Mid-Cape
Home Inspection Services
South Dennis, MA 02660
508 428-2927

Home Inspection Report

1000 Main St.
AnyTown, Cape Cod, MA

Prepared for: Mr & Mrs. Client

Prepared By: Ken Amelin

COMMONWEALTH OF MASSACHUSETTS
KENNETH
AMELIN
NO. 169
REGISTERED
PROFESSIONAL HOME INSPECTOR

Report Table of Contents

HOME INSPECTION REPORT

Exclusively Prepared for:

Client Name:
Mr. & Mrs. Client.
Address:
1000 Main Street.
City, State, Zip:
Anytown, USA.
Email:
ClientABC@gmail.com.
Telephone:
508 422-7777.

PROPERTY INFORMATION:

Address:
100 Shipyard Lane.
City, State, Zip:
Cape Cod , MA.
Inspection Date:
03/16/2015.
Building Style:
Wood framed ranch.
Main Entrance Faces
East.
Approximate Age:
1965

Lead based paint was in use until 1978. As the home was built prior to that date, a lead hazard may be present in the home. Your broker will provide you with a required lead paint information package that explains your right to have the property inspected for lead prior to purchase.


Addition and finished basement

Observation: Additions to the house have modified the original structure. (right wing addition and finished basement)
Analysis: A building permit and approvals by local authorities is required for work of this type.
Recommendation: You should ask the owner if a building permit was issued for the work or you may check with the town hall for your record and safety.

PEOPLE PRESENT:

Seller' s Agent, (Part time only to unlock property)
Buyer's Agent.
Pest Inspector.

INSPECTOR(S) PRESENT:

Ken Amelin, Owner-Principle - MA License #169.

WEATHER CONDITIONS AT TIME OF INSPECTION:

DATA:

Clear sky.

Temperature at time of inspection: degrees F.

34 °F.

ON-SITE TIME

Start time:

10:00 AM.

End Time:

11:45 AM.

OPTIONS ELECTED BY CLIENT:

Observation: No optional inspections were performed.
Analysis: Conditions undetermined.
Recommendation: Depending on the age of the home, you may consider having it inspected for LEAD PAINT. Your broker will provide you with a lead paint information package.

Other inspection options you may wish to consider which are not included in this inspection include: Radon, UFFI insulation, air quality, water quality, water flow test, asbestos, mold & mildew, waste disposal system evaluation and wood destroying insects.

REPORT OVERVIEW

THE FOLLOWING IS A PARTIAL ABSTRACT OF THOSE AREAS OR COMPONENTS CONTAINING VISIBLE & ACCESSIBLE PROBLEMS DISCLOSED BY THE INSPECTION. THIS ABSTRACT MAY NOT IDENTIFY ALL MAJOR ITEMS OBSERVED AND REPORTED ON. THE READER SHOULD REFER TO THE CORRESPONDING BODY OF THE REPORT FOR DETAILS AND FOR OTHER DATA NOT LISTED IN THIS ABSTRACT.

Mid-Cape Home Inspection recommends that any deficiencies noted in this report to be further evaluated, inspected, repaired or replaced to be done **PRIOR TO THE CLOSE OF ESCROW** (closing or sale) and should be done by a licensed contractor or professional. Further evaluation prior to the close of escrow is recommended so a properly licensed professionals can evaluate the inspectors findings and inspect the entire system or components that may be beyond the inspectors expertise or the scope of the inspection agreement. If you fail to perform this research, then you will not have all the facts needed for purchase consideration. Concealed problems may be discovered at a later date, and the cost of repairs remain undetermined.

EXTERIOR:

Exterior problem areas:

Driveway problems, Deck problems, Retaining wall problems, Steps to building problems, Door problems, Window problems, Basement window problems, Siding problems, Bulkhead or basement entrance problems, Eaves, soffit & trim problems.

ROOF, CHIMNEY, GUTTERS:

Problem areas of roof, gutters, or chimney:

Chimney problems, Flashing problems, Gutter problems.

STRUCTURE:

Basement or structural problems:

Floor frame(s) problems, Staircase problems.

ELECTRICAL SYSTEM:

Electrical system problems:

Problems with service equipment outside
Service panel problems, Electric bond to gas and water pipe, Branch circuit wiring problems, Outlet problems, GFCI Outlet problems.

HEATING SYSTEM & COOLING SYSTEMS:

Heating & Cooling system problems:

No recent service tags, Distribution system problems, Unheated areas, Venting problems.

PLUMBING SYSTEM & HOT WATER HEATER:

Problems with plumbing system or hot water heater:

Service piping problems, Pressure piping problems, Drain, waste & vent pipe problems, Stains at subfloor below fixtures. Multiple exits @ drain - check title V. Signs of amateur plumbing installation. Further evaluation by licensed plumber is advised. Tankless Water Heater, Laundry hook-up problems.

LIVING SPACES, FIREPLACE, WOOD STOVE:

Living spaces, fireplace wood stove problems:

Numerous age and cosmetic issues. Ceiling stains observed. Interior door problems, Closet problems.

KITCHEN:

Kitchen problem areas:

Candidate for remodeling.

BATHROOM(S):

Bathroom problem areas:

Candidate for remodeling.

ATTIC AREA, VENTILATION, INSULATION:

Problems in attic, ventilation & insulation:

Insulation problems, Mildew stains, Ventilation problems.

EXTERIOR INSPECTION

SCOPE of the EXTERIOR INSPECTION

SCOPE:

(A) The inspector shall observe and report on only those items as described in the attached 266 CMR 6.00 Standards of practice Section 6.04 - Please refer to this attachment for complete information. Any items reported on that are in not included within 266 CMR 6.00 Standards of Practice are not part of the home inspection report or scope of service and are included only as a courtesy to the client. No fee is charged for these additional items, unless specifically approved by the client and contracted as an additional service.
(B) The inspector is NOT required to observe and report on: (1) Storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories. (2) Fences, landscaping, trees, swimming pools, patios, sprinkler systems. (3) Safety glazing. (4) Geological conditions (Engineering services) (5) Soil conditions (Engineering services) (6) Recreational facilities. (7)Any other dwelling units or addresses in multi-unit buildings. (8) Outbuildings and detached garages. (9) Underground utilities, pipes, buried wires, or conduit. (10) The condition of thermo pane window & exterior glass door seals when the glass is dirty. (11) Others as described in attached 266 CMR Standards of Practice.

DISCLAIMERS:

The following exterior items are EXCLUDED from this report: (a) Components covered by SNOW. (b) Paint or stain finishes on siding & trim. (c). Underground fuel and storage tanks. (d). Common elements in multi-unit or condominiums.

GENERAL COMMENTS:

(1) For safety and reduction in liability, the owner of a dwelling is responsible for maintaining all means of egress in a safe, operable condition at all times; and is required to keep all exterior stairways, fire escapes, egress balconies and bridges free of ice and snow. (2) A safe handrail is recommended for every stairway with three or more risers and a guard rail is recommended for any porch, landing, deck or retaining wall greater than 30 inches in height. (3) Be advised that all siding materials require maintenance and that those siding materials with Southern exposure usually age at a faster rate. Northern exposed siding is more prone to decay from moisture. (4) I recommend that the finish on all wood siding materials be restored at 3-5 year intervals, and that wood decks be water sealed at 2 year intervals. (4) Monitor exterior drainage conditions annually to identify and reduce conditions that may cause wet basement problems. Soil along the perimeter of the foundation should direct water away from the home by gravity flow at a pitch of 1"/FT for a distance of ten feet. Downspouts should have base elbows & splash blocks or extensions to discharge roof water far from the home. (5) Maintain a 1-2 foot clearance between all shrubbery & siding for proper ventilation, access and maintenance. (6) **WARNING - Be advised that before the installation of new thermal replacement windows, old window sash & trim should be tested for LEAD PAINT.**

GRADE & DRAINAGE:

LOT TOPOGRAPHY:

Observation: The home was built on a low sloped lot, cut into a hillside. elevated above street.

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Further Investigation Required.

PROBLEMS OBSERVED:

Observation: SNOW cover on the lot at time of inspection prevented a complete evaluation of the grading/drainage along the foundation.
Analysis: True drainage conditions and its impact on the home are concealed by the snow and undetermined.
Recommendation: The grading and drainage along the foundation and it's impact on the home should be evaluated during the first available thaw and prior to purchase. You should ask the owner about any adverse conditions that may exist for your record.


Snow on property

VEGETATION:

CONDITION:

* **FUNCTIONAL. where accessible.**

RETAINING WALLS:

TYPE(s)

Treated wood. (Note: Wood retaining walls have a limited service life. Recommend budgeting for future replacement.)

Concrete masonry units.

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

RETAINING WALL PROBLEMS:

Observation: Retaining walls are tilted. (both)

Analysis: The purpose of a retaining wall is to stabilize & control erosion on inclines or to provide terracing for level yard use. They should be constructed with sufficient strength & drainage provisions to withstand the lateral forces exerted on them by the soil. Without such strength & drainage provision, soil force and hydrostatic pressure build-up can cause structural failure as exhibited by the tilting.

Recommendation: Eventually you should anticipate retaining wall replacement. Contact a licensed contractor now to provide replacement estimates for your budget.

Retaiing walls, PT wall greater than 4 ft

Observation: A recently constructed retaining wall is greater than 4 feet high.

Analysis: This wall would have required a building permit.

Recommendation: You should ask the owner for a copy of the permit or check with the town for your information and record.

DRIVEWAY:

MATERIALS:

Natural surface.

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Further Investigation Required. Repair or Replacement Required.

DRIVEWAY PROBLEMS:

Observation: There was **snow** on the driveway at time of inspection.

Analysis: SNOW cover prevented driveway evaluation. True conditions are undetermined.

Recommendation: You should return to the site and view the driveway when it is bare of snow.

Driveway.

Observation: Natural surface

Analysis: Earth or sand driveways do NOT conform with modern construction practices and will suffer from seasonal problems such as mud, erosion, drainage problems etc.

Recommendation: Optional updating to asphalt or crushed stone with compacted base is advised.

WALK WAYS

WALK MATERIALS:

Masonry concrete pavers present.

CONDITION:

*** FUNCTIONAL. where accessible.**

DECKS, PORCHES, BALCONIES and AREA WAYS:

TYPE OF MATERIALS:

Pressure treated wood deck, built over masonry patio-deck.

CONDITION:

**** FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

VISIBLE DECK PROBLEMS:


Deck issues

Observation: There are cracks in the foundation blocks supporting the deck flooring that are connected together forming a step appearance.
Analysis: Step type cracks indicate potential footing settlement. Often faulty drainage control and years of roof or surface water drainage along a foundation can erode some of the compacted fill beneath a footing, causing the footing to settle under load. The footing settlement is reflected upward into the foundation and has weakened the support structure.
Recommendation: These cracks have weakened the structure and will continue to deteriorate and settle. Replacement is recommended. You should have the have the area of concern reappraised by a foundation contractor or structural engineer prior to commitment.

Observation: The masonry support system (old patio) was built against sidin, **Observation:** Guard rail less than 36 inch minimum.
Analysis: **SAFETY WARNING - potential for personal injury.**
Recommendation: Elevate railing to 36 inch min. standard for safety. g. The siding extends below the masonry.
Analysis: This condition allows water to contact siding. Eventually, the siding will decay due to contact with soil and water. This conditions also attracts wood destroying insects.
Recommendation: Eventually siding repair will be required. At that time you should consider improving the clearance between the siding and patio. You should contact a pest control company for treatment to prevent wood destroying insect infestation. (note: the structural members in the crawlspace were not accessible for view and there may be hidden damage not documented in this report. - Further evaluation advised)

Observation: Deck steps revealed the following safety problems: Amateur built steps. Non conforming tread dimensions and no railing.
Analysis: **SAFETY WARNING -** there is a potential for personal injury**.**
Recommendation: Perform **safety** repairs as required.

Observation: Deck floor is more than 30 inches high and has no guard rail.
Analysis: **SAFETY WARNING - chance of personal injury.**

Recommendation: Install required guard rails for safety.

Observation: DECK ELEVATION - the floor surface of the deck was constructed at a nearly level elevation with the interior floor surface of the house and entry way.
Analysis: While this practice may be convenient, it may cause seasonal snow blockage of an egress door and allow water to enter under the threshold. Be advised that a more knowledgeable contractor will build a deck one step below the house floor elevation.
Recommendation: I advise that you always remove snow from this location, caulk all joints and monitor the door threshold for water infiltration

MAIN ENTRANCE COMPONENTS:

STEPS, STOOPS, & HANDRAILS TO BUILDING:

Masonry steps.

CONDITION:

****** UNSAFE: - Safety Repairs Required.**

VISIBLE PROBLEMS WITH ENTRANCE COMPONENTS:

Observation: Inspection of the brick steps revealed defects as noted, repair is needed:


Front steps

Observation: The brick steps have loose or missing corner bricks and pavers
Analysis: **SAFETY WARNING: someone could fall and suffer a personal injury.**
Recommendation: Hire a mason to perform safety repairs as required to restore the safe function of the staircase.

Observation: Entrance steps are missing bricks.
Analysis: **SAFETY WARNING:** The brick steps are **UNSAFE** as someone could suffer a personal injury.
Recommendation: Hire a mason to perform safety repairs as required to restore safe function of the entrance.

Observation: Un-even riser heights - The riser dimension from the exterior staircase lower step to grade is greater than the other risers.
Analysis: Either the staircase or walkway has settled or the staircase was incorrectly constructed. Be advised that the high riser could cause a personal injury.

Recommendation: I advise that you ask a landscape contractor to alter the grade so that the riser heights are even for safety correction.

BASEMENT ENTRANCE:

TYPE:

Steel bulkhead.

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

BASEMENT ENTRANCE PROBLEMS:

Observation: Rust perforations visible in metal bulkhead door unit.

Analysis: The bulkhead is at end of design life.
Recommendation: Hire a contractor to replace the bulkhead unit.

Observation: The basement entrance has an un-insulated inner door.
Analysis: Heat loss will be excessive.
Recommendation: The installation of insulation on the inner door or replacement with an insulated steel door is recommended.

Rust out & insulate uinner door.

ENTRANCE DOORS:

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

ENTRANCE DOOR PROBLEMS:

Observation: Inspection of a storm door revealed the following problems in need of repair or updating:
Broken Jamb at piston connection.
Analysis: I suspect the door was forced open by wind or other force. Repair is required.
Recommendation: Contact a licensed carpenter for repairs.

Missing or defective piston closer noted.
Recommendation: Repair.

Cracked jamb, missing piston

FOUNDATION ABOVE GRADE:

TYPE:

Concrete, Concrete block.

CONDITION:

* **FUNCTIONAL.** **where accessible.**

WALL CLADDING and FLASHINGS:

TYPE(S) OF SIDING, WALL CLADDING:

Wood shingles.

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

PROBLEMS OBSERVED:

Observation: Cedar siding material had the following defects: Loose siding shingles along rake edge trim boards along roof.
Analysis: Repairs required.
Recommendation: Consult a siding contractor and request estimates for the repair or replacement of all defective siding & trim components.


Aged at rear, loose at rake board

Observation: Areas of curled and cracked cedar siding are visible at rear..
Analysis: This indicates that the material is nearing end of lifespan. Siding with southern exposure tends to age at a faster rate.
Recommendation: Budget for siding replacement in those areas as required..

TRIM & CORNER BOARDS

TYPE:

Wood.

CONDITION:

* **FUNCTIONAL. where accessible.**

EXTERIOR FINISH:

CONDITION:

* **FUNCTIONAL. where accessible.**

WINDOWS:

TYPE(S) OF PRIMARY WINDOWS:

Double hung, Insulated, double-glaze windows.
Bay Single glazed, with metal combination storm windows.

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

PRIMARY WINDOW PROBLEMS:

Observation: Insulated glass windows are cloudy in appearance.
Analysis: Condensation between the panes of the thermal windows indicates a defect known as failed seals. Moisture has entered between the panes of glass and condensed causing the cloudy appearance. Failed seals reduce efficiency and thermal performance of the windows.
Recommendation: You should seek estimates for insulated glass replacement as this is the only way to restore clarity.


Failed seals, orig no storms

Observation: Original single glazed windows without storms. (bay window)
Analysis: The original windows are fully depreciated and at end of lifespan. Single glazed windows are not energy efficient.
Recommendation: Replacement is advised. Seek estimates on modern thermal replacement units for improved energy efficiency and ease of maintenance.

BASEMENT WINDOWS & VENTILATION:

CONDITION:

*** **NOT FUNCTIONAL:** Repair or Replacement Required.

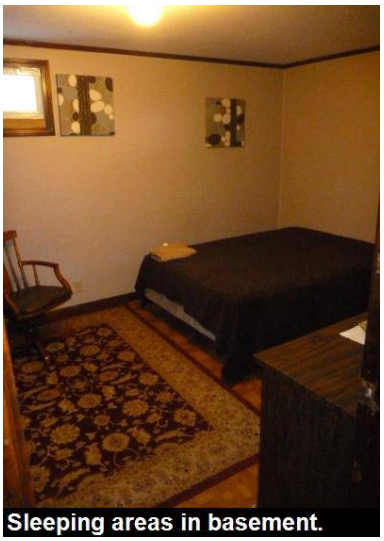
BASEMENT WINDOW

PROBLEMS:

Stains below windows, loose fit.

Observation: Stains are visible on the inside of the basement windows.
Analysis: Staining indicates that water infiltration has occurred at basement window(s). I suspect that the windows are level or lower than grade and water has leaked into the basement. Be advised that this condition promotes decay & insect infestation.
Recommendation: I advise that the grade be lowered to provide a reasonable clearance, or that window wells be installed to reduce risk of water entry and prevent decay. Also recommend that roof runoff or gutter overspill be controlled as necessary. Contact a licensed carpenter or landscape contractor for further review and cost estimates for repairs as required.

Observation: Basement windows are not installed securely and are loose at opening.
Analysis: Poor workmanship, potential for leakage and a security risk.
Recommendation: Repairs are advised.



Sleeping areas in basement.

Observation: ESCAPE WINDOW SIZE QUESTIONED - the size of a window may be inadequate for emergency escape.
Analysis: The local building department can provide you with minimum escape window requirements. As a reference, all sleeping rooms and living areas are required to have at least one primary and secondary means of emergency egress - for example, a door and a window. An escape window must be easy to open; it must have a minimum area of 5.7 square feet, a minimum clear width of 20 inches; a minimum height of 24 inches; and a maximum sill height of 44 inches.
Recommendation: If any room within the home is to be used for sleeping or living and does not have a window that conforms to emergency escape dimensions, then I recommend that the room NOT be used for those purposes unless a suitable window is installed.

EAVES, SOFFITS, FASCIAS:

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

OBSERVED PROBLEMS:

Observation: Areas of the wood fascia boards are decayed.
Analysis: Moisture damage is evident. Repair is needed.
Recommendation: Ask a carpenter to remove & replace all decayed materials as required. (Note: Repairs may reveal defects not documented in this report.)


Decayed soffit boards

ROOF, CHIMNEY, GUTTERS INSPECTION

SCOPE of ROOF INSPECTION

SCOPE:

(A) The inspector shall observe and report on only those items as described in the attached 266 CMR 6.00 Standards of practice Section 6.04 - Please refer to this attachment for complete information. Any items reported on that are in not included within 266 CMR 6.00 Standards of Practice are not part of the home inspection report or scope of service and are included only as a courtesy to the client. No fee is charged for these additional items, unless specifically approved by the client and contracted as an additional service.
(B) The Inspector shall NOT be required to: (1) Walk on roofing unless in the opinion of the inspector he/she is provided safe access AND the seller and or sellers representative provide authorization that relieves the Inspector of all possible damage to the roof. (2) Observe and report on attached accessories including but not limited to (a) solar systems, antennae, satellite dishes, and lightning arrestors. (b) Inspect the interior of chimney flues.

DISCLAIMER:

A. The true condition of roof components covered by SNOW is undetermined and EXCLUDED from this report. B. Because of the many factors contributing to the adequacy of a roofing installation, the Inspector cannot warrant such adequacy and can only report on those installation features that are readily accessible and identifiable by visual inspection - inaccessible areas are EXCLUDED. Any additional investigation would require "destructive testing" of the installation to explore roof decking, underlayments, nailing schedules and many other factors not evident in a visual examination. C. This report is NOT a guarantee against roof leakage as climatic conditions such as high winds, wind driven rain, snow loads, winter ice dams and sun degradation can cause unpredictable leakage with any roof.

NOTICE: UNLESS THE ATTIC WAS VIEWED DURING RAIN, NO GUARANTY AGAINST ROOF LEAKS IS IMPLIED. YOU should monitor the attic area for signs of roof or flashing leakage after heavy rain or snow conditions.

The **INSPECTION and REPORTING** on the condition of **CHIMNEY FLUE LINERS is EXCLUDED** from this report. Only the exterior of the chimney is inspected from the ground, from the attic and from the basement when accessible and observable. We recommend installing proper liners in all unlined chimneys NOW. Install chimney caps on all chimneys NOW.

WE RECOMMEND that you hire a **CHIMNEY SAFETY INSTITUTE CERTIFIED PROFESSIONAL** to perform an **NFPA LEVEL 2 INSPECTION** for each chimney and fireplace **NOW** and prior to purchase for true determination of conditions and for your safety.

GENERAL COMMENTS:

A. Most asphalt roof coverings have a 20 - 25 year life expectancy. The roof covering is not designed to last the life of the home, future replacement should be budgeted. Estimates for any repairs or replacement should be obtained from a licensed & insured roofing contractor. B. I recommend that all chimneys be cleaned and inspected prior to use and annually thereafter by a certified member of the chimney sweep guild. Such safety precaution will ensure that harmful combustion gases are safely vented outside. C. Gutters should be cleaned and inspected for proper drainage control annually. Each downspout should discharge water away from the foundation to prevent wet basement problems. D. Be advised that any source of water penetration or ventilation deficiency can cause interior water damage and/or MOLD.

SHAPE:

Style:

Gable roof structure.

HOW ROOF WAS VIEWED?

The roof was viewed from:

the ground with assistance of 9 x 25 Nikon brand binoculars.

Recent weather conditions have been:

Dry.

MAIN ROOF COVERING:

ROOF COVERING TYPE:

Asphalt / fiberglass shingles. (Average lifespan = 15-20 years)

Approximate age of roof:

After viewing the roof covering, and based on my experience, I estimate the roof covering to be less than 5 +/- years of age. (Note: This is only an estimate. You should verify the exact age of the roof with the owner who is obligated to provide honest disclosure.)

CONDITION:

**** FUNCTIONAL with EXCEPTIONS:**

PROBLEMS OBSERVED:

Observation: Areas of the roof are covered with multiple layers of shingles.
Analysis: Roofers will give a homeowner the option of applying a 2nd layer of shingles on the roof provided the underlying older layer is not deformed such that it would effect the 2nd layer. A 2nd layer of shingles is routine, but you should understand that the next routine roof replacement will be more costly as there will be additional charges for stripping the roof and disposing of the old materials. Also, the second layer of roofing is usually overlayed on top of the existing flashing. The existing flashing will continue to age and may not have the same life as the second roofing layer.

Multi layered shingles.

EXPOSED ROOF DRAINAGE SYSTEM:

TYPE OF GUTTERS:

NONE. (Gutters are recommended on all sloped roofs to control roof run-off and direct it away from the home.)

CONDITION:

***** NOT FUNCTIONAL:** Repair or Replacement Required.

PROBLEMS OBSERVED:

Observation: Inspection of the gutters revealed the following problems that require your consideration: The home has no gutters.
Analysis: Gutters are advised for all sloped roofs to control roof drainage. Without gutters, constant water fall from the roof may cause the following problems: moisture damage to all lower wood components, early paint failure, wet basement problems, soil erosion and ice hazards.
Recommendation: I advise that you hire a contractor to install seamless aluminum gutters at all sloped roof areas.

No gutters.

CHIMNEY #1:

Type of chimney: (DISCLAIMER: FLUE LINER EVALUATION IS EXCLUDED FROM THIS REPORT.)

Block with modern flue liner.

CONDITION:

**** FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

Chimney problems:

Observation: Eroded crown and mortar joints near top of chimney.
Analysis: Chimney repairs needed.
Recommendation: Ask a mason to provide an estimate for repointing the chimney as needed.


Eroded top and crown

ROOF PENETRATIONS and SKYLIGHTS:

TYPES PRESENT:

Observation: The following items or components penetrate the roof plane: Plumbing vent pipes.

CONDITION:

*** FUNCTIONAL. where accessible.**

FLASHINGS:

TYPE OF FLASHINGS:

Metal step flashing is present at the chimney / roof intersection.

CONDITION:

**** FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

PROBLEMS OBSERVED:

Observation: The roofer omitted metal drip edge flashing along the sloped edges and rake trim boards at the gable ends of the roof.
Analysis: Shingle manufacturers recommend that roof coverings be installed according to the directions printed on the bundle of shingles. As written in the directions on each bundle of shingles, non-corroding metal drip edge is recommended at all edges of the roof. Newer building regulations now require flashing at the rake edge trim boards to decrease the potential for wind driven rain leakage.
Recommendation: As repair is too destructive, I advise that the flashing be installed along all rake edge or gable trim boards at time of next roof replacement.


No drip edge flashings

OVERALL CONDITION / RECOMMENDATIONS:

Opinions of inspector:

In my opinion, visible conditions indicate that the chimney is in need of repair. I advise that you consult a mason for price quotes now and prior to commitment.

In my opinion, gutter installation is highly recommended to direct roof drainage away from the home. Seek estimates prior to commitment.

STRUCTURAL INSPECTION:

SCOPE of the STRUCTURAL INSPECTION

SCOPE:

(A) The inspector shall observe and report on only those items as described in the attached 266 CMR 6.00 Standards of practice Section 6.04 - Please refer to this attachment for complete information. Any items reported on that are in not included within 266 CMR 6.00 Standards of Practice are not part of the home inspection report or scope of service and are included only as a courtesy to the client. No fee is charged for these additional items, unless specifically approved by the client and contracted as an additional service.
(B) The Inspector shall NOT be required to: (a) Collect engineering data on the size, span, spacing, species, section modulus, slenderness ratio and or modulus of elasticity of the structural members. (b) Provide access to the items being inspected. (c) enter the under floor crawl space if it is not readily accessible, is obstructed or could cause property damage, or if a dangerous or adverse condition is present and reported on. (d) observe and report on wood destroying insects, rodents and/or vermin unless specifically contracted for in writting. (e) Remove covering and or finish materials (including insulation) to gain access to the items being inspected.

DISCLAIMERS:

A. This report does NOT GUARANTEE A DRY BASEMENT.
B. Structural components or systems concealed by finished basement spaces or stored goods are inaccessible for visual inspection and are therefore EXCLUDED from this report. Be advised that hidden problems may exist.
C. This report is NOT a STRUCTURAL ENGINEERING REPORT as assessing structural integrity of a building is beyond the scope of a limited visual inspection. A licensed engineer is recommended when there are structural concerns about the building.

GENERAL COMMENTS:

A. A dry basement cannot be guaranteed because a basement is a hole in the ground that is vulnerable to infiltration when exposed to changes in seasonal hydrostatic ground water pressure and fluctuation in the water table. Be advised that evidence of prior dampness is often concealed by the owner's stored goods, painted surfaces or finished areas below grade level. You should ask the owner about honest disclosure of any prior wet basement problems prior to purchase. Most basement dampness can be reduced by directing all surface water and roof run-off away from the foundation. B. You should request in writing that the basement be emptied and broom swept clean prior to purchase, and that the attic be emptied. Then you should return to re-inspect for concealed defects. C. Owners are required to maintain structural elements in good repair and fit for intended use. D. An independent wood destroying insect inspection should be conducted by a licensed pest control company prior to purchase and regularly thereafter. A service contract should also be considered for treatment and prevention of wood destroying insects.

DESCRIPTION OF BUILDING:

STYLE:

Wood framed ranch.

TYPE OF SPACE BENEATH BUILDING:

Observation: The home has a combination finished basement & crawl space addition.
Recommendation: I advise that you ask the owner is there is any kind of perimeter drainage system present to protect the finished part of the basement from water infiltration.

OBSTACLES RESTRICTING INSPECTION:

TYPE OF OBSTACLE:

Observation: The basement is 100% finished.
Analysis: While the inspector used an earnest effort to alert you about visible or suspected problems, the true condition of structural elements & mechanical systems hidden by finished basement surfaces is undetermined. **HIDDEN PROBLEMS MAY STILL EXIST that are not documented in this report.**
Recommendation: Ask the owners if they have any knowledge of conditions beneath the finished surfaces and if there is a drainage system in place to protect the finished areas below grade.

SIGNS OF MOISTURE:

SIGNS OF BASEMENT
SEEPAGE:

Observation: No apparent signs of prior water infiltration were visible at the time of inspection.
Analysis: **This is NOT A GUARANTEE OF A DRY BASEMENT.** All basements are a hole in the ground that may collect surface water or roof drainage if prudent exterior drainage objectives are not followed to direct water away from the home.
Recommendation: Be sure to question the owner about any previous basement water infiltration.

SUMP PUMP, DEHUMIDIFIER or
FLOOR DRAIN PRESENT:

DEHUMIDIFIER, **Observation**: A dehumidifier was not observed.
Recommendation: Due to local weather conditions and proximity to the ocean, basements and/or under floor crawlspaces in Cape Cod homes can have conditions of high humidity and condensation. To reduce condensation and minimize conditions for mold and mildew growth, I highly recommend that a dehumidifier be purchased and operated year round. The dehumidifier should be sized for the area serviced. You should also consider installing a condensate pump to automate the disposal of the collected condensate.

FOUNDATION SYSTEM:

TYPE OF FOUNDATION:

Poured concrete.

NOTE: Hairline type cracks are often present in a poured concrete wall. Such cracks often occur during the initial drying of the concrete. Generally they pose no major problem.
You may elect to seal the cracks by epoxy injection or other suitable filler. Maintenance repairs for such cracks are suggested to prevent water entry, radon gas entry & insect access.

CONDITION:

NOT INSPECTED: Not Visible.

BASEMENT FLOOR SYSTEM

TYPE of BASEMENT FLOORING:

Concrete slab, as viewed in accessible areas of the basement.

CONDITION:

* **FUNCTIONAL.** The basement flooring appears to be FUNCTIONAL where accessible and as viewed within unfinished basement areas. The condition of the floor under concealed areas or under stored goods is undetermined.

CRAWL SPACE(S):

ACCESSIBILITY:

Observation: The crawl space hatch was sealed shut at time of inspection. The crawl space was NOT entered and was NOT inspected.
Analysis: Conditions within the crawl space are undetermined. Hidden problems could exist.
Recommendation: With the owner's permission, the sealed hatch should be opened and the entire crawl space inspected prior to commitment.


Crl hatch nail shut & frozen, not accessed

COLUMNS:

TYPE(S):

Steel columns are present.

CONDITION:

*** FUNCTIONAL. where accessible.**

SUPERSTRUCTURE SYSTEM:

TYPE OF FLOOR FRAMING & MATERIALS:

Observation: Modern platform & box sill floor frame construction present. Built-up wood girder present. Wood floor joists, Plywood sub-flooring where accessible.

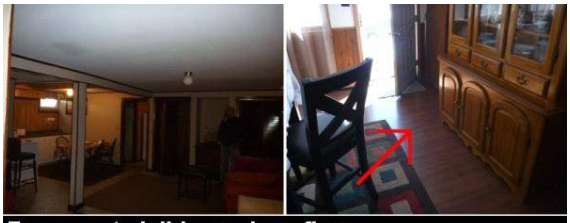
CONDITION:

**** FUNCTIONAL with EXCEPTIONS:** Further Investigation Required.

VISIBLE PROBLEMS OBSERVED:

Observation: The ceiling covering materials throughout the finished basement level prevented complete viewing, probing and sounding of the floor frame.

Analysis: Complete evaluation undetermined due to lack of access. Hidden problems could exist.



Frame not visible, springy floor

Observation: Walking on the floor frame revealed areas of springy conditions or excessive vibration.

Analysis: The floor frame may be undersized, over spanned or decayed.

Recommendation: I advise that the floor frame be reinforced or stabilized as required to solve the problem. Consult a carpenter for reappraisal and cost estimates.

WALL FRAMES:

CONDITION:

*** FUNCTIONAL. where accessible.** The wood framed walls did not exhibit any excessive bowing, sagging or other major defects as viewed from living spaces & unfinished areas. (Note: The actual framing members are covered by siding, drywall or plaster and are not accessible for direct visual evaluation. The underlying conditions are unknown)

STAIRCASES / BALCONIES / TRIM:

CONDITION:

****** UNSAFE: - Safety Repairs Required.**

STAIRCASE PROBLEMS:

Observation: The basement staircase is missing or in progress of installation. A door to the floor opening is unlocked.
Analysis: The unprotected opening is UNSAFE as it can cause a personal injury.
Recommendation: I advise that you secure the door during construction of stairs and discuss the materials and specification of the planned stairs and schedule with the owner.


Floor opening - unsafe.

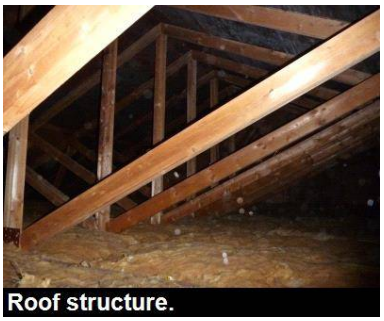
ROOF / CEILING FRAMES:

Roof & ceiling frame materials:

Engineered wooden roof truss system. plywood sheathing.

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.


Roof structure.

PROBLEMS OBSERVED:

Observation: Mildew was noted on the roof framing components.
Analysis: Mildew is an indication of a ventilation problem which can lead to wood decay or respiratory problems. The ability of the home to absorb & ventilate moisture has been exceeded.
Recommendation: The moisture generators within the home need to be reduced &/or ventilation improvements made to reduce mildew.


Roof frame and mold on roof decking

OVER-ALL CONDITION / RECOMMENDATIONS:

Structural summary:

Repairs are necessary. Prior to commitment, you should consult a licensed expert relative to the above listed area of concern, for reappraisal and cost estimates.

ELECTRICAL INSPECTION

SCOPE of the ELECTRICAL INSPECTION

SCOPE:

(A) The inspector shall observe and report on only those items as described in the attached 266 CMR 6.00 Standards of practice Section 6.04 - Please refer to this attachment for complete information. Any items reported on that are in not included within 266 CMR 6.00 Standards of Practice are not part of the home inspection report or scope of service and are included only as a courtesy to the client. No fee is charged for these additional items, unless specifically approved by the client and contracted as an additional service.
(B) The inspector is not required to: (1) Collect engineering data on the compatibility of the overcurrent devices with the panel and/or determine the short circuit interrupting current capacity. (engineering services) (2) Determine the adequacy of the ground and/or the in place systems to provide sufficient power to the dwelling, or reflect on the sufficiency of the electric distribution system in the dwelling. (engineering services) (3) Insert any tool, prob, or testing device inside the panels. (4) Test or operate any over current device except ground fault circuit interrupters and arc fault circuit interrupters . (5) Dismantle any electrical device or control other than to remove the covers of the service and distribution panels. However, the inspector is not required to remove the covers of the service and distribution panels if the panel covers are not readily accessible, if there are dangerous or adverse situations present, or when removal would damage or mar any painted surface and/or covering materials. (6) Observe and report on: a.) The quality of conductor insulation. b.) Test for Electro-Magnetic fields. c.) Low voltages systems, door bells, thermostats, other. d.) Smoke and carbon monoxide detectors. 6.0Telephone, security alarms, cable TV, intercoms, or other ancillary wiring that is not part of the primary electrical distribution system. f.) Underground utilities, pipes, buried wires or conduits.

DISCLAIMERS:

NOTICE: In Massachusetts, a home must be inspected for functional smoke and CO detectors by the local fire department prior to closing and at seller's expense.)

GENERAL COMMENTS:

A. Any electrical repairs attempted by the home owner should be approached with caution as personal injury or fire could result. The power to the entire home should be turned off prior to beginning any repairs, no matter how trivial the repair may seem. B. The MAIN DISCONNECT and individual circuit breakers or fuses were NOT opened or tested during the inspection for to do so would disrupt energized parts of the home and upset the owner. Upon occupancy and twice a year, you should trip the main breaker and circuit breakers as preventative maintenance. C. Be advised that a 100 amp electrical service is now considered the modern minimum for all single family homes. I recommend that all 60 amp services be retired unless gas major appliances are utilized. D. While older 2-slot outlets may be typical for an older home, updating to modern U-type receptacles is recommended for grounding safety. E. Be advised that modern homes now have outlets within 6 feet reach to prevent the use of extension cords. F. Be advised that ground-fault-circuit-interrupters (GFCI) are now required at all water hazard areas such as outside outlets, swimming pools, garage, basement, bathrooms and all outlets above kitchen countertops. Updating is advised if such devices are not present. G. Also be advised that all non dedicated and non GFCI protected outlets are now required to have arc fault protection. Updating is advised is advised if such protection is not present.

TYPE OF SERVICE:

Type:

Observation: The home has overhead 3-wire service wires from a utility pole to house.

SERVICE EQUIPMENT:

EXPOSED CABLE OR RACEWAY:

Observation: The service wires are enclosed within an exposed cable on the side of the building. The service entrance cable leads to the meter box. (Note: The cable & meter box belong to the home owner.) While an exposed insulated cable is acceptable, enclosure in a metal or plastic raceway offers greater protection against cable deterioration caused by exposure to the elements and sunlight. **You may paint the cable as added protection and maintain all waterproof connections with dux-seal.**

METER LOCATION:

Outside. mounted on side of house.

ELECTRICITY ON or OFF?

Observation: The overhead electric service was on at time of inspection.

MATERIAL OF SERVICE LINES:

Aluminum. (Aluminum is acceptable for service wires and is used very often.),
The ends of the aluminum service conductors are coated with a termination compound.

LOCATION & TYPE OF MAIN SERVICE DISCONNECT:

Observation: The main circuit breaker disconnect is located at the top of the circuit breaker panel. (Note: The main service switch was NOT tested during the home inspection so as not to disturb the owner's timers, appliances, computers and lifestyle. You should test the main disconnect when you move into the home.)

SERVICE AMPERAGE & VOLTAGE RATING:

100 amps - 120 / 240 volts.

AMPERAGE RATING OF MAIN CIRCUIT PANEL:

100 amps (Note: A 100 amp service equals modern minimum requirements for single family homes.)

LOCATION OF SERVICE PANEL:

Basement.

FUSES OR CIRCUIT BREAKERS?

Circuit breakers.

COMPATIBILITY & SIZE of CONDUCTOR:

Observation: Where accessible the size of the of the overcurrent devices and protected conductors were compatible in capacity and size.

CIRCUIT BREAKER POSITIONS

Observation: The circuits breakers in the main panel were all turned on.

NUMBER OF BRANCH CIRCUITS & OVERCURRENT DEVICES:

Number of overcurrent devices = 20
Number of branch circuits observed = 20

ELECTRICAL GROUND and BONDING

Ground CONNECTION: Ground wire attached to street side of water service pipe as required.
Panel Enclosure Bonding: The neutral and ground terminal bars are bonded to panel enclosure.
Water Piping Bonding: The water piping is NOT bonded to the electrical system.

**** FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required,

Observation: The older service ground is missing a bonding jumper cable to by-pass the water meter.

Analysis: The ground connection appears functional for the age of the home and no repairs are required; nevertheless, I recommend that you have a jumper cable installed.

Recommendation: Hire an electrician to install a jumper ground cable at the water meter for greater safety and to conform with modern ground/bond requirements.

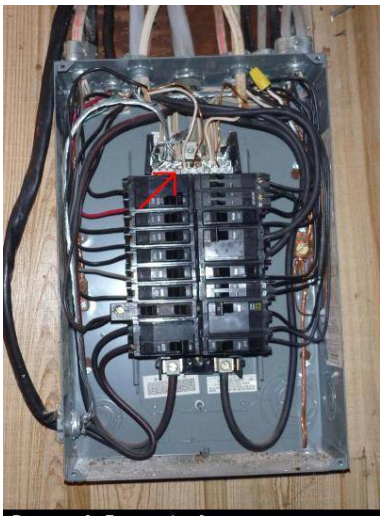
Ground at pipe, no bond jumper @meter.

ELECTRICAL SERVICE
CONDITIONS:
** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.
OUTDOOR SERVICE
PROBLEMS:
Observation: METER BOX RUSTED - inspection of the meter box revealed that it is slightly rusted.
Analysis: The meter box belongs to the homeowner. Evidently, the meter box was not painted and / or water entered it causing the rust.
Recommendation: I advise that the connections at the top and bottom of the box be sealed with dux-seal to keep water out and that the box be painted to inhibit rust.


Meter box rusted.

INDOOR SERVICE PANEL
PROBLEMS:
Observation: Some of the remote distribution panel branch wiring - ground and neutral wires are not isolated .
Analysis: The remote panel is required to have separate and isolated neutral and ground branch wire connections for proper bonding.
Recommendation: Ask an electrician to reappraise the ground and neutral wiring of the remote distribution panel for safety.

Observation: The present electrical service panel has no physical room for new fuses or circuit breakers and compact, space saver breakers have been added. The number of connected circuits is greater than the panel capacity.
Analysis: Although these space saver breakers are common and can be used in some panels, The current panel has space saver breakers in locations not rated for as indicated on the panel label.
Recommendation: Equipment upgrading is advised. Contact a licensed electrician for alternatives and cost estimates prior to purchase.


Ground @ nuetral, no room expansion.

BRANCH CIRCUIT WIRING:

PREDOMINANT WIRE TYPE(S):
Observation: Copper wiring (non-metallic sheathed cable) leading from the main panel to branch circuits was observed.
Analysis: Copper is a desirable type of branch wiring. No solid aluminum branch circuit wiring was observed.
ALUMINUM BRANCH WIRES
PRESENT:
YES - Large Appliances, stranded aluminum wire.

Observation: The ends of the aluminum service conductors were not coated with a termination compound.
Analysis: Aluminum is perfectly acceptable for service needs provided the wires are protected from oxidation. Oxidation can cause heat. Many circuit breaker manufacturers recommend the use of a termination compound when using aluminum as a conductor.
Recommendation: While the requirement to coat the ends of the aluminum service wires is relatively new and any omission may be pre-existing, I still recommend that you hire an electrician to perform this simple safety upgrade at minimal expense.

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

BRANCH CIRCUIT WIRING

HAZARDS:

Observation: Wires in the unfinished areas are poorly supported.
Analysis: **SAFETY WARNING -** Wires should be run parallel with the framing and should be stapled securely at required intervals.
Recommendation: All unsupported wires should be repaired as required.

Observation: **EXPOSED LIVE WIRES ARE VISIBLE.**
Analysis: **WARNING - THIS IS UNSAFE.**
Recommendation: Hire an electrician to perform immediate safety repairs.



Branch wiring issues.

OUTLETS, SWITCHES, FIXTURES:

TYPES OF OUTLETS:

Observation: The home has modern U-type 3 hole receptacles.

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

PROBLEMS:

Outlet Problems: **Observation**: A hazard known as **REVERSED POLARITY** (hot & neutral wire reversal) was noted at wall outlets.
Analysis: **SAFETY WARNING -** With reversed polarity, the shell of the appliance or fixture in use will be alive when the switch is off. This is UNSAFE.
Recommendation: Consult an electrician for simple but required safety repairs.

Observation: The older home has few outlets in the living spaces. (finished basement)
Analysis: While the number of outlets may be typical and standard for the age of the home, the home has insufficient outlets by modern comparison. New homes must have an outlet every six feet to prevent the use of extension cords.
Recommendation: While no repairs are needed unless remodeling takes place, I still advise optional updating of the number of outlets. Consult an electrician.



Reverse polarity, limited outs @bsmt

GFI and AFCI CIRCUITRY:

TYPE:

GFCI protected outlet devices observed.

CONDITION:

****** UNSAFE: - Safety Repairs Required.**

No GFCI protection , reverse polarity.

PROBLEMS OBSERVED:

Observation: A GFCI device is missing at: Outlets serving kitchen counters. Basement outlets. Exterior outlet.

Analysis: A ground-fault-circuit-interrupter is a device that can prevent electrocution by stopping the flow of electricity faster than a fuse or circuit breaker. You can recognize A GFCI outlet as one having two buttons that say "test & re-set." Such devices are now required in areas of all new homes or when remodeling takes place.

Recommendation: I advise that you hire an electrician prior to occupancy to update GFCI protection at all water hazard and other areas as required for safety.

OVERALL CONDITION / RECOMMENDATIONS:

ELECTRICAL SUMMARY:

In my opinion, UNSAFE electrical conditions were noted. Safety repairs are needed. Contact a licensed electrician for further evaluation and repairs.

HEATING SYSTEM & AC INSPECTION

SCOPE of the CENTRAL HEATING & AIR CONDITIONING SYSTEM INSPECTION

SCOPE:

(A) The inspector shall observe and report on only those items as described in the attached 266 CMR 6.00 Standards of practice Section 6.04 - Please refer to this attachment for complete information. Any items reported on that are in not included within 266 CMR 6.00 Standards of Practice are not part of the home inspection report or scope of service and are included only as a courtesy to the client. No fee is charged for these additional items, unless specifically approved by the client and contracted as an additional service.
(B) HEATING SYSTEM INSPECTION: The inspector shall NOT required to: (1.) Test or inspect the heat exchanger. (2.) Collect engineering data on size of the heating equipment and/or the size or length of the distribution systems. (3.) Report on the adequacy or the uniformity of the in place system(s) to heat the dwelling. (4.) Operate heating/cooling systems when weather conditions or other circumstances may cause equipment damage or when the electrical and/or fuel supply to the unit is in the off position. (5.) Ignite or extinguish solid fuel or gas fires (6.) Identify the type of insulation covers (7.) Observe, identify or report on -a.) The interior of flues with the exception of exposed flues servicing other appliances as observed in the smoke chamber of the fireplace. - b.) Fireplace insert flue connections - c.) Humidifiers - d.) Electronic air filters - e.) Active underground pipes, tanks, and/or ducts. However the inspector must report on their existence if it is known. f.) Active oil tanks. g.) The uniformity or adequacy of heat supply to the various rooms - h.) The heat exchanger - i.) Solar heating systems.
(C) CENTRAL AIR CONDITIONING INSPECTION: The inspector shall NOT be required to: (1.) Collect engineering data on the size of the cooling equipment, the size or length of the distributions systems. (2.) Identify the type of insulation covering (3.) Observe, Identify or report on air filters and/or their effectiveness. (4.) Have the seller or sellers representative operate the cooling systems when weather conditions or other circumstances may cause equipment damage, or when the electrical supply to the unit is in the off position. (5.) Observe, identify or report on evaporator coils. (6.)Observe, identify or report on non-central air conditioning units. (7.) Report on the adequacy or uniformity of the in place system(s) to cool the dwelling and/or the various rooms within the dwelling.

DISCLAIMER:

*********** NOTICE: THE EVALUATION OF HOT AIR FURNACE HEAT EXCHANGERS IS EXPRESSLY EXCLUDED FROM THIS REPORT AS THEY ARE NOT PART OF A HOME INSPECTION. I RECOMMEND THAT EVERY FURNACE HEAT EXCHANGER BE SMOKE TESTED BY A TECHNICIAN PRIOR TO PURCHASE.**

GENERAL COMMENTS:

A. Equipment that is "SHUT-DOWN", not seasonally functional, out of fuel or does not respond to normal operating controls cannot be functionally evaluated. Reappraisal by a heating or air conditioning technician is recommended prior to purchase. B. As preventative maintenance, all heating and cooling systems should be inspected and serviced annually by a HVAC technician. Annual service and repair contracts and automatic fuel delivery agreements are recommended. C. If you buy the home, I recommend that you have the heating & cooling systems completely evaluated and fully serviced to establish a base date of good annual maintenance. D. Owners of rental property are required to keep heating systems in good working order and to provide adequate heat between September 15th and June 15th, unless lease agreements define occupant responsibility. E. Today's construction requires that the "emergency shut-off switch" be located outside of the basement or boiler room so that the door remains closed for safety. Updating of older nonconforming switch locations is advised. F. Be advised that when the outside temperature is less than 65 degrees F., the inspector cannot operate the central air conditioning system due to possible damage to the compressor. G. Be advised of the following average appliance life expectancies: hot air furnace 15-20 years, steel boiler 20 years, cast iron boiler 30-40 years, compressor unit 10-12 years.

FUEL SOURCE:

TYPE OF FUEL:

Oil - (**Note**: Inexpensive carbon monoxide detectors, similar to smoke detectors, are now required for your protection from potential fuel vent gas hazards.)

OIL TANK OR GAS PIPING:

TYPE OF TANK & LOCATION:

Observation: Exposed outside steel oil tank present.

Analysis: Be advised that an exposed outside tank is undesirable as the low winter temperatures will sludge-up the oil and may cause burner malfunction. The oil line should come out of the top of the tank to prevent condensate from entering the pipe to the burner.

Recommendation: I advise that you explore the possibility of relocating the tank indoors or converting to gas.

LOCATION OF MAIN FUEL

SHUT-OFF VALVES:

The main fuel shut-off valve is located at the oil tank.

CONDITION:

* **FUNCTIONAL. where accessible.**

HEATING SYSTEM EQUIPMENT:

TYPE(S) OF HEATING SYSTEMS

PRESENT:

Observation: The home is heated by a hot water boiler. (Design life: 30-40 years.) (Note: All heating systems should be serviced now, prior to purchase and once a year by a technician to maintain fuel efficiency, to evaluate replaceable components, to prevent mechanical breakdown and to evaluate safe venting and safety control function.)

APPROXIMATE AGE(S):

2004.

Nameplate data.

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

HEATING APPLIANCE PROBLEMS:

Observation: No recent maintenance tags are posted.
Analysis: The lack of maintenance tags may indicate postponed annual maintenance cleanings, tune-ups, parts replacement and safety inspection.
Recommendation: You should have the heating system serviced now, prior to occupancy and annually there after to establish a regular service schedule.


Service recommended.

DISTRIBUTION SYSTEM:

TYPE / COMPONENTS:

Observation: The home has copper pipes leading to finned tube baseboard convectors.

Distribution System - Thermally Insulated:

Observation: No insulation on heating pipes or ducts.
Analysis: Not applicable as the majority of the heating pipe is within conditioned space. Adding insulation may not be cost effective.
Recommendation: Insulate at your option or if suggested as the result of an energy audit.

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

CIRCULATOR PUMP OR BLOWER UNIT PROBLEMS:

Observation: No visible problems observed.
Analysis: The pump or blower was functional at time of inspection. (Note: A blower unit or circulator pump are replaceable components and require maintenance.)
Recommendation: Purchase a maintenance and service contract and monitor components for future age replacement.

DISTRIBUTION SYSTEM
PROBLEMS:

Observation: Damaged baseboard heaters were visible.
Analysis: Damaged baseboard heaters, bend fins, missing covers, missing end caps or trim all may impair air flow and reduce heating efficiency. Exposed fins of missing covers may cause personal injury.
Recommendation: Repair as required to restore safe function.

Observation: Signs of poor workmanship of baseboard radiation are visible in the home. The units are buried within the wall covering in the finished basement.
Analysis: Amateur workmanship may not perform as required.
Recommendation: You should ask a licensed HVAC contractor to review the installation for repairs as needed, prior to purchase.

Observation: The home has rooms that lack a source of heat.
Analysis: All areas of this home are not heated by the central heating system. By today's standards, a room must have a heat source to be considered as habitable.
Recommendation: Ask your heating contractor if the present central heating system can be expanded to heat all rooms or for other heat alternatives.

Baseboard heaters, no heat @room.

NORMAL OPERATING CONTROLS:

CONTROL ZONES:

Observation: Two heating control zone thermostats were observed.

AUTOMATIC SAFETY CONTROLS:

CONDITION:

* **FUNCTIONAL. where accessible.**

NOTICE: Automatic safety controls are observed, but are NOT tested during a limited visual inspection. You are advised to ask your service company to test all automatic safety controls during maintenance and safety service, cleaning, & tune-ups.

LOCATION OF EMERGENCY SHUT-OFF SWITCH:

The emergency shut-off switch is located in the hallway.

Emergency shut off

VENTING:

METHOD OF VENTING:

Observation: The heating system is vented via a metal flue pipe connected to a masonry chimney.

THIMBLE PRESENT:

Yes.

CONDITION:

****** UNSAFE: - Safety Repairs Required.**

VENTING PROBLEMS OBSERVED:

Observation: The furnace cement that seals the metal flue pipe to the chimney has eroded.

Analysis: This joint needs annual inspection and furnace cement restoration as expansion & contraction will cause the cement to degrade. A open joint may allow combustion gases to back-draft into the home.

Recommendation: Ask your heating contractor to perform simple & inexpensive maintenance repair.

Heater in enclosed rm, furnace cement

Observation: AIR SUPPLY QUESTIONED - the heating unit has been enclosed in a small closed up space.

Analysis: WARNING - regardless of the fuel source, a boiler or furnace needs an adequate air supply for combustion and venting or poisonous combustion gases may not be vented out properly and enter the living areas. An open basement usually has enough air for combustion.

Recommendation: In my opinion, the door leading to the equipment room should be replaced with a louver door or a high & low vent. The heater equipment needs proper ventilation for proper combustion and safety. Contact an HVAC contractor for actual requirements and cost estimates.

COOLING SYSTEM:

Type of equipment:

No central cooling system present.

OVER-ALL CONDITION / RECOMMENDATIONS:

HEATING SYSTEM / COOLING SYSTEM SUMMARY:

As described above, the heating system is in need of repairs to restore proper function. A heating contractor is needed to perform further evaluation and repairs. Seek price quotes now and prior to commitment.

PLUMBING & HOT WATER HEATER INSPECTION

SCOPE of the PLUMBING INSPECTION

SCOPE:

(A) The inspector shall observe and report on only those items as described in the attached 266 CMR 6.00 Standards of practice Section 6.04 - Please refer to this attachment for complete information. Any items reported on that are in not included within 266 CMR 6.00 Standards of Practice are not part of the home inspection report or scope of service and are included only as a courtesy to the client. No fee is charged for these additional items, unless specifically approved by the client and contracted as an additional service.
(B) The inspector shall NOT be required to: (1.) Test or operate any valve except readily accessible water closet flush valves, and fixtures valves. (2.) Collect engineering data on the size and length of water and or waste systems, or remove covering materials. (3) Report on the adequacy and or the efficiency of the in place systems to provide sufficient hot water, sufficient water supply or sufficient drainage for the dwelling (engineering services). (4) State the effectiveness of anti-syphon devices (engineering services). (5.) Determine whether water supply and waste disposal systems are public or private (owners responsibility). (6) Operate automatic safety controls. (7.) Observe, operate or report on: a.) The exterior hose bibs - b.) Water Conditioning systems.- c.) Fire and lawn sprinkler systems.- d.) On-Site or public water supply quantity and quality. -e.) On-site or public waste disposal systems (Title V Inspection). -f.) Foundation or sub drainage systems.- g.) whirlpool tubs, except as to functional flow and functional drainage. h.) The interior of flue linings. i.) Underground utilities, pipes, buried wires, or conduits. j.) equipment related to on-site water supply systems. k.) Water filtration systems. l.) Clothes washing machine connections.

GENERAL COMMENTS:

A. Area public & private water supplies tend to have a high mineral content that is slightly corrosive to copper pipes, fittings, valves, boilers and hot water heaters. There is always a possibility of future leaks or blockages that did not exist at the time of inspection. You should inspect your plumbing system annually for greenish or whitish signs of corrosion and perform maintenance repairs as required. Expect future repair or replacement of faucet & toilet components through normal wear & tear. B. If your prospective older home has a remaining old steel service pipe, the future replacement will be your financial responsibility. The lifespan of old water service pipes is unpredictable but weak water pressure may be a tell-tale sign of needed age replacement. C. Be advised that the main shut-off valve was not tested during the inspection as they often can develop maintenance leaks or upset the owner. You should test the valve if you buy the home. D. Be advised that well pumps have an average life expectancy of 10-12 years. E. Be advised that new homes now have 3/4" dia. water lines across the basement and 1/2" dia. piping leading to each fixture. Older 1/2" piping systems or brass of steel water piping are candidates for age replacement. F. Older homes may not have local shut-off valves, P-shaped traps and re-vent connections. While appropriate for an older home, such old plumbing will have to undergo required major updating to comply with current codes during any kitchen or bathroom remodeling. G. Be advised that hot water heaters have a short 5-12 year lifespan, budget for eventual age replacement. Set water temperature control no higher than 130 degrees F. to prevent scalding. H. Private waste disposal systems should be pumped out for general maintenance at least every three years to protect the leaching field. J. If your prospective new home has a "tankless coil" at the boiler for domestic hot water production, then updating the system by installing a modern "companion tank" is highly recommended to insure adequate hot water.

PROBABLE TYPE OF WATER SERVICE:

TYPE:

Observation: The home has a public water service connection to street main.

TYPE OF SERVICE PIPING:

Observation: The home has a steel water service pipe running from the street to the home.
Analysis: Steel water service pipes have an unpredictable lifespan. As the steel water service pipe ages, internal calcification or mineral deposits form and can reduce internal pipe diameter and water pressure to the home.
Recommendation: If pressure problems exist or degrades over time, consider replacement to modern plastic piping for increased reliability.

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

WATER SERVICE PROBLEMS:

Observation: Drip leaks are visible at the water service equipment.
Analysis: Repair is needed.
Recommendation: Notify the water department and request further evaluation to determine the jurisdiction of needed repairs.


Drip leaks.

MAIN VALVE:

LOCATION:

The main shut-off valve is located at the water meter. @ street side of basement.

CONDITION:

* **FUNCTIONAL. where accessible.** (Note: The main water valve was NOT tested by the inspector as sometimes problems may occur. The valve was only viewed for emergency access and visible appearance. You should test the main valve to evaluate it's functional condition after you move into the home.)

INTERIOR PRESSURE PIPING:

TYPE(S):

Observation: The home has copper pressure piping as observed in the unfinished spaces.

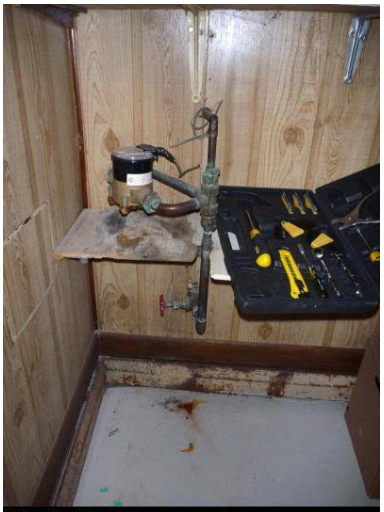
CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

PRESSURE PIPING PROBLEMS:

Observation: The older home has a 1/2 dia. pressure trunk line across the basement ceiling.
Analysis: A small diameter trunk line was typical when this home was built, but may limit water flow. Current practice requires larger diameter piping.
Recommendation: while no repair is required, you may elect to upgrade the pressure piping to better suit your modern needs.

Observation: Greenish liming corrosion was visible on the copper pressure pipes, fittings or valves.
Analysis: Such corrosion is typically caused by the acidic nature of the water supply and flux residue at fittings and valves.
Recommendation: Monitor the piping for corrosion repair and leaks. Repair as required.


Shut off valve, service pipe size.

Are hot water pipes insulated?

Observation: Hot water pipes are not insulated.
Analysis: Heat loss will be excessive.
Recommendation: To reduce standby heat loss, you should install insulation on all exposed hot water pipes. At your option, cold water pipes can be insulated to reduce summer condensation problems.

OUTSIDE FAUCETS:

CONDITION:

NOT INSPECTED: Shut Down.

PROBABLE TYPE OF WASTE DISPOSAL:

Type:

Observation: The owner or broker has advised the client that the home has city or town sewer connection. Note: For your protection, you should telephone the local sewer department to verify the hook-up at this address.

INTERIOR DRAIN, WASTE & VENT PIPING:

Type(s):

Cast iron.
Copper.
Plastic.

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required. Further Investigation Required.

DWV PROBLEMS OBSERVED:

Observation: I observed sign of suspected amateur drain, waste or vent piping workmanship in the finished basement areas. (s-trap, unvented fixtures, accordion drains, untrapped drains)
Analysis: Nonprofessional repairs or plumbing system alterations may fail or endanger health.
Recommendation: Ask a plumber to further evaluate the plumbing system and repair as required.

Plumbing issues.

Observation: As observed in accessible areas of the unfinished basement, stains are visible in sub flooring at fixture drains. Mold is visible around the drain pipes.
Analysis: The stains indicate leakage at these locations. Potential for hidden decay within the floor structure.
Recommendation: Contact a licensed plumber for further review and repairs.

Observation: MOLD & MILDEW OBSERVED - inspection of the home revealed areas of suspected mold & mildew.
Analysis: Mildew is a fungus growth and is frequently noted where favorable conditions of dampness and darkness are found.
*****SAFETY WARNING***** **Mold & mildew can be a respiratory irritant and can promote wood decay when conditions are excessive. Some molds have been found to be toxic to Humans and are potentially dangerous.**
Recommendation: You should hire a professional lab to test the mold for toxicity. Hire a mold abatement contractor to remove mold, evaluate conditions and provide alternatives to prevent future occurrences.

For further information regarding mold, removal and control, I recommend you obtain a copy of the EPA's Guide to Mold, Moisture, and Your Home. The document is available online at:

www.epa.gov/iaq/molds/moldguide.html. You can also contact the EPA indoor Air Quality information clearinghouse at 1 800 438-4318 or visit www.epa.gov/iaq/mold.html.

HOT WATER EQUIPMENT:

FUEL & TYPE OF EQUIPMENT:

Observation: Hot water is produced by an internal tankless coil inside of heating boiler.

APPROXIMATE CAPACITY:

Observation: No storage capacity.

Analysis: A tankless coil receives indirect heat from the boiler with no reserve storage capacity.

Approximate age:

Observation: The water heater is the same age as the boiler.

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

PROBLEMS OBSERVED:

Observation: Scalding water temperature was measured at: 130 (°F)

Analysis: **SAFETY WARNING - there is a potential for personal injury. The maximum safe temperature = 130 °F.**

Recommendation: You should reduce the temperature controls as required to prevent personal injury. Normal operating temperature range is 115 °F. - 120 °F.

Wtr tmp, tankless coil, no TP valve.

Observation: The hot water is produced by a tankless coil within the boiler.

Analysis: A tankless coil is a secondary hot water device. The heat from the boiler must be transferred to the cold water within the copper coils. Hot water temperature will fluctuate at the boiler temperature rises & falls. The efficiency of a tankless coil is only about 85% when new and decreases with age due to mineral deposits that retard the rate of heat transfer between the boiler and the coil. Because there is no hot water in reserve, you may run out of hot water using a tankless coil as the boiler temperature may not be able to recover fast enough for demand.

Recommendation: I advise that you install a modern COMPANION TANK attached to the boiler for greater efficiency.

Observation: MISSING RELIEF VALVE AT TANKLESS COIL - the domestic hot water for the plumbing fixtures in this home is produced by an internal tankless coil immersed in the central heating boiler. Inspection of the piping connections at the tankless coil revealed that a pressure relief valve & 1/2 inch dia. discharge pipe are missing.

Analysis: While this omission may be typical for the age of the installation, repairs are recommended for safety. The purpose of a relief valve is to prevent a steam explosion if the thermostat malfunctions and temperature or pressure exceeds abnormal limits.

Recommendation: I advise that a heating contractor be asked to install a relief valve & discharge pipe as a safety priority. Once installed, a relief valve should be tested annually and replaced if it will not reseat. (Note: Home inspectors do NOT trip relief valves as they may not reseat.)

LAUNDRY FACILITIES:

CONDITION:

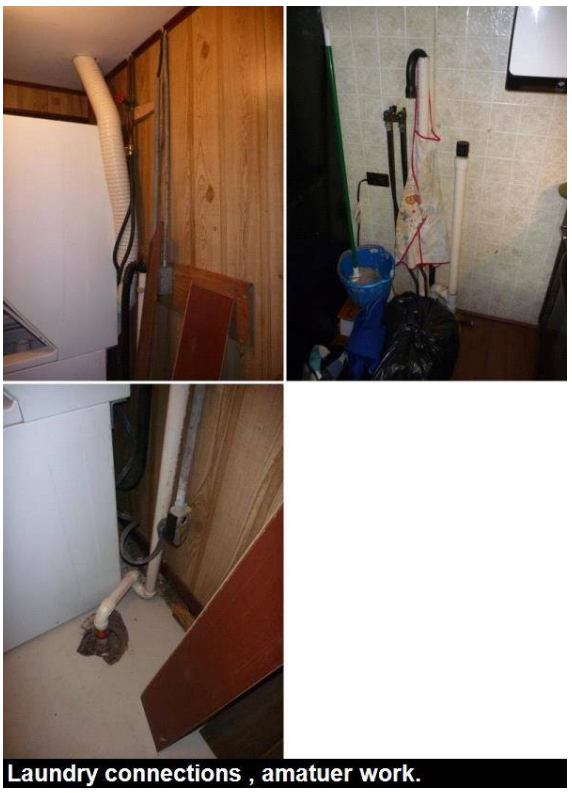
DISCLAIMER: CLOTHES WASHER / DRYER - The evaluation of laundry appliances is EXCLUDED from this report as the appliances usually do not remain with the sale of the house and they can not be run through a full cycle during a limited visual inspection. Dryers are visually examined for venting only.

****** UNSAFE: - Safety Repairs Required.**

PROBLEMS OBSERVED:

Observation: Laundry supply hook-ups or drain connections exhibited signs of amateur workmanship.
Analysis: Sub-standard plumbing may be problematic.
Recommendation: Ask a plumber to further evaluate the laundry hook-ups and update to today's standards to prevent problems.

Observation: GRAY WATER DRAINS - inspection of the drain pipes revealed that fixtures, such as the washing machine or laundry sink, may empty into an on-site system other than the primary on-site waste disposal system.
Analysis: This type of waste disposal configuration was once common place and was considered desirable as less waste water was introduced into the main cesspool or septic system, thus preventing back-ups or spill overs. Waste water from the above fixtures is classified as gray water as it does not contain human waste.
Recommendation: Be advised that new Massachusetts Title V regulations now prohibit separate gray water drains. For your protection, you should check the required Title V inspection report to see if any gray water drains were located and evaluated.


Laundry connections , amatuer work.

SIGNS OF LEAKS:

CONDITION:

**** FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

PROBLEMS OBSERVED:

Observation: A visible waste piping leak was visible at time of inspection. (Below toilet fixture)
Analysis: **WARNING -** a waste piping leak is unhealthy as sewage leaks into the home.
Recommendation: You should ask a plumber to further evaluate the drain, waste & vent piping and to perform needed safety repairs.

ANY SIGNS OF SUBSTANDARD WORKMANSHIP?

Observation: The drain, waste & vent piping appears to be of an over-all AMATEUR nature.
Analysis: Sub-standard plumbing may be problematic.
Recommendation: You should ask a plumber to evaluate the DWV piping and to perform repairs as required.

WATER FLOW & DRAINAGE:

WATER FLOW:

CONDITION: * **FUNCTIONAL.** **where accessible.** at all fixtures and during simultaneous testing of the three highest fixtures.

DRAINAGE:

CONDITION: * **FUNCTIONAL.** **where accessible.** The drainage was functional at time of inspection at all accessible plumbing fixtures. (Note: The evaluation of appliance drainage is beyond the scope of this limited home inspection.)

OVER-ALL CONDITION / RECOMMENDATIONS:

Plumbing system summary:

In my opinion, as inspection of the plumbing system disclosed numerous problems listed above, I advise that you ask a plumber to further evaluate the entire system to identify needed repairs, provide estimates and perform all repairs or upgrading as required.

In my opinion, the tankless hot water heater may not meet your hot water demand. I advise that you consider replacement or supplement with a companion tank.

LIVING SPACES, FIREPLACE, WOODSTOVE.

SCOPE of the INTERIORS INSPECTION

SCOPE:

(A) The inspector shall observe and report on only those items as described in the attached 266 CMR 6.00 Standards of practice Section 6.04 - Please refer to this attachment for complete information. Any items reported on that are in not included within 266 CMR 6.00 Standards of Practice are not part of the home inspection report or scope of service and are included only as a courtesy to the client. No fee is charged for these additional items, unless specifically approved by the client and contracted as an additional service.
(B) INTERIORS SYSTEM INSPECTION: The inspector is not required to observe and report on the cosmetic conditions of: (a) Paint, wallpaper, and other finish treatments on the interior walls, ceilings or floors. (b) Draperies, blinds, or other window treatments. (c) Household appliances. (d) Recreational facilities or other dwelling units (c) Central vacuum systems. (d) Determine odors (e) Determine stains on any surfaces . (f). Determining the condition of thermo pane window & exterior glass door seals when the glass is dirty.
(C) FIREPLACES & SOLID FUEL BURNING APPLIANCES INSPECTION: The inspector is NOT required to: (a) Inspect: 1. The interiors of flues or chimneys. 2. The fireplace screens and doors. 3. The seals and gaskets. 4. The automatic fuel feed devices. 5. The mantles and fireplace surrounds. 6. The combustion make-up air devices. 7. The heat distribution assists whether gravity controlled or fan assisted. (b) Ignite or extinguish fires. (c) Determine draft characteristics. (d) Move fireplace inserts or stoves or firebox contents.(e) Determine condition or safety of wood burning appliances.

DISCLAIMER:

NOTICE: Please understand that the inspection of the living spaces is restricted by the owner's furniture, window treatments, carpeting and stored goods. Be advised that hidden defects could exist that were inaccessible at time of inspection. For that reason, you should schedule a "pre-passing walk through inspection" to examine the home after the owner has moved.

NOTICE: The inspector is NOT required to move furniture, stored goods or other obstructions to view interior spaces.

GENERAL COMMENTS:

A. If major defects are revealed by your pre-passing walk through, you should telephone my office for further advice or schedule an optional "return visit inspection" for additional professional evaluation. B. Fireplace & wood stove flues should be inspected by a member of the chimney sweep guild as not all interior flue areas are accessible during a limited home inspection. C. You should ask the owner to provide you with a copy of the wood or coal stove "certification of compliance", documenting that the appliance and the installation meet all fire code, safety and UL requirements. This documentation is needed for your homeowner' s insurance file. D. The owner of the property is required to have the fire department examine and evaluate smoke detectors and fire alarm systems prior to purchase and provide you with documentation at time of closing. E. Small cracks & nail pops in walls and ceilings are usually minor cosmetic defects caused in part by the expansion & contraction of the wood frame beneath the drywall or plaster wall covering and by wood frame vibration. Unless the wall or ceiling coverings are in danger of falling, the repairs are of no structural significance and should require maintenance patching, caulking, priming and painting. F. Not all problems are found during a brief inspection.

FLOORS:

TYPE(S):

Areas of wall to wall carpeting. Areas of wood laminate.

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

FLOOR PROBLEMS:

Observation: Worn wall to wall carpeting noted.
Analysis: Carpet is nearing or at end of service life where worn.
Recommendation: Replacement.


Worn capeting

WALLS:

TYPE(S) MATERIALS:

Drywall. Paneling on some walls.

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

WALL PROBLEMS:

Observation: Minor blemishes were seen at walls of some interior rooms.
Analysis: Not all defects are documented in this report. The walls require maintenance repairs.
Recommendation: Further inspect all walls and perform maintenance patching as required to restore finish.

CEILINGS:

CEILING MATERIALS:

Drywall. Fixed tile ceiling.

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

CEILING PROBLEMS:

Observation: A ceiling has a visible water stain.
Analysis: A prior roof leak is suspected as the cause of the ceiling water stain. Repair is needed.
Recommendation: Hire a roofer to reappraise and repair the roof as required. Seal ceiling stains with a product called stain-kills and repaint ceilings as required.


Damaged ceiling tiles

HALLWAYS:

CONDITION:

* **FUNCTIONAL. where accessible.**

CLOSETS:

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

PROBLEMS OBSERVED:

Observation: Inspection of the closet doors revealed the following problems: Missing closet doors. Damaged closet doors.
Analysis: Due to the condition of the closet doors, repair appears impractical.
Recommendation: Replace suspect closet doors where needed.

Observation: The older home has one or more closets with exposed bulb light fixtures.
Analysis: Be advised that such fixtures are no longer allowed in new construction as they pose the risk of FIRE.
Recommendation: While no repairs are required, I recommend that you install a fluorescent bulb or new recessed light fixture for modern fire safety.

Damaged and missing doors, bulb fixtures

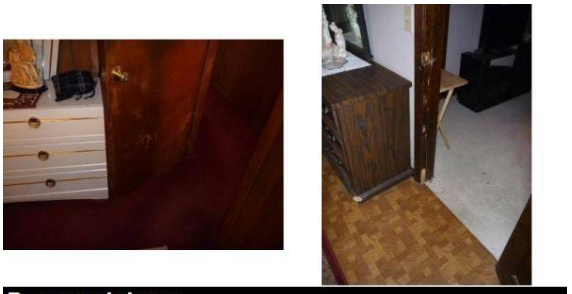
DOORS & TRIM

CONDITION:

*** **NOT FUNCTIONAL:** Repair or Replacement Required.

PROBLEMS OBSERVED:

Observation: Inspection of the interior doors revealed the following problems: Cracked door. Dented or holes in interior doors. Damaged interior door. Dog damaged or scratched door.
Analysis: Due to the nature or extent of damage to an interior door, repair does not seem feasible.
Recommendation: You should more closely examine each interior door and replace as required.



Damaged doors

OVER-ALL CONDITION / RECOMMENDATIONS:

Interior summary:

Observation: The home has numerous problems with the interior spaces.
Analysis: Due to the quantity of interior problems, the scope exceeded easy or precise documentation. Extensive interior repairs are needed at major expense.
Recommendation: Seek estimates for the repair of all interior areas prior to commitment.

KITCHEN INSPECTION

SCOPE of the KITCHEN INSPECTION

SCOPE:

(A) The inspector shall observe and report on only those items as described in the attached 266 CMR 6.00 Standards of practice Section 6.04 - Please refer to this attachment for complete information. Any items reported on that are in not included within 266 CMR 6.00 Standards of Practice are not part of the home inspection report or scope of service and are included only as a courtesy to the client. No fee is charged for these additional items, unless specifically approved by the client and contracted as an additional service.
(B) The Inspector is not required to inspect: (a) Portable appliances. (b) Appliance timers & thermostats. (c) Water filtration devices, ice makers and instant hot water makers. (d) Clothes washer & dryer operation. (e) Areas concealed by cabinet storage or appliances. (f) . The functional evaluation of fixtures or appliances that are "shut-down" is undetermined and EXCLUDED from this report.

DISCLAIMER:

NOTICE: No appliance warranty is expressed or implied.

GENERAL COMMENTS:

A. Kitchen appliances are subject to unpredictable life expectancy and may require repair or replacement although functional at the time of inspection. B. Appliances cannot be run through "full cycles" and timers cannot be evaluated during a limited visual home inspection. C. You should question the owner regarding the age, condition and operation of each appliance prior to purchase. (Average appliance lifespan: refrigerator 15-20 yrs., range 10-14 yrs., dishwasher 5-7 yrs., garbage disposer 5-7 yrs.) D. Newer homes must now have ground-fault-circuit-interrupter (GFCI) electrical shock protection at all outlets above the kitchen counter top. Updating of the kitchen outlets is advised if GFCI protection is not present. E. Be advised that while functional, the plumbing to older kitchen fixtures or appliances may not conform with modern requirements. During kitchen remodeling, a plumber may be needed to update the fixture supply lines, shut-off valves, and DWV piping. F. Be advised that "a kitchen must contain a kitchen sink, space and proper facilities for the installation of a refrigerator and, unless otherwise stated in the lease, a stove and oven in good repair". G. If any fixtures or appliances were shut-down or not operational at time of inspection, further research is advised. H. You should examine the interior of ALL cabinets and closets during your pre-passing walk through as you may find defects that were hidden by storage at time of inspection.

KITCHEN SINK:

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

PROBLEMS OBSERVED:

Observation: The old sink installation has a S-shaped trap. (basement sink)
Analysis: Traps of this type are no longer used as the seal within the trap can be siphoned off by water movement, allowing sewer gas to enter the home. The S-trap indicates a non-vented fixture, gurgling sounds may be heard during drainage.
Recommendation: No repair is required unless the fixture is worked on, then a modern P-shaped trap will be required. If any remodeling takes place, it will be necessary to update the waste piping by installing a P-shaped trap and re-vent connection.


S-trap config.

DISHWASHER:

CONDITION:

NOT INSPECTED: Not Present or Applicable.

RANGE:

CONDITION:

* **FUNCTIONAL. where accessible.** (Note: Timers, self-cleaning and convection features were not evaluated due to the limited nature of the home inspection. Further testing is advised.)

RANGE HOOD OR EXHAUST FAN:

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

PROBLEMS OBSERVED:

Observation: There is no range hood or wall fan for catching the smoke & grease produced during cooking. (basement range hood)
Analysis: Relying only on a window for kitchen ventilation does not conform with modern kitchen design.
Recommendation: The installation of a range hood or fan is advised.


No range hood.

CABINETS:

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

PROBLEMS OBSERVED:

Observation: The kitchen cabinets are old, worn, damaged or insufficient.
Analysis: In my opinion, the kitchen is a candidate for optional total remodeling.
Recommendation: I advise that you visit a kitchen cabinet contractor and review options for remodeling the room.


Old and damaged cabinets

COUNTER TOPS:

CONDITION:

* **FUNCTIONAL. where accessible.**

FLOOR, WALLS, CEILING:

CONDITION:

* **FUNCTIONAL. where accessible.**

OVER-ALL CONDITION / RECOMMENDATIONS:

Kitchen summary:

Due to the over-all condition of the kitchen, remodeling is recommended.
Due to the addition of basement stairs, the cabinets will require relocation or modifications, discuss with owner.

BATHROOMS INSPECTION

SCOPE of the BATHROOM INSPECTION

SCOPE:

(A) The inspector shall observe and report on only those items as described in the attached 266 CMR 6.00 Standards of practice Section 6.04 - Please refer to this attachment for complete information. Any items reported on that are in not included within 266 CMR 6.00 Standards of Practice are not part of the home inspection report or scope of service and are included only as a courtesy to the client. No fee is charged for these additional items, unless specifically approved by the client and contracted as an additional service.

DISCLAIMER:

A. The condition of hidden supply, drain, waste and vent piping hidden within wall cavities is undetermined as they are inaccessible for visual inspection. B. If the water service or service to any fixture was shut-down at time of inspection, then the true function of that fixture is undetermined and is EXCLUDED from this report.

GENERAL COMMENTS:

A. A bathroom is required to have either a functional window or exterior vented exhaust fan as a means of ventilation. Fans must be vented outside and NOT into the attic. Be advised that improper bathroom ventilation is often a cause of moisture deficiencies in the home. B. "Bathroom facilities must include a toilet with a toilet seat and a bathtub or shower. These must be situated in a room which allows a person privacy, which is fitted with a door capable of being closed and which is not used for the purpose of living, eating, sleeping or cooking. In addition a washbasin other than the kitchen sink must be located either in the room containing the toilet or near the entrance to that room." C. Be sure to examine the interior of all cabinets and closets during your pre-passing walk through as you may find defects that were hidden by storage at time of inspection.

BATHROOMS:

Number of bathrooms:

2 Bathrooms.

WATER PRESSURE & DRAINAGE CONDITIONS:

CONDITION:

* **FUNCTIONAL. where accessible.**

BATHROOM HEAT SOURCE:

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

PROBLEMS OBSERVED:

Observation: The baseboard heater is rusted.
Analysis: Bathroom moisture has caused the metal to rust.
Recommendation: Remove rust, prime and paint as required.

BATHROOM VENTILATION:

TYPE

None Present
Window.

CONDITION:

*** **NOT FUNCTIONAL:** Repair or Replacement Required.

PROBLEMS OBSERVED:

Observation: The bathroom has a window for ventilation. (first floor)
Analysis: People tend not to use a bathroom window for ventilation due to uncomfortable drafts, allowing excessive moisture to linger in the home.
Recommendation: While no repair is required, I advise that an optional ceiling fan / light unit be installed with an outside vent.

Observation: There is no means of ventilation. (basement)
Analysis: A bathroom is required to have a functional means of ventilation that discharges to the outside. Proper ventilation can prevent excess moisture build up and/or migration into the structure. Excess moisture promotes mold and mildew growth which can be harmful to the occupants.
Recommendation: Contact a licensed contractor and install an exhaust fan as required.



window, no ventilation

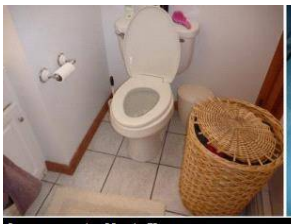
TOILETS:

CONDITION:

***** NOT FUNCTIONAL:** Repair or Replacement Required**.**

PROBLEMS OBSERVED:

Observation: I gently rocked the toilet and excessive movement was noted.
Analysis: Loose anchor bolts or loose toilet flange are suspected. Continued toilet movement may cause the wax seal to fail, allowing leakage and interior water damage.
Recommendation: Hire a plumber to secure the toilet to the floor and flange as required.



Loose toilet flanges.

SINKS:

CONDITION:

****** UNSAFE: - Safety Repairs Required.**

PROBLEMS OBSERVED:

Observation: The bath sink drain has a plastic accordion type ribbed tail piece with no visible trap.
Analysis: While the fixture may be operational, do-it-yourself workmanship may be problematic. This type of piping material does not meet good practice plumbing standards.
Recommendation: I advise that you ask a plumber to re-reappraise the installation and to perform repairs as required.

Observation: A bathroom counter top molded sink is cracked.
Analysis: While there may be no leakage at this time, the cracked sink is aged and near end of life.
Recommendation: Hire a plumber to replace the integrated counter top and sink.



Bath sinks and drain.

TUBS & SHOWERS:

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

PROBLEMS OBSERVED:

Observation: The tub / shower has old separate hot & cold valves.
Analysis: Be advised that such old valves are no longer allowed as they pose a risk of accidental scalding.
Recommendation: While no repair is required unless the fixture is remodeled, I recommend that you hire a plumber to upgrade the controls by installing a modern anti-scald mixing valve.

Observation: The caulking at the tub / wall / floor intersections is worn or eroded.
Analysis: Gaps could allow leakage & interior water damage.
Recommendation: Caulk tub / floor joint, tub / wall joint and faucet spout & handle as general maintenance.


Bath valves.

CABINETS & CLOSETS:

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

PROBLEMS OBSERVED:

Observation: The cabinets are old and worn.
Analysis: In my opinion, the cabinets are nearing end of service life.
Recommendation: Consider bathroom cabinet remodeling.

LIGHTS & ELECTRICAL OUTLETS:

CONDITION:

*** **NOT FUNCTIONAL:** Repair or Replacement Required.

PROBLEMS OBSERVED:

Observation: The older bathroom has no electrical outlet. (both)
Analysis: The lack of an outlet will be inconvenient by modern standards.
Recommendation: A GFCI protected outlet installation is recommended for modern shock protection. Consult an electrician at your option.


No outlets

WALLS, FLOOR, CEILING:

CONDITION:

* **FUNCTIONAL. where accessible.**

OVER-ALL CONDITION / RECOMMENDATIONS:

Bathroom summary:

While operational, the bathroom(s) is(are) in an over-all poor condition. Remodeling is suggested.

Due to the visible bathroom problems, a plumber is needed to further evaluate the fixtures and to provide estimates for repair. (Note: Understand that during any fixture replacement, it will be necessary to bring supply piping, drain, waste & vent piping into conformance with todays construction requirements.)

ATTIC, VENTILATION, INSULATION

SCOPE of the ATTIC, INSULATION & VENTILATION INSPECTION

SCOPE:

(A) The inspector shall observe and report on only those items as described in the attached 266 CMR 6.00 Standards of practice Section 6.04 - Please refer to this attachment for complete information. Any items reported on that are in not included within 266 CMR 6.00 Standards of Practice are not part of the home inspection report or scope of service and are included only as a courtesy to the client. No fee is charged for these additional items, unless specifically approved by the client and contracted as an additional service.
(B) The inspector shall not be required to observe and report on: (1) The type(s) and/or amounts of insulation and/or its material make-up. (2) Concealed insulation and vapor retarders. (3) Venting equipment that is integral with household appliances.(4) The venting of kitchens (5) The adequacy, uniformity and capacity of the in place systems(s) to ventilate the various areas of the dwelling.

DISCLAIMER:

The following items are **EXCLUDED** from this report: A. Inaccessible unfinished spaces. B. Spaces or problems concealed by stored goods, insulation or attic floor boards. C. Concealed Insulation and vapor retarders in finished walls and ceilings.

GENERAL COMMENTS:

A. FREE or inexpensive ENERGY AUDITS by local utility companies are recommended to further identify & estimate areas in need of energy saving improvements. B. YOU should re-inspect the attic space after the owner has removed all possessions as hidden problems may exist. C. New homes are now required to have a light in the attic. D. New homes are required to have a vapor barrier of 1.0 perm or less installed on the warm side of walls, ceilings and floors enclosing a conditioned space. E. Typical insulation requirements for residential applications include: Ceilings (R = 30) 9" fiberglass or equivalent, walls & basement (R = 12.5) 3 1/2" fiberglass or equivalent. F. Typical ventilation requirements for new residential applications include: Attics with a ceiling vapor barrier shall have a screened opening of at least 1 SF of free vent area for each 300 SF of ceiling space. Attics without a ceiling vapor barrier shall have a screened opening of at least 1 SF for each 150 SF of ceiling area. G. Buyers should ask the owner about any prior roof leakage and should monitor the attic to determine if corrective action is needed. Be advised that active roof or flashing leaks can occur at anytime regardless of the age or condition of the roof coverings and flashings. **NOTICE: NO GUARANTY AGAINST ROOF LEAKS IS PROVIDED OR IMPLIED**. YOU should monitor the attic area for signs of roof or flashing leakage after heavy rain or snow conditions.

ACCESS:

METHOD USED to OBSERVE

ATTIC:

The attic was VIEWED (not entered) from a step ladder at a closet hatch opening. The attic was not entered due to limited access & small hatch size.
Analysis: As not all of the attic was inspected, hidden problems could exist.
Recommendation: Further inspection suggested when access, clearances, walking surfaces or lighting are improve. (Note: Hatch covers should be weatherstripped & insulated to prevent heat loss.)


Attic viewed from closet hatch.

ATTIC LIGHT:

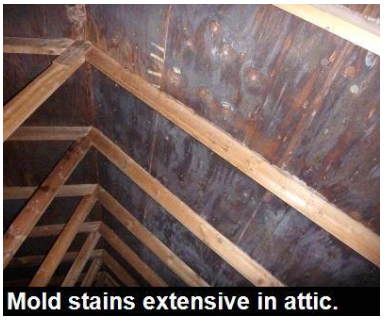
NO.

Observation: The attic was viewed by flashlight only as no electric light was present.
Analysis: The lack of lighting restricted access for inspection.
Recommendation: I advise that a light be installed to conform with modern construction requirements.

SIGNS OF WATER PENETRATION:

EVIDENCE OF LEAKS OR CONDENSATION PROBLEMS:

Observation: Extensive mildew was visible in the attic.
Analysis: This indicates a problem caused by moisture generators in the home (such as cooking, bathing etc.).) which exceed the ability of the home to safely absorb & ventilate the moisture. Note: Mildew can be an irritant to those with respiratory problems.
Recommendation: Reduce the sources of moisture & increase attic ventilation.


Mold stains extensive in attic.

VENTILATION:

TYPE OF ATTIC VENTILATION:

Observation: The attic space is vented by the following means: Gable end louver vents.

CONDITION:

*** **NOT FUNCTIONAL:** Repair or Replacement Required.

VENTILATION PROBLEMS:

Observation: The attic has little ventilation.
Analysis: The present amount of attic ventilation is inadequate as compared to modern construction. This will trap heat and humidity in the attic space.
Recommendation: Update the attic ventilation system now or at time of next scheduled roof replacement. **The installation of a modern ridge vent & soffit vent system is advised as the best means of ventilation.** (Attics with a ceiling vapor barrier should have a screened opening of at least 1 SF of free vent area for each 300 SF of ceiling space. Attics without a ceiling vapor barrier should have a screened opening of at least 1 SF for each 150 SF of ceiling area.)


Inadequate ventilation.

INSULATION:

INSULATION IN UNFINISHED SPACES:

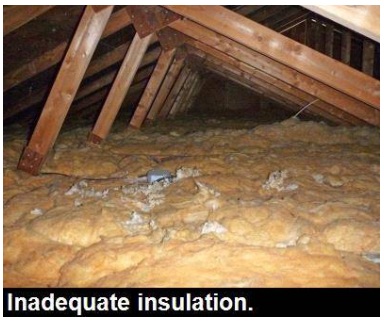
Observation: Inspection of the accessible unfinished areas revealed the following types of insulation: Batt type or blanket fiberglass with vapor barrier.

CONDITION:

** **FUNCTIONAL with EXCEPTIONS:** Repair or Replacement Required.

INSULATION PROBLEMS:

Observation: The present amount of attic insulation may be consistent with the age of the home, but should be considered as inadequate as compared to today's construction.
Analysis: Typical insulation requirements for residential applications now are: Ceilings (R=38) 12 in. of fiberglass or equivalent, walls & basement (R=20) 5 1/2 in. of fiberglass or equivalent.
Recommendation: Have an energy audit performed and then consider updating the insulation in all applicable areas.


Inadequate insulation.

VAPOR RETARDERS:

VAPOR RETARDER PRESENT OR ABSENT?

Observation: A vapor retarder was observed in the attic only.
Analysis: Other areas may need updating or were inaccessible for visual inspection. Be advised that new construction requires that a vapor retarder be present on the walls and ceilings to prevent moisture migration, decay or condensation problems.
Recommendation: Consider having an energy audit done to further determine feasible energy conservation measures.

OVER-ALL CONDITION / RECOMMENDATIONS:

Insulation / ventilation summary:

As the over-all insulation & ventilation systems do NOT conform with today's construction practices, I recommend that the home be further evaluated by competent specialists for updating price quotes prior to purchase. (Note: Be advised that improvements in insulation usually dictate appropriate improvements in the ventilation system.)

Mold was present in the attic: Mold and mildew can be a health hazard to people with respiratory problems and a sensitivity to mold and mildew. It can also promote wood decay when conditions are excessive. Consider having the home inspected by a licensed or certified mold abatement contractor to evaluate conditions and provide estimates for remediation prior to purchase.

For further information regarding mold, removal and control, I recommend you obtain a copy of the EPA's Guide to Mold, Moisture, and Your Home. The document is available online at: www.epa.gov/iaq/molds/moldguide.html. You can also contact the EPA indoor Air Quality information clearinghouse at 1 800 438-4318 or visit www.epa.gov/iaq/mold.html

CONCERNED ABOUT RISING ENERGY COSTS? MassSave CAN HELP.

There are so many great reasons to make energy-saving changes to your home, reduced energy costs throughout the year, improved home comfort, and lower greenhouse gas emissions.

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