



SUMMARY

1234 Main St. Raynham MA 02767

Buyer Name
06/03/2019 9:00AM

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Striler Home Inspections, Inc.
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About The Home Inspection:

A home inspection is a non-invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the Massachusetts State Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property.

This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in the evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

Not a Code Inspection:

The General Home Inspection is not a building code-compliance inspection, but a visual inspection for safety and system defects. The Inspection Report may comment on and identify as problems systems, components and/or conditions which may violate building codes, but although safety defects and building code violations may coincide at the time of the inspection, confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection.

If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a code-compliance inspection.

Photos:

Throughout the inspection report, you may see photos of different systems in need of repair or replacement, as well as other unfavorable conditions. Keep in mind as you look at these photos that they are only examples, other defects may and often do exist. We do not photograph every defect, it would be virtually impossible.

It's important that you remember when an issue is noted that some examples are shown, others may exist, check all areas and repair as needed. Further investigation by yourself or a

qualified contractor is needed to locate all issues to be repaired.

"Limitations" Tab:

There may be areas in the report where you'll see a tab to the right of the "Information" tab that says "Limitations". It's very important that you take the time to read those limitations. They explain why we were unable to see or report on an item or system. There may also be additional recommendations there that you should act upon BEFORE the close of sale or your objection deadline.

Older Homes:

An older home may not meet many generally-accepted current building standards. Older homes are inspected within the context of the time period in which they were built, taking into account the generally-accepted building practices of that time period. The Inspection Report will comment on unsafe conditions, but problems will be described as defects at the Inspector's discretion. Homes are not required to be constantly upgraded to comply with newly-enacted building codes but are only required to comply with building codes or generally-accepted standards which existed at the time of original construction. An exception may exist when a home is remodeled, depending on the scope of work. New work must usually comply with building codes in effect at the time in which the remodel work is performed.

Report Terms:

The term "Appears Serviceable" means that an Item appears functional at the time of the inspection and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report. For example, a brand new home with a very expensive kitchen and an older home with a modest kitchen can both be rated as "Appears Serviceable".

The term "Repair as needed" or "Repair is recommended" is an indication that the noted item is in need of repair. Use whatever means necessary to repair the issue, either per the advice and services of a licensed contractor, or yourself.

The term "Near future" means that an item or system is at, or near the end of its useful life. The lifespan of construction materials and systems fluctuates, depending on many things. We cannot be sure when the component or system will fail. You should consider replacement of the item(s), or at a minimum, monitoring of the item(s).

Insect / Pest / Wildlife Concerns:

Inspecting for and reporting on the presence of WDI (Wood Destroying Organisms) activity including, but not limited to: Termites, Powder Post Beetles, Carpenter Ants, Carpenter Bees, etc. is beyond the scope of a home inspection as per the [State of Massachusetts Standards of Practice 266CMR](#) and is excluded from this inspection. It is HIGHLY recommended that you have a WDI-Termite inspection prior to the end of your inspection contingency period. Any comments made in this report in regards to such activity was done as a courtesy only, should not be viewed by an all-inclusive activity, and requires further evaluation by a licensed pest

control company.

Safety and Care:

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Timely Evaluation By Contractors:

Recommendations made by the inspector should be acted upon in a timely manner in order to receive the results of any further evaluation by contractors or engineers before the deadline for negotiation with the seller has passed. If you are unable to get the results of any necessary evaluations before the expiration of your Inspection Objection deadline, you should ask your agent to amend the contract to extend the deadline.

Additional Resources:

Municipal contacts are a good resource prior to purchasing a home.

The Fire Dept. can be contacted for prior fires in the house or flooding that caused them to pump out the house, or oil tank permits and records of removal.

The Police Dept. will have records of the community including registered sex offenders.

The Conservation Department. will have records for flood zone maps.

The Building Dept. will have records of additions.

The Tax Dept. will have plot plans.

5.15.1 Foundation (Exterior)

SHRINKAGE CRACK

One or more walls have hairline cracks. They appear to be shrinkage cracks. Shrinkage cracks are caused by the evaporation of water in the mix. This is a normal condition. As the concrete cures and dries it "shrinks" leaving hairline cracks. Seventy-five percent of all shrinkage cracks appear in the first year. Monitor and repair if needed.



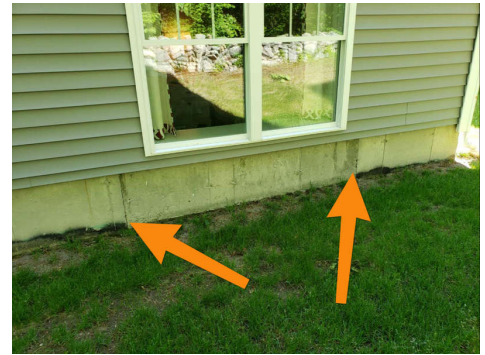
Right

5.15.2 Foundation (Exterior)

COLD POUR SEAM

A cold pour joint was noted. Cold pour joints occur because of the time delay between subsequent "pours" into the foundation forms.





Rear

7.2.1 Floor

CRACKS (TYPICAL)

Typical cracks were noted. Seal as needed.

Recommendation

Contact a handyman or DIY project



Maintenance Item



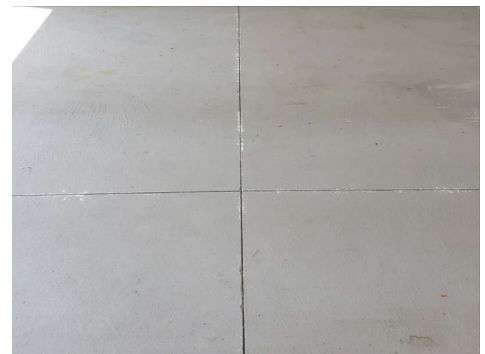
7.2.2 Floor

EXPANSION CRACKS

"Expansion Cracks" were noted in the floor. This is an intentional building method designed to limit the anticipated cracking that occurs in concrete floors and is not a structural concern.



Recommendation



7.8.1 Occupant Door (From Garage To Home)

NOT SELF-CLOSING

The door from the garage to the home should have self-closing hinges to help prevent the spread of a fire to living space. Recommend installing self-closing hinges.

Recommendation

Contact a qualified handyman.



Safety Hazard



8.2.1 Interior Foundation

POURED CONCRETE (-1/4 INCH CRACK)



Maintenance Item

One or more cracks less than 1/4 inch were noted in the foundation walls. Consider sealing and monitoring for future cracking.

Recommendation
Contact a handyman or DIY project



Rear



Right



Front



Front

8.2.2 Interior Foundation
FOUNDATION (CRACKS REPAIRED)

 Recommendation

Epoxy repairs have been made, consult owner for warranty.



8.4.1 Floor
COMMON CRACKS

 Maintenance Item



Common cracks were visible in the basement floor. This type of cracking can have several causes

- concrete shrinkage, which is a normal part of the concrete curing process and not a structural concern
- post-construction settling due to incomplete compaction of the soil beneath the slab during construction. This also is not an unusual condition and typically would not continue.
- heaving of the soil due to the presence of expansive soils.

Determining the cause of cracking lies beyond the scope of the General Home Inspection. Consider repairing cracks as needed and monitor.

Recommendation

Contact a handyman or DIY project

9.10.1 Sewage Pump

DESCRIPTION

Recommendation

One or more sewage pumps are installed.

A sewage ejector pump, also called a pump-up ejector system, is used when a bathroom, laundry room or any other type of plumbing fixture is located below the level of the main sewer or septic line flowing from the house. Because the flow of drain-wastewater depends on gravity, plumbing systems in which these fixtures are located below the level of the main sewer line all require some means of elevating the wastewater so it can flow properly.

This unit requires periodic maintenance and should be connected to an alarm to warn of failure.

Recommendation

Contact a qualified professional.

10.10.1 Duct System

SHEET METAL (HUMIDIFIER INSTALLED)

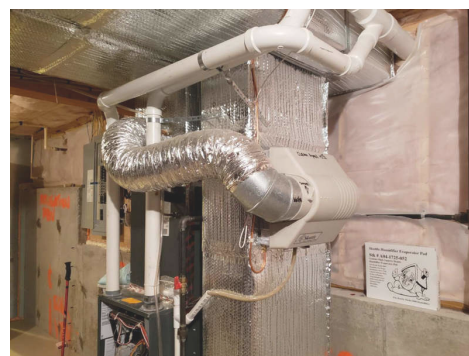


Maintenance Item

The ductwork has a humidifier installed in the plenum. Humidifiers can increase interior home comfort in the winter if maintained properly. If no maintenance information is available from the homeowner, then we recommend checking online for information about your particular model and it's operation.

Recommendation

Recommended DIY Project



12.3.1 Panel Enclosure & Cover

PANEL ENCLOSURE (MISSING KO)

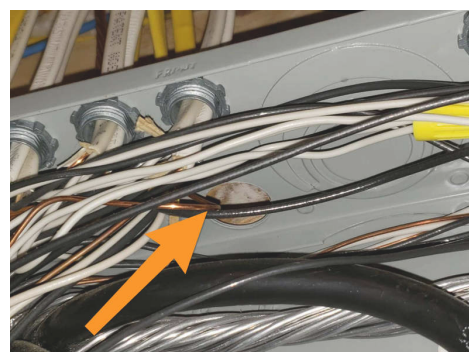


Recommendation

Unfilled holes or knockouts in the main electrical service panel were noted. A knockout seal is recommended.

Recommendation

Contact a qualified electrical contractor.



12.4.1 Interior Wiring In Panel

OLDER WIRING TECHNIQUES



Older wiring techniques were noted. Consider having a qualified contractor update to current standards.

Recommendation

Contact a qualified electrical contractor.



12.4.2 Interior Wiring In Panel

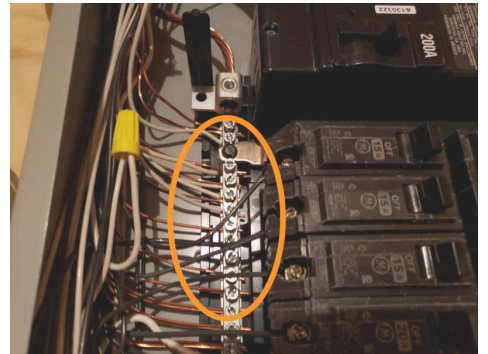
NEUTRAL BAR (NEUTRAL AND GROUND, SAME SCREW)



Older wiring technique. One or more neutral (white) wires and ground (bare copper) wires were attached under the same screw in the panel. This is not up to current standards. Consider updating.

Recommendation

Contact a qualified electrical contractor.



12.4.3 Interior Wiring In Panel

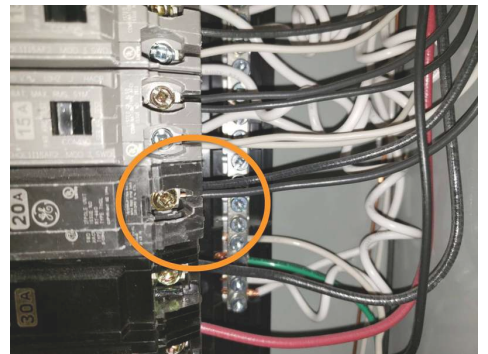
BREAKER (MULTI TAP)



Two or more wires were connected to a breaker designed for only one wire. This is known as a "multi-tap" and is a defective condition. Further evaluation and or repair is recommended.

Recommendation

Contact a qualified electrical contractor.



13.1.1 Access

SEALED



The cover to the attic hatch was physically sealed and we were unable to remove it without causing damage. No comment on any items related to the attic or ventilation is possible.



18.1.1 Visual Signs

TRAPS

One or more "mouse traps" were noted.

Check with the current owner regarding the history of rodents and treatment.

Recommendation

Contact a qualified pest control specialist.



Recommendation

