



SUMMARY
1234 Main St. Leominster Ma 01453
Buyer Name
10/02/2018 9:00AM

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2.1.1 Siding, Flashing & Trim

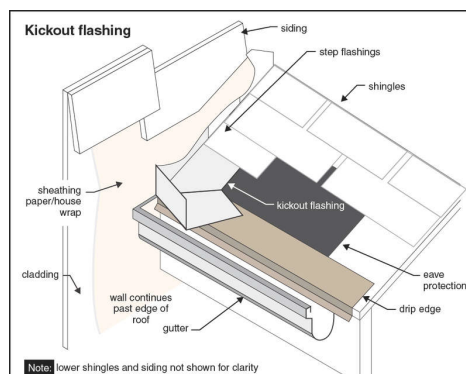
FLASHING - NO KICK-OUT FLASHING VISIBLE

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.



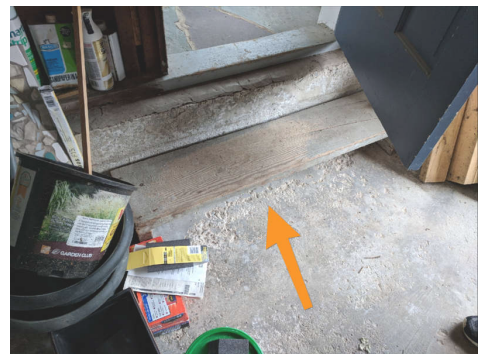
2.3.1 Decks, Balconies, Porches & Steps

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.



3.1.1 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.



4.1.1 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.

5.1.1 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.

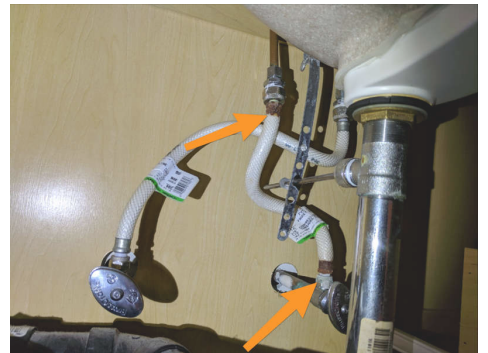
5.1.3 Fixtures / Faucets

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.



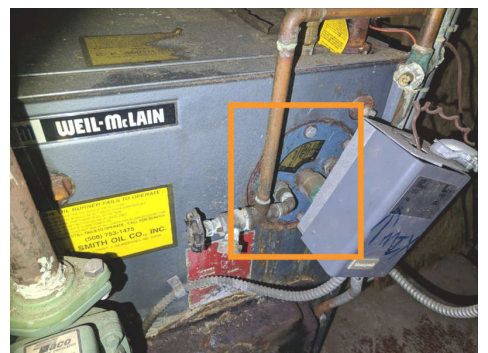
5.4.1 Water Heater

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.



6.2.1 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.



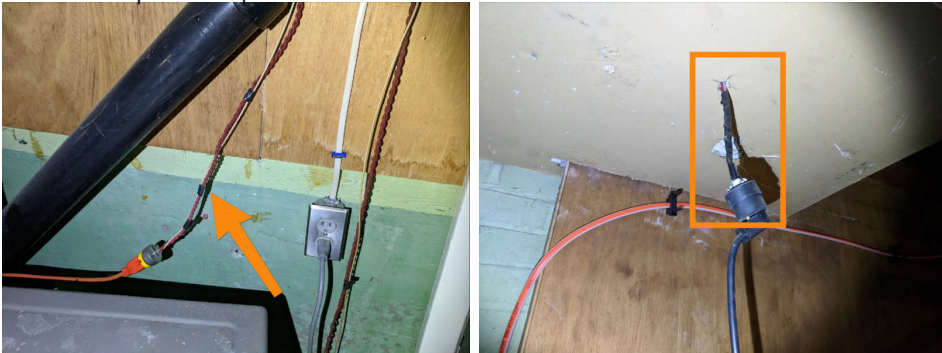
6.7.2 Miscellaneous

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.



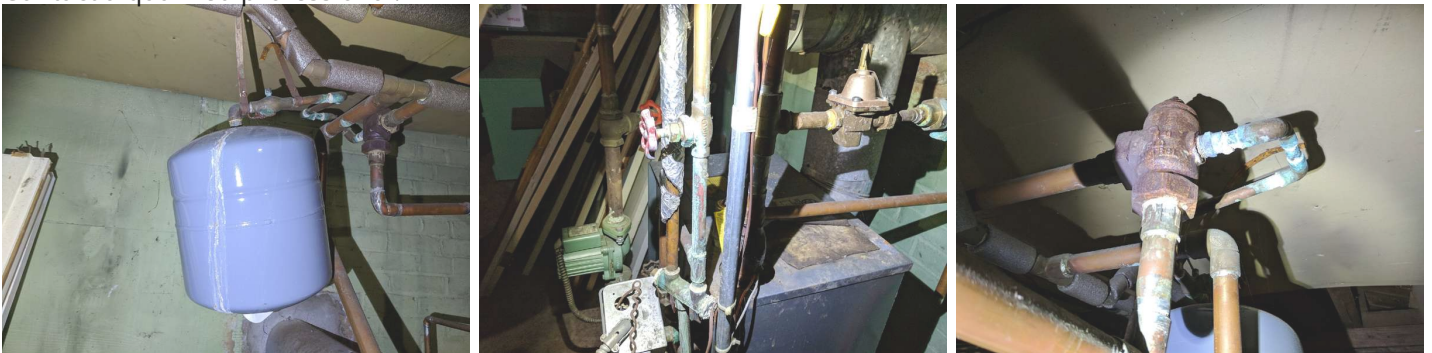
7.1.1 Heating Equipment

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.



8.2.1 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.

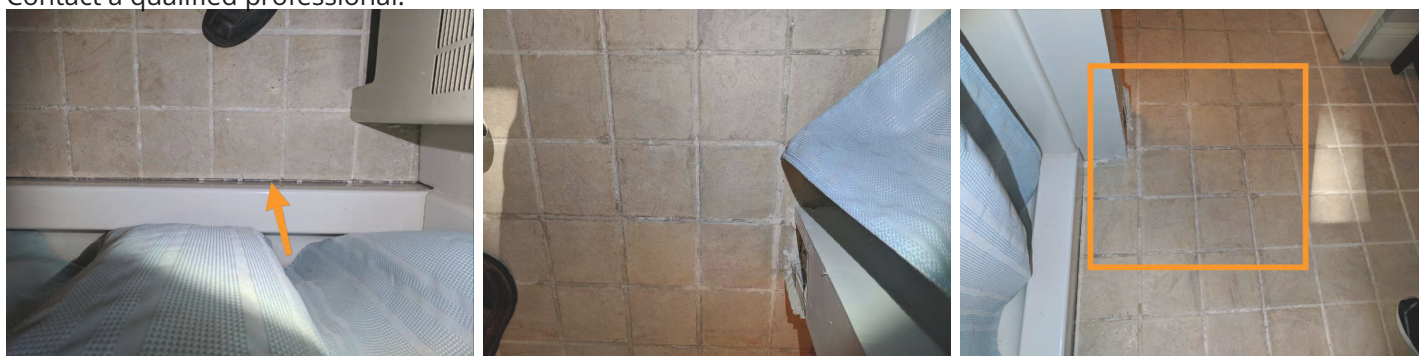
8.3.2 Floors

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.

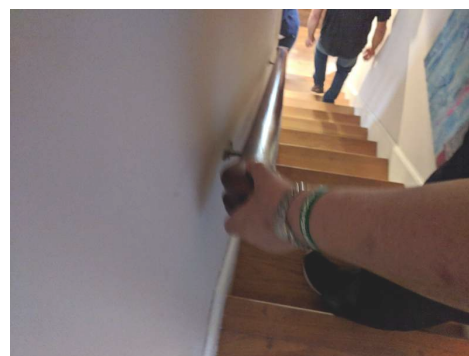
Recommendation
Contact a qualified professional.

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.



9.1.1 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.

10.1.1 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.

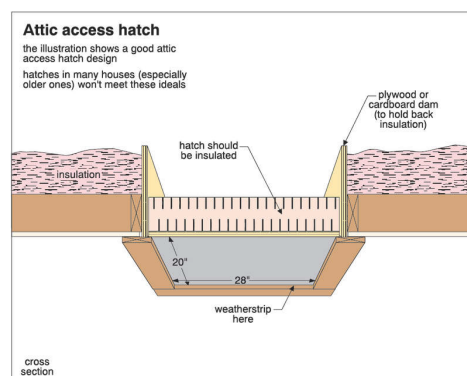
10.1.3 Attic Insulation

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.



11.1.1 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



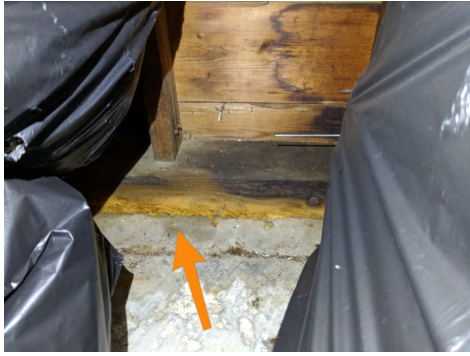
12.3.1 Visible Framing

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.

