sills and sub floor.

Exposed Girders: **Girders**

Wood, Steel

Basement Floor: **Concrete floors**

It is not uncommon for concrete basement floors to develop small cracks over time, although most will occur soon after the floor is cast in place. These are due to shrinkage and/or settling of the concrete. Recommend repairs as found necessary using a masonry epoxy. The floor has no significant structural function.

Moisture Penetration: Seepage information

BASEMENT SEEPAGE: Basement seepage is of concern to most homeowners. Seepage can create water damage, allergic reactions or worse. Testing for mold and mildew is beyond the scope of the building inspection. Following is information relative to basement seepage and associated causes and recommendations.

1. Given the right conditions, any basement can leak.No one can predict if a basement will leak in the future and, in many cases, it is not even possible to tell if a basement has leaked in the past. The best source of information about performance is the owner/occupant of the property. The most common cause of basement seepage is poor surface and roof drainage. Stone foundations were never designed to be watertight. For that matter concrete and concrete block are both porous, as well. The best way to minimize seepage in any foundation is to keep water away from the exterior
2. Foundation cracks do not cause basement seepage.Many cracks have never leaked. Basement seepage is the result of having water where it is not supposed to be-along side the exterior foundation wall. The crack only serves as a point of entry, not the cause of the seepage. It is essential to eliminate the cause not just to seal the entry point. If water is not routed away from the foundation adequately, seepage in the basement is likely. Gutters and downspouts must be kept clean and routed away from the foundation. This is essential both for preventing seepage as well as foundation stability
3. Just because a basement has not leaked significantly in the past does not mean it will never leak.Conditions change. Foundations move. Gutters become blocked. Landscaping changes occur. Unusually heavy and or long-term rains occur. All of these are cause for possible basement seepage. Heavy downpours in some cases cause gutters to over flow even though the gutters are clean. This happens with particularly steep pitched or unusually large roofs. The sheer volume over whelms the gutters
4. Certain landscaping features can also add to basement seepage. Flower beds planted adjacent the foundation can allow water entry along the foundation. All foundations crack can allow a point of entry. Brick patios and walkways serve as a direct catch basin and funnel for water to run to the foundation. Most are poorly drained and they are porous and allow moisture penetration. Concrete patios sloped to the foundation direct water to rather than away from the foundation. It is common for patios to settle along the foundation. The over dig area (working space for foundation installation) adjacent the foundation is not compacted when the home is built. It settles naturally which creates a negative slope around the foundation. Positive slopes of 6-inch in 10-feet is a desirable grade. In many homes it is quite common to have a walk or drive along the foundation. These too, settle and slope to the foundation. The joints between the foundation and the adjacent flatwork must be kept sealed. In some areas, the downspouts are still connected to the old underground drains tied to the sewers. The condition of these pipes is unknown because they are not visible. These pipes can split, collapse or become blocked. This allows water at the footing level thereby contributing to foundation seepage
5. Should none of the common corrections eliminate continued basement seepage you may then need a mechanical system added.Interior perimeter drain tile connected to a sump pump discharging to the exterior should be the last resort to eliminate basement seepage. The discharge point for the pump should be at least three feet and preferably ten feet from the foundation.

Vapor Retarders: Vapor Retarders - Information

Vapor retarders are materials that inhibit water condensation. In cold climates, water vapor collects in the attic or top level of a house as heat rises. Vapor retarders help to block water vapor from entering the attic, thus preventing or reducing this condensation. Materials used as vapor retarders in basements are usually the facing on rolled insulation, but may also include highly pigmented or specially-treated latex paint, polyethylene sheets and certain lumber. Moisture introduced in a basement will very quickly migrate up into the attic as vapor. It is not uncommon for damp basements to be a factor in the formation of attic mold and mildew. Vapor retarders are important to prevent water vapor from damaging ceiling and floor joists as well as causing mold and mildew and encouraging termite infestations. Many vapor retarders are not visible during a home inspection.

Limitations

Basement Obstructions

STORED ITEMS

Due to the many stored items in the basement, some areas were not accessible.

Basement Obstructions

FINISHED (PART)

Partially finished basement obstructed viewing of structural components, including foundation walls, girders, columns, subfloor, sills and rim joist. Ratings given refer to area viewable in unfinished areas only

Basement Obstructions

APPLIANCES, DUCTWORK, PLUMBING AND/OR WIRING

Visibility in basement was obstructed by appliances, ductwork, plumbing and/or wiring

Basement Obstructions

SUB FLOOR

Basement insulation prevented observation of the sub floor.

Observations

8.2.1 Basement Windows

BROKEN GLASS

Recommendation

Recommend replacing all broken and/or missing panes of glass in basement windows.

Recommendation

Contact a qualified window repair/installation contractor.

8.13.1 Dehumidifier

Maintenance Item

DEHUMIDIFIER

BASEMENT

There is no dehumidifier observed in the basement. New England basements are known for their higher humidity levels in Summer, and a dehumidifier is a recommended item. To avoid constant trips to the basement to empty the reservoir, it is recommended you purchase one with a built in pump

Recommendation

Contact a qualified professional.

9: ELECTRICAL SYSTEM

		FN	NP	NI	O
9.1	Service and Grounding Equipment	X			
9.2	Main Distribution Panel				X
9.3	Branch Circuit Conductors and Wiring	X			
9.4	Ground Fault Circuit Interrupter (GFCI) Receptacles	X			
9.5	Polarity and Grounding of Receptacles	X			
9.6	Wiring to Major Appliances	X			
9.7	Interior Fixtures, Receptacles and Switches	X			
9.8	Exterior Fixtures and Receptacles	X			

FN = Functional NP = Not Present NI = Not Inspected O = Observation

Information

External Service Type

Underground Wires, Conduit encased

External Service Entrance Conductors

Stranded Aluminum

External Service Voltage

120V/240V

It is extremely rare for any dwelling to only have 120V supply

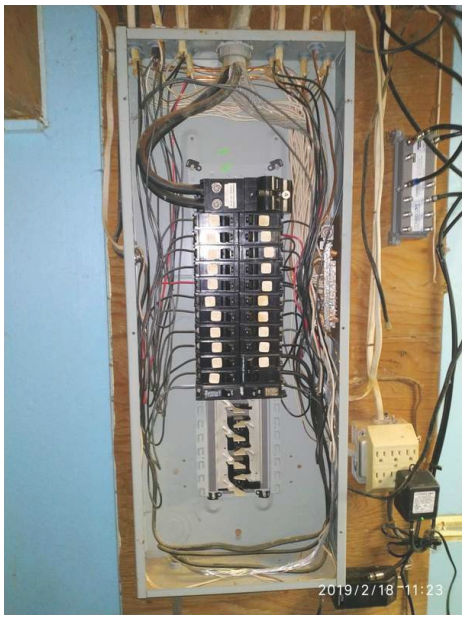
Service and Grounding Equipment: Grounding (External)
Not Observed

Service and Grounding Equipment: Grounding (Internal)
Grounded at ground rod near panel

Service and Grounding Equipment: Main Overcurrent Device Location and Type
Main Distribution Panel/Circuit Breakers

Service and Grounding Equipment: Water pipe vinyl
Note: Entry water piping is vinyl/plastic. No grounding is available

Main Distribution Panel: Main Pictures
Pictures for information



Main Distribution Panel: Main Service Disconnect Ampacity
200 Amp

Main Distribution Panel: Main/sub Panel Brand
Crouse-Hinds, Now owned by Eaton

Main Distribution Panel: Main/sub Panel Location
Basement

Main Distribution Panel: Distribution Panel Type
Circuit Breakers

Main Distribution Panel: More than one connection per breaker
Yes - two or more

Main Distribution Panel: Main/Sub Panel Breaker/Conductor Compatibility
Mis-match

Main Distribution Panel: Obstructions to Main/Sub Panel Cover
Yes

Branch Circuit Conductors and Wiring: Interior Circuit Conductors
Copper, Stranded Aluminum

Branch Circuit Conductors and Wiring: Type of Interior Wiring
Non-Metallic Sheathed

Ground Fault Circuit Interrupter (GFCI) Receptacles: Ground Fault Circuit Interrupter (GFCI) Locations
Kitchen, Garage, Bathrooms (one circuit)

Stranded Aluminum
Stranded Aluminum Service wire is the almost universal choice today for the main cable entering the dwelling.

Service and Grounding Equipment: Grounded at panel
The electrical service is grounded to a ground rod at the main service panel.

Ground Fault Circuit Interrupter (GFCI) Receptacles: Test receptacles/breakers
Recommend testing ALL ground fault circuit interrupters (GFCI) receptacles and circuit breakers (if installed) monthly. Simply press the ' TEST' button. If it is operating correctly it will audibly 'click' when it trips. Then press the ' RESET' button (or reset the breaker) to restore electricity. If the receptacle/breaker does not trip, recommend replacement by a licensed electrician for electrical safety.

Ground Fault Circuit Interrupter (GFCI) Receptacles: Defective GFCI Reporting
Any defective GFCI installations/receptacles are reported in the appropriate section reflecting their place of installation

Recommend installation of ground fault circuit interrupter (GFCI) receptacles in kitchens, bathrooms, laundries, unfinished basements, garages and exterior locations where not already provided or noted. These type outlets provide enhanced protection against electric shock and should be installed for safety.

Common GFCI receptacle

Exterior Fixtures and Receptacles: GFCI protection at exterior
Exterior

It is recommended that any external fixture or receptacle be powered by a GFCI protected circuit for electrical safety

Observations

9.2.1 Main Distribution Panel

Maintenance Item

CIRCUIT BREAKER BRAND MISMATCH

Observed circuit breakers of a different brand than panel manufacturer. The manufacturer requires that in order for the panel to be safe, only their brand is allowed to be used inside the panel. Even though these circuit breakers are all "UL approved," and it may be common practice, they are not approved to be used in panels of different manufacturers unless so indicated on the panel label. I recommend replacement with the manufacturer branded circuit breakers by a licensed electrician.

Note that this brand panel is now owned by Eaton

Recommendation

Contact a qualified electrical contractor.

9.2.2 Main Distribution Panel

Defect

HOLES

Some of the knock-outs have been removed from the distribution panel body. Recommend installing blanks to prevent electrical shock and rodent infestation into panel.

Recommendation

Contact a qualified electrical contractor.

9.2.3 Main Distribution Panel

Recommendation

NEUTRAL WIRES MULTIPLE

Observed more than one neutral wire at a single connector. This is an improper but common practice. I recommend a licensed electrician repairs for safety. The panel manufacturers do not recommend this practice for neutral wires, as the connection is not rated secure with more than one connector.

The relevant reference:

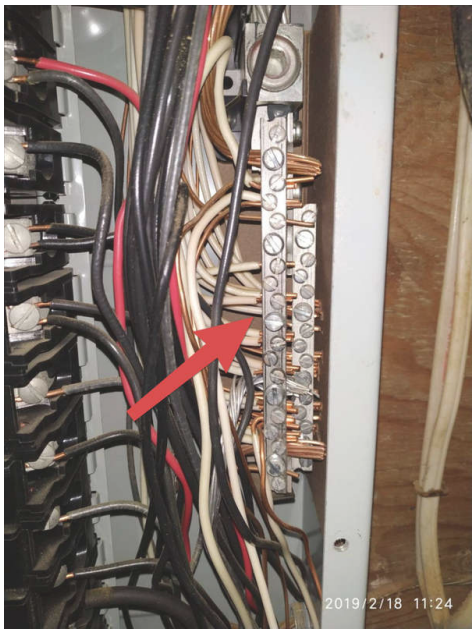
408.41 Grounded Conductor Terminations

Each grounded conductor shall terminate within the panelboard in an individual terminal *that is not also used for another conductor.*

*(*Note that the actual ground (bare) wires are not precluded from multiple connections

Recommendation

Contact a qualified electrical contractor.



9.2.4 Main Distribution Panel

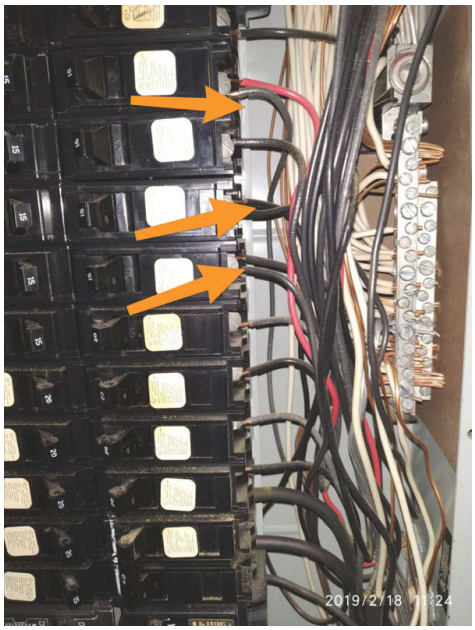
Recommendation

PIGGY BACK MULTIPLE

2 or more circuit breakers have more than one circuit connected to them. If these breakers keep tripping, additional breakers should be provided to provide a single breaker for each circuit. This condition is commonly referred to as piggy backing and is not a recommended practice. Most electrical panel manufacturers expressly warn against this practice, as the connecting lugs on each breaker are only designed to effectively clamp a single wire

Recommendation

Contact a qualified electrical contractor.



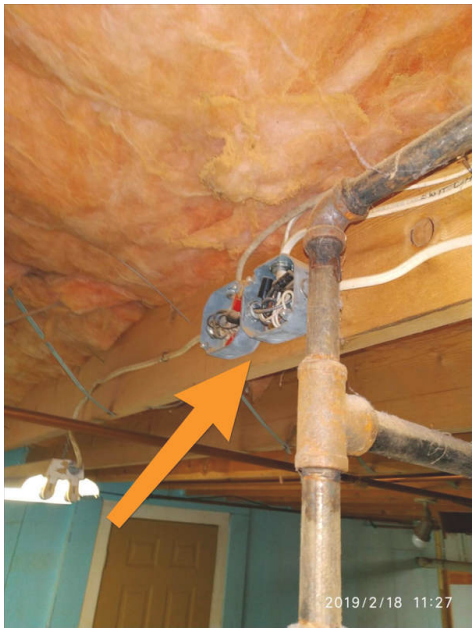
9.3.1 Branch Circuit Conductors and Wiring

Recommendation

COVER MISSING

Recommendation

Contact a qualified electrical contractor.



10: PLUMBING SYSTEM

		FN	NP	NI	O
10.1	Main Water Supply	X			
10.2	Water Appliances & Distribution System	X			X
10.3	Water Pressure	X			
10.4	Domestic Hot Water				X
10.5	Drain, Waste and Vent (DWV) Piping	X			
10.6	Gas Piping and Distribution Systems	X			

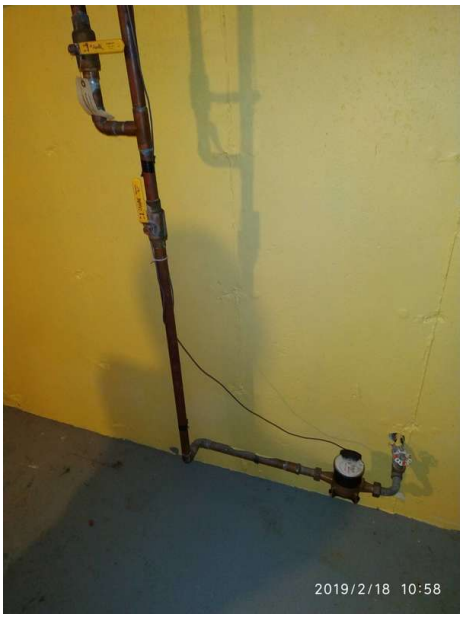
FN = Functional NP = Not Present NI = Not Inspected O = Observation

Information

Main Water Supply: Main Water Shutoff
Basement

Main Water Supply: Water Source
Public

Main Water Supply: Main Water Shutoff Type
Ball valve



Main Water Supply: Plumbing Water Supply Piping (entry)
Vinyl/PVC

Main Water Supply: Presence of Check Valve at Entrance
No

Main Water Supply: Water Quality Testing
None

Main Water Supply: Water Filters/Treatment
None

Water Appliances & Distribution System: Water Distribution
Saddle Valve for Fridge

Water Appliances & Distribution System: Presence of Active Water Leaks
No

Water Appliances & Distribution System: Water Distribution Insulation
Insulated Hot

Water Appliances & Distribution System: Water Distribution Piping Support
Adequate

Domestic Hot Water: Location
Basement

Domestic Hot Water: Capacity
50 Gallon

Domestic Hot Water: Manufacturer
AMERICAN

Domestic Hot Water: Age (years)
Approximately, 14

Domestic Hot Water: Estimated Design Life
8-12 Years

Drain, Waste and Vent (DWV) Piping: Drain Waste and Ventilation (DWV) Piping
Uninsulated, PVC

Main Water Supply: Municipal Water Quality

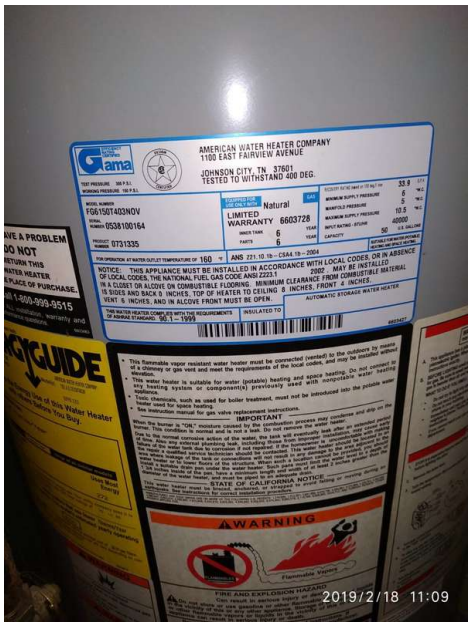
For Your Information: Each local water supply authority/district should provide you with an annual report on their water quality. I recommend you ensure you are in possession of this information. You should also consider that the information so provided is only useful as a guide to what is supplied to the dwelling. Conditions may exist internally that impact the potability of the water actually available for consumption. It is recommended you privately test or monitor your water annually even though you have municipal water supply.

Water Pressure: Water pressure
Bathroom

Water pressure tested by running the bathroom faucets, toilet and shower head simultaneously. This tests both pressure and flow. Comments are based on shower performance under these conditions.

Domestic Hot Water: Type and Energy Source

Conventional Storage - Natural Gas



Gas Piping and Distribution Systems: Dryer - Cap gas line

Laundry

If the currently installed gas dryer is not remaining after the closing, I recommend you request the seller ensures the gas line to the dryer is professionally capped for safety. It is not sufficient to leave the shutoff as the sole means of preventing gas leaking into the dwelling.

Observations

10.2.1 Water Appliances & Distribution System

Maintenance Item

SADDLE VALVE - REFRIGERATOR

Observed a saddle-type connection for the refrigerator/ice-maker. These connections are known to be unreliable, leak prone and may not provide modern refrigerators with adequate water supply. Recommend a licensed plumber replace with a dedicated shut-off and new connection.

Recommendation

Contact a qualified plumbing contractor.

10.4.1 Domestic Hot Water

Recommendation

END OF LIFE

BASEMENT

The anticipated life expectancy of a water heater is 8-12 years. This water heater has exceeded its life expectancy and is fully depreciated. I did not see any areas of concern, but I recommend keeping water heater under surveillance for leakage or rusted container. I recommend you anticipate replacement of water heater due to its age.

Recommendation

Contact a qualified plumbing contractor.

11: HEATING - HOT WATER BOILER

		FN	NP	NI	O
11.1	Hot Water Boiler				X
11.2	Boiler Attachments				X
11.3	Flue Pipe	X			
11.4	Automatic Safety Controls	X			
11.5	Normal Operating Controls	X			
11.6	Pipe Insulation				X
11.7	Heating Distribution System - Hydronic	X			

FN = Functional NP = Not Present NI = Not Inspected O = Observation

Information

Hot Water Boiler: Approximate Age of Boiler (years)
Original

Boilers have an approximate life span of 20 years

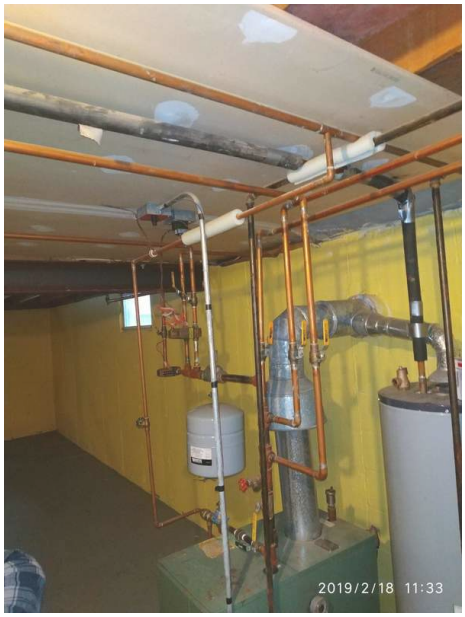
Hot Water Boiler: Boiler Type/Efficiency
Lower Efficiency Natural Draft

Hot Water Boiler: Boiler Location
Basement

Hot Water Boiler: Boiler is Used For
Hydronic Baseboard

Normal Operating Controls: Operating Controls
Programmable Thermostats

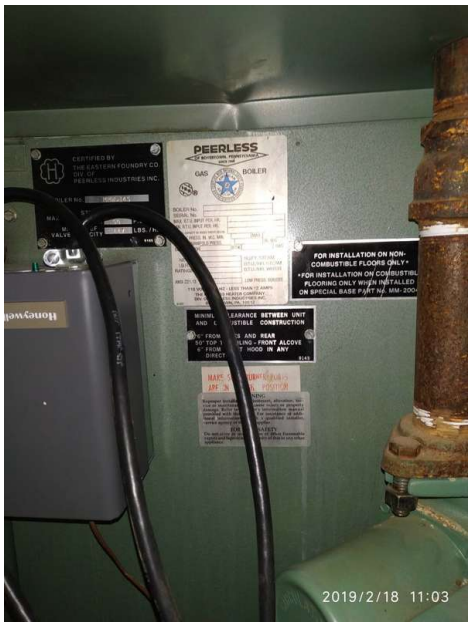
Pipe Insulation: Delivery System Pipe Insulation
Non-insulated piping



Heating Distribution System - Hydronic: Heat Delivery System(s)
Hydronic Baseboard (Aluminum fin convection)

Hot Water Boiler: Boiler Brand

PEERLESS



Hot Water Boiler: Consumer - Appliance end of life information

For your information: As any man made appliance approaches 20 years of age, it can be considered as nearing the end of its design/service life, and replacement should be anticipated.For your information:

A consumer's rule of thumb; If a repair estimate exceeds 25 percent of the replacement cost of an item, that is, heating system or major appliance, replacement is recommended.

Hot Water Boiler: Age of Boiler/water heater

Due to the age of both the natural gas boiler and water heater, It is suggested you consider replacing both with a so-called combi unit which incorporates a hi-efficiency condensing boiler with an on demand water heater. This will significantly lower your fuel bill. I suggest you contact MassSave to begin this process.

Observations

11.1.1 Hot Water Boiler

Recommendation

END OF LIFE

Although the boiler was working at time of inspection, its age should be considered. The appliance has exceeded its life expectancy and is fully depreciated. Repairs will likely be needed in the near future. Suggest replacement of the appliance. Todays heating equipment is much more efficient and reliable and fuel consumption will be reduced considerably.

Recommendation

Contact a qualified HVAC professional.

11.2.1 Boiler Attachments

Recommendation

CORROSION ON PIPES

Corrosion was observed on some of the pipe fittings. This is an indication of active/past water leakage whereby mineral deposits have been left behind. Recommend having a licensed plumber wire brush corroded fittings and inspect for leakage and repair/replace as found necessary.

Recommendation

Contact a qualified HVAC professional.

11.6.1 Pipe Insulation

Recommendation

INSULATE PIPING

Suggest insulating main supply heating pipes to reduce heat loss to basement and reduce fuel consumption.

Recommendation

Contact a qualified HVAC professional.

12: FIREPLACES AND STOVES

		FN	NP	NI	O
12.1	Fireplaces				X

FN = Functional NP = Not Present NI = Not Inspected O = Observation

Information

Fireplaces: Heat Type
Conventional Fireplace

Fireplaces: Fireplace Damper
Functional

Fireplaces: Fireplace NFPA 211-2016

As per the National Fire Protection Standards for chimneys - 15.4.1 (3), a Level II inspection is required 'Upon sale or transfer of the property". It is not uncommon for fireplaces - even those less than 20 years old - to need maintenance and even repairs that will only be revealed by such an inspection.

I recommend you have a Level II inspection performed on the chimney by a licensed Chimney Sweep before closing.

All fireplaces, fuel-burning stoves, and chimneys should be inspected by a certified chimney sweep prior to their first use.

I do not inspect the shape of fireplace or the design and/or installation method of the chimney to determine if your fireplace has a proper air draw.

Observations

12.1.1 Fireplaces

Recommendation

FIREBOX MORTAR

Observed the firebrick lining the wall of the fireplace has cracks in mortar joints This condition may allow the toxic, corrosive products of combustion to damage the chimney structure or enter the living space. Recommend repair.

Recommendation

Contact a qualified masonry professional.

12.1.2 Fireplaces

Recommendation

SOOT ACCUMULATION

What I could see of the liner appeared good, except for creosote dust that may conceal a hairline crack until cleaned and inspected by a licensed chimney sweep. For a detailed inspection of liner, I recommend a qualified chimney sweep inspect for safety.

Recommendation

Contact a qualified chimney sweep.

12.1.3 Fireplaces

Recommendation

CLEAN OUT FULL

BASEMENT

The cleanout in the basement is full. Recommend cleaning but not for at least 2 days after any active fire

Recommendation

Contact a handyman or DIY project

13: INTERIOR

		FN	NP	NI	O
13.1	Interior	X			
13.2	Ceilings	X			
13.3	Walls/Structure	X			
13.4	Floors	X			X
13.5	Steps, Stairways, Balconies and Railings				X
13.6	Doors	X			
13.7	Windows	X			
13.8	Skylights		X		
13.9	Closets	X			
13.10	House Ventilation		X		

FN = Functional NP = Not Present NI = Not Inspected O = Observation

Information

Ceilings: **Ceilings**
Plaster/Drywall

Walls/Structure: **Walls**
Plaster/Drywall, Ceramic Tile

Floors: **Floors**
Wood, Carpet, Ceramic Tile, Laminate

Doors: **Interior Doors**
Wood

Windows: **Window types**
Double-hung, Thermal/Insulated

Windows: **Window Manufacturer**
Andersen

Skylights: **There are no Skylights**

House Ventilation: **House Ventilation System**
None

Walls/Structure: **Wall Insulation**
Unknown/Not Visible

Insulation in outside walls is not visible except using invasive procedures. Analysis is excluded from this report

Walls/Structure: **Ceramic tile caulking of joints**

Recommend caulking joint where unlike surfaces (eg bathtub and tile wall) meet with silicone based sealant to prevent water penetration thru to structure. Grout is inflexible and does not adequately prevent water penetration in this area due to expansion and associated movement of the structures.

Windows: **Branded warranty**

Branded windows such as Anderson, Harvey, Marvin, Pella etc often have unpublished extended warranties on the individual components. Before undertaking any needed repairs, contact the appropriate manufacturer for more information.

House Ventilation: **House Ventilation - General information**

For your information: Other than periodic use of bathroom ventilation units, there is no permanently installed mechanical system to remove stale indoor air (and moisture) or bring in fresh outside air.

Some modern houses incorporate small exhaust fans, usually in bathrooms, operating continuously or intermittently to exhaust stale air and moisture. This strategy creates a modest negative pressure in the house, and that pulls in outside air. A disadvantage is that the negative pressure can pull in radon and other soil gases.

It makes sense to deliver fresh air to spaces that are most lived in (living room, bedrooms, etc.) and exhaust indoor air from places where moisture or pollutants are generated (bathrooms, kitchen, hobby room).

In this climate a Heat Recovery Ventilator may be a healthy and energy efficient method to obtain this and result in a healthy house. These systems are not inexpensive. I suggest you discuss further with a licensed HVAC technician.

Limitations

Interior Obstructions

LIMITATION OF INTERIOR INSPECTION

The following items are not included in this inspection: security, intercom and sound systems; communications wiring; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only.

Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Interior Obstructions

INTERIOR FINISHED

The interior ceilings and walls are finished. Structure cannot be observed

Interior Obstructions

FRESH PAINT

The interior has been freshly painted. In most cases this generally suggests care and maintenance of the home but ask the sellers if there were any water stains, mold etc. visible prior to the recent painting. The painting hindered this inspection by possibly removing clues of past issues.

Interior Obstructions

CABINETS

Due to clutter, could not view interior condition of kitchen and bathroom cabinets.

Interior Obstructions

STORED ITEMS

Due to the amount of boxes, clothing and/or items stored thru-out the dwelling, all areas were not accessible.

Interior Obstructions

APPLIANCES

Permanently installed appliances prevented viewing of some structure

Windows

BLINDS/CURTAINS

Home inspectors do not move curtains and blinds to check window operation. These (increasingly with age) break readily and consequently are not disturbed by the inspector. Others at the inspection may undertake such movement at their own risk.

Observations

13.2.1 Ceilings

Maintenance Item

COSMETIC CRACKING

The ceilings reveal hairline cracks from settlement. This appears to be cosmetic. I recommend a qualified finisher correct as needed.

Recommendation

Contact a handyman or DIY project

13.4.1 Floors

Maintenance Item

NOT LEVEL - SHRINKAGE OF LUMBER

Floors are not level. Suspect shrinkage of lumber. This is normal for wood frame construction as used in this dwelling.

Recommendation

Contact your builder.

13.5.1 Steps, Stairways, Balconies and Railings

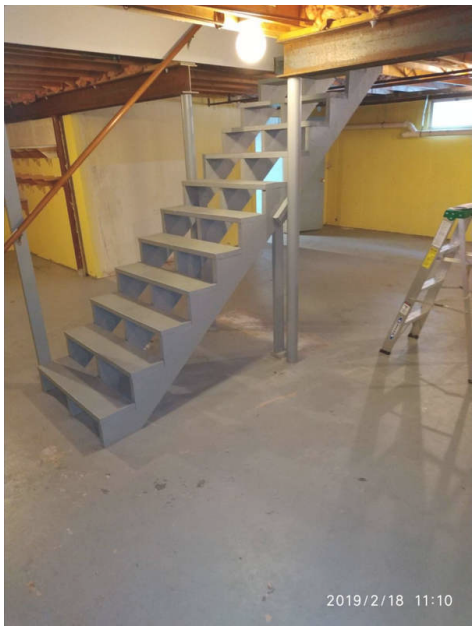
Recommendation

STAIRWAYS - OPEN ON ONE SIDE

Recommend installing guardrails on open side of staircase for safety.

Recommendation

Contact a qualified carpenter.



13.5.2 Steps, Stairways, Balconies and Railings

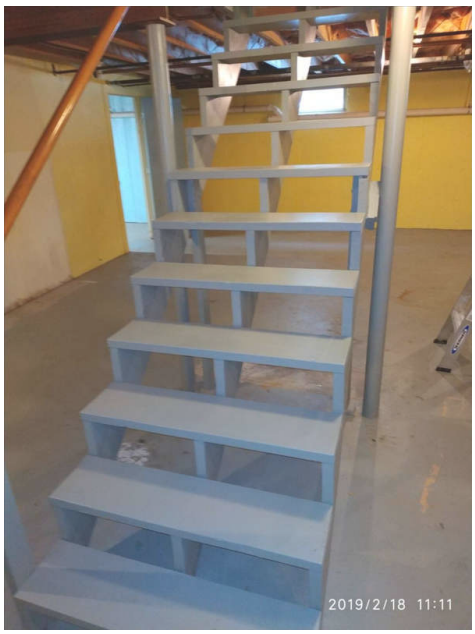
Defect

STEPS - OPEN RISERS

Recommend closing open risers for safety. Children can easily fall through these areas.

Recommendation

Contact a qualified carpenter.



14: BATHROOM - 1ST FLOOR

		FN	NP	NI	O
14.1	General Interior Conditions	X			
14.2	Bathroom Electrical	X			
14.3	Bathroom Cabinets and Sinks	X			
14.4	Separate Shower	X			
14.5	Ventilation		X		
14.6	Toilet	X			

FN = Functional NP = Not Present NI = Not Inspected O = Observation

Information

Bathroom Electrical: **GFCI Protected Receptacle**
Yes, Yes - Shared Circuit

Separate Shower: **Type of Shower**
Fiberglass or Plastic

Ventilation: **Ventilation to the Exterior**
None

Toilet: **Type of Toilet**
Uses approximately 1.6 gallons per flush

General Interior Conditions: **Bathroom**
Interior views for information

General Interior Conditions: **Original Condition**
I suspect the interior finishes are original to the dwelling. While still functional, they may benefit from upgrading. You should make yourself aware of the significant costs associated with bathroom renewal.

Bathroom Electrical: **GFCI on one circuit**
The bathrooms share the GFCI circuit. All outlets are protected. This is common in many dwellings. The receptacle that has the reset function is in the Powder Room. If there is no power in any bathroom, check there first.

Ventilation: **Fan timer**

For your information - Today it is regarded as a good practice to have bathroom ventilation fans controlled by a timer so they run for a period of time after bathing/showering to remove moisture laden air that remains after normal use.

Toilet: **Toilet flushing**

Some modern toilets that use reduced quantities of water to flush may need to be flushed during use, not only at the conclusion of use.

Observations

14.5.1 Ventilation

Recommendation

NOT INSTALLED

Recommend the installation of a bathroom ventilation fan in each bathroom to remove steam and prevent moisture damage to walls and ceilings. I recommend venting the fan to the exterior to help remove moisture and odor. Exhaust vents should have a backdraft damper installed to prevent cold air, rain, snow, rodents and pests from entering the vent

Recommendation

Contact a qualified HVAC professional.

15: BATHROOM - 2ND FLOOR

		FN	NP	NI	O
15.1	General Interior Conditions	X			
15.2	Bathroom Electrical	X			
15.3	Bathroom Cabinets and Sinks	X			
15.4	Bathtub/Shower combination	X			
15.5	Ventilation		X		
15.6	Toilet	X			

FN = Functional NP = Not Present NI = Not Inspected O = Observation

Information

Bathroom Electrical: **GFCI Protected Receptacle**
Yes - Shared Circuit

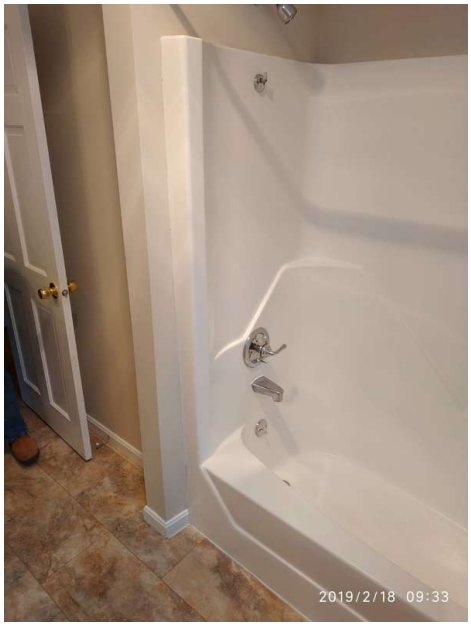
Bathtub/Shower combination: **Type of Bathtub**
Fiberglass or Plastic

Ventilation: **Ventilation to the Exterior**
None

Toilet: **Type of Toilet**
Uses approximately 1.6 gallons per flush

General Interior Conditions: Bathroom

Interior views for information



Bathroom Electrical: GFCI on one circuit

The bathrooms share the GFCI circuit. All outlets are protected. This is common in many dwellings. The receptacle that has the reset function is in the powder room. If there is no power in any bathroom, check there first.

Ventilation: Fan timer

For your information - Today it is regarded as a good practice to have bathroom ventilation fans controlled by a timer so they run for a period of time after bathing/showering to remove moisture laden air that remains after normal use.

Toilet: Toilet flushing

Some modern toilets that use reduced quantities of water to flush may need to be flushed during use, not only at the conclusion of use.

Observations

15.4.1 Bathtub/Shower combination

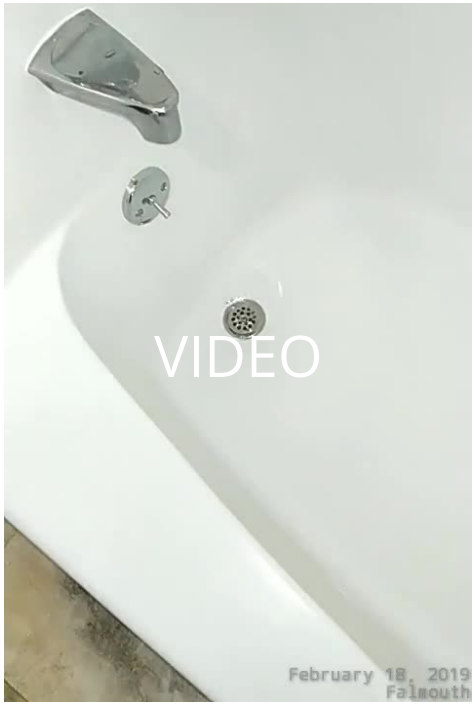
Maintenance Item

SLOW DRAIN

The bath drained slowly at time of inspection. Suspect a clogged trap. Recommend cleaning trap and/or repair.

Recommendation

Contact a qualified plumbing contractor.



15.4.2 Bathtub/Shower combination

Recommendation

SHOWER VALVE

BATHROOM 2ND FLOOR

The shower valve is faulty and should be replaced

Recommendation

Contact a qualified plumbing contractor.

15.5.1 Ventilation

Recommendation

NOT INSTALLED

Recommend the installation of a bathroom ventilation fan in each bathroom to remove steam and prevent moisture damage to walls and ceilings. I recommend venting the fan to the exterior to help remove moisture and odor. Exhaust vents should have a backdraft damper installed to prevent cold air, rain, snow, rodents and pests from entering the vent

Recommendation

Contact a qualified HVAC professional.

16: BATHROOM - POWDER ROOM

		FN	NP	NI	O
16.1	General Interior Conditions	X			
16.2	Bathroom Electrical	X			
16.3	Bathroom Cabinets and Sinks	X			
16.4	Ventilation	X			
16.5	Toilet	X			

FN = Functional NP = Not Present NI = Not Inspected O = Observation

Information

Bathroom Electrical: GFCI Protected Receptacle
Yes

Ventilation: Ventilation to the Exterior
None

Toilet: Type of Toilet
Uses approximately 1.6 gallons per flush

General Interior Conditions: Bathroom

Interior views for information

Ventilation: Fan timer

For your information - Today it is regarded as a good practice to have bathroom ventilation fans controlled by a timer so they run for a period of time after bathing/showering to remove moisture laden air that remains after normal use.

Toilet: Toilet flushing

Some modern toilets that use reduced quantities of water to flush may need to be flushed during use, not only at the conclusion of use.

17: LAUNDRY

		FN	NP	NI	O
17.1	Washing Machine and Dryer Installation	X			
17.2	Dryer Venting	X			
17.3	Electrical	X			

FN = Functional NP = Not Present NI = Not Inspected O = Observation

Information

Washing Machine and Dryer Installation: Location

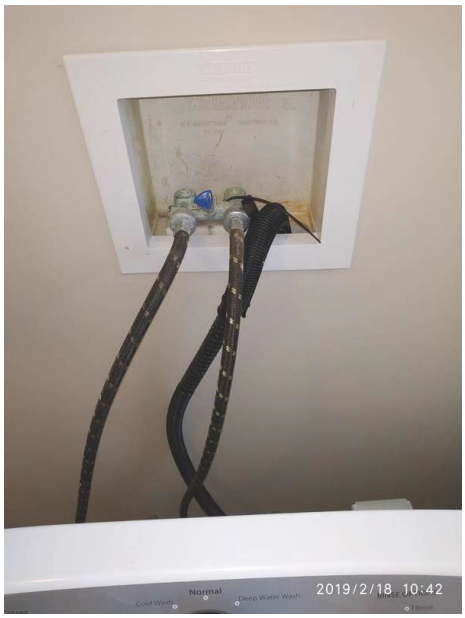
1st Floor

Washing Machine and Dryer Installation: Washing Machine

Age was not determined, Appliance was not operated, Whirlpool

Washing Machine and Dryer Installation: Washing Machine Faucets

Single Lever



Washing Machine and Dryer Installation: Laundry Pan

None

Washing Machine and Dryer Installation: Dryer

Age was not determined, Appliance was not operated, Maytag

Washing Machine and Dryer Installation: Dryer Power Source

Gas

Dryer Venting: Dryer Vent

Flexible Metal

Washing Machine and Dryer Installation: Drain Pan

Recommend installing a safety pan beneath washing machine with a drain line terminating in a conspicuous location. A burst hose can cause considerable water damage.

Dryer Venting: Duct cleaning information

Depending on use, dryer exhaust vents should be cleaned every 1-3 years. This is best accomplished by a licensed professional.

Electrical: GFCI Protected Receptacle - General use

No

Laundries are regarded as wet locations, and GFCI protection is mandated in new construction. You are recommended to provide any general (ie non appliance) outlet with GFCI protection - either at the outlet or the main panel.

18: KITCHEN/BUILT-IN APPLIANCES

		FN	NP	NI	O
18.1	Kitchen	X			
18.2	Cabinets and Countertops	X			
18.3	Electrical	X			
18.4	Sinks	X			
18.5	Ventilation	X			X
18.6	Range	X			
18.7	Dishwasher	X			
18.8	Refrigerator	X			
18.9	Microwave (Built-in)	X			
18.10	Food Waste Disposer		X		
18.11	Trash Compactor	X			

FN = Functional NP = Not Present NI = Not Inspected O = Observation

Information

Cabinets and Countertops: Cabinetry
Wood

Cabinets and Countertops: Countertop
Laminate

Ventilation: Ventilation Appliance
Recirculating air, Whirlpool

Refrigerator: **Refrigerator**
Bottom Freezer, FRIGIDAIRE

Food Waste Disposer: **Disposer**
NONE INSTALLED (SEPTIC)

Trash Compactor: **Trash Compactors**
Not applicable, KITCHEN AID

Kitchen: **Kitchen**
Kitchen
Informational pictures

Cabinets and Countertops: **Original**

The cabinets are dated or original to the dwelling. While functional, they exhibit normal wear and tear to doors, floors, hinges and latches

Electrical: **GFCI Protected Receptacle(s) near Sink**

Yes

GFCI receptacles provide enhanced safety when using electrical appliances near water sources. They are recommended within 6 feet of any sink, faucet or wet location

Ventilation: **Vent Filters**

Many ventilation appliance filters - either mesh or metal baffle - are washable in the dishwasher

Range: **Range**

Electric, FRIGIDAIRE

Dishwasher: **Dishwasher**

BOSCH

The dishwasher was tested. It was not monitored through a complete cycle, only as to whether it commenced operation. Unless noted, it did not present any leaks.

Dishwasher: **Dishwasher information**

For your information: Dishwashers may need periodic maintenance to the drain filter underneath the lower spray arm.

Note: The cost to repair a dishwasher will vary depending upon the problem. A leak may cost between $100 and $200 to fix while a sophisticated control panel can be as much as $250 or more to replace. Other problems, like a slow drain or a broken door, can cost less than $100 to fix. A good consumer's rule of thumb is to not spend more than 25 percent of the replacement cost on any single repair. Based on this, many low cost dishwashers can be considered essentially disposable.

Refrigerator: **Refrigerator Opening Width (approx)**

36 inches

Most common refrigerator size at the appliance store is 36" wide and regular depth. All others have much reduced availability

Refrigerator: **Filter for ice/water**

The refrigerator is equipped with a water filter for the integral ice-maker/water dispenser These filters should be replaced according to the manufacturers recommendation. Filters can be located in the refrigerated compartment or at the base of the appliance behind the kick plate

Refrigerator: **Information - Modern refrigerators**

For your information: Modern refrigerators draw air in at the bottom to cool the condensers and operate efficiently. General dust collection here added to by pet hair can reduce the operating efficiency of any refrigerator. You should periodically clear the cooling coils underneath with special brushes made for that purpose. If the refrigerator does not appear to cool adequately, lack of airflow across a dust blocked condenser may be the root cause.

Microwave (Built-in): **Microwave (Built in)**

WHIRLPOOL

The microwave was tested. No complex methods were used - simply whether it affected the temperature of a glass of water when run for 30 seconds

Trash Compactor: **Trash Compactor**

The trash compactor was tested. Unless trash was available to be actually compacted, it could only be tested to verify the appropriate noises were made during the cycle.

Trash Compactor: **Trash Compactor information**

For your information: The cost to repair a compactor will vary depending upon the problem. The mechanism can be as much as $200 to replace. A good consumer's rule of thumb is to not spend more than 25 percent of the replacement cost on any single repair. Based on this, many trash compactors can be considered essentially disposable.

Limitations

Kitchen Obstructions

LIMITATIONS

The following items are not included in this inspection:

- household appliances such as refrigerators, freezers, ice makers, hot water dispensers and water filters;
- appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights.

Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances.

The inspector does not note appliance manufacturers but does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Observations

18.2.1 Cabinets and Countertops

Recommendation

CABINET - WATER DAMAGE

Observed deterioration to floor of kitchen cabinet sink from a previous leak. This is common in older installations. Recommend repairs as needed.

Recommendation

Contact your builder.

18.5.1 Ventilation

Maintenance Item

NONE INSTALLED

There is no dedicated ventilation appliance installed at the oven/cooktop. Windows are the only source of ventilation in the kitchen. However windows are not usually effective at removing cooking fumes and steam from a kitchen. This results in moisture being added to the interior and exposure to cooking fumes and possibly contamination of the area by aerosolized cooking oils and other materials which may not be easily cleaned from surfaces. I suggest the installation of a kitchen ventilation fan in all kitchens that will remove steam, moisture and odor from cooking to the exterior.

Recommendation

Contact a qualified HVAC professional.

19: MISCELLANEOUS

Information

Smoke/CO/Heat Detectors

Massachusetts law requires that local Fire Departments issue a certificate certifying compliance with current legal requirements (no grandfathering) concerning smoke, fire, heat and carbon monoxide detectors upon sale of any dwelling as determined by the local governing authority.

It is the responsibility of the seller to obtain this certificate. However**you should be aware that this task must be completed in a timely manner, as closing cannot proceed until the certificate is in the possession of the relevant attorney.**

Once in residence, it is recommend you test all installed detectors periodically. Batteries (including those detectors hard wired using batteries as backup) are recommended for change every year. Smoke detectors and the like are regarded as having an anticipated life of 10 years, and are recommended for replacement at that time.

You should never hesitate to ask the local fire department for advice on the latest fire prevention techniques.

Cost Estimates

Cost estimates for recommended work are not included with this written report. We find estimates vary dramatically between contractors with different methods, work habits and profit goals. This makes it important that you obtain at least three estimates for any substantial repair or home improvement and that all estimates be based on identical specifications. Please feel free to call if you have any questions regarding bids that might have been obtained because of information in this report.

Radon Test

Radon test results will be available within 48 hours of the conclusion of the test. (Weekends excepted). Radon testing is from 48 to 96 hours in duration. It measures the highest concentration detected - it is not a cumulative test. The suggested test duration is to ensure adequate exposure.

For your information: The primary health risk from long-term exposure to radon is lung cancer. The risk of developing a lung cancer from radon exposure depends both on how much radon is present and how long you are exposed to radon. The higher the radon level or the longer the time of exposure, even if the levels are relatively low, the greater the risk. Exposures up to 4 pCi/L may present some risk of contracting lung cancer to more sensitive occupants, especially children and those who live with smokers. However only levels above that are recommended for abatement. The US Congress set as a goal the lowering of radon levels in buildings to equal the levels of outside air.

It is important to understand that radon levels can change at some point in the future. Therefore, it is important to retest when there is occupancy by a new owner, before and after a new addition to the house, alterations that could alter ventilation patterns, if major cracks are noticed in foundation walls or the slab, you begin using a ground contact area of the home not previously tested, or even recent nearby construction blasting or earthquakes. EPA recommends that homes be retested every 2-3 years. If the home has been previously mitigated or alterations are made to the mitigation system, retesting should be done.

Confirm Permits

It is strongly recommended that you or your agent confirm with the municipality that all previous renovation work has been inspected by same and that all inspection, permits and repair requirements have been properly completed.

Failure to have in hand evidence of the satisfactory completion of renovations can cause significant issues with local authorities.

Septic Title V/Garbage Disposer

Recommend obtaining a copy of the Title V Septic System Inspection Report, including "as built" plans. Recommend reading and fully understanding the report.

If you have any questions, call the Title V Septic System Inspector and/or the local Board of Health for clarification.Inspection of the external sewage disposal system is beyond the scope of a Home Inspections, and beyond the qualifications of your home inspector.

Special Note: The use of a garbage disposer is not recommended with any septic system not designed specifically for their inclusion. Excess garbage may plug leaching holes and could require premature installation of a new soil absorption system. Recommend verifying if garbage disposal usage was incorporated with septic system design. If not, recommend its removal.

Lawn Sprinklers

The lawn sprinkler system was not inspected and is not included in this report. The system was not evaluated. These systems require spring and fall maintenance. Recommend obtaining the maintenance requirements from the owner. If professionally serviced, recommend obtaining any service records.

The local Water Utility may require an annual certification of the back-flow preventer. Some lawn sprinkler systems are wi-fi enabled, and/or at the very least complex to schedule and operate. You are recommended to obtain full instructions from the seller prior to closing.

Water - Public information

For Your Information: Each local water supply authority/district should provide you with an annual report on their water quality. I recommend you ensure you are in possession of this information. You should also consider that the information so provided is only useful as a guide to what is supplied to the dwelling. Conditions may exist internally that impact the potability of the water actually available for consumption. It is recommended you privately test or monitor your water annually even though you have municipal water supply.