

Summary of Issues that May Need Attention

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Site		
Page 7 Item: 2	Address Identification	<p>IMPROVEMENT: No address numbers visible on the property side of the road. The Fire Marshall's office advises 4" numbers on all approaches to assist emergency services quick identification of your home.</p>
Grounds		
Page 9 Item: 1	Grading Condition	<ul style="list-style-type: none"> • IMPROVEMENT: Grade was relatively flat on the south lawn which may make it difficult to shed water away from the foundation. If excess dampness is observed in the basement, improving the perimeter grade may be necessary. • CORRECTION: Grade was level with some basement window sills. This risks storm water and snow melt entering the basement through the windows. Recommend installing window wells or lowering the grade.
Exterior		
Page 11 Item: 5	Penetrations Condition	<ul style="list-style-type: none"> • IMPROVEMENT: No mounting block had been used on the dryer vent penetration. Depending upon how the substrates were prepared, this may or may not present a concern. Customarily mounting blocks are used to assure of good water drainage. They may be advisable to install. • CORRECTION: Some penetrations were lacking a sealant. Recommend caulking to prevent water entry and damage to the substrates and framing.
Page 11 Item: 7	Stairs and Railings	<ul style="list-style-type: none"> • IMPROVEMENT: No hand or guard rails to provide safe passage and protect against falls. Although not required in most municipalities because of the limited height and steps, they are recommended for improved safety. • CORRECTION: Excessive riser height leading to the kitchen from the porch. The height should be no greater than 7-3/4" if feasible. Correction needed to reduce the risk of falls and injury.
Roof		
Page 13 Item: 2	Flashing and Penetrations	<ul style="list-style-type: none"> • IMPROVEMENT: No kick-out flashing where the roof ends next to a wall. This allows excess water from heavy rain to flow down along the siding and foundation. Recommend consulting a roofing contractor for possible installation.
Page 13 Item: 3	Gutters/Downspout Condition	<ul style="list-style-type: none"> • IMPROVEMENT: Some downspouts were discharging near the foundation. The water can increase hydrostatic pressure and frost heaves against the foundation risking cracks and movement. Recommend adding downspout extensions. Splash blocks may help, but they do overflow in heavy weather.
Porch		

Page 14 Item: 3	Stairs and Railings Condition	<ul style="list-style-type: none"> • IMPROVEMENT: No hand and guard rails to provide safe passage and protect against falls. Although not required because of the limited porch height, they are recommended for safety.
Page 15 Item: 8	Roof	<ul style="list-style-type: none"> • REPAIR: The seams on the metal edge cap were separating. Repair needed to prevent water seepage into the soffit and framing.
Deck		
Page 16 Item: 3	Stairs and Railings	<ul style="list-style-type: none"> • IMPROVEMENT: No graspable handrail. A hand rail needs to be no larger than 2" in diameter to be easily grasped in the event of a fall. Correction needed. • CORRECTION: Stair stringers were spaced more than 18 inches apart. Correction needed. • REPAIR: Weak rail assembly that does not appear sufficient to withstand the requisite 200 lbs of lateral force. Repair needed. • CORRECTION: Horizontal side rails present a climbing invitation to children as well as large openings through which people can slip. This type of construction is not advised. Recommend installing vertical balusters.
Page 17 Item: 6	Flashing	<ul style="list-style-type: none"> • CORRECTION: Incomplete ledger board flashing. Installation along the full length of the ledger is needed to prevent hidden deterioration of the deck support and the house framing.
Page 18 Item: 7	Connection to Structure Condition	<ul style="list-style-type: none"> • CORRECTION: No structural connections observed (lag screws, LedgerLOK-type, bolts or lateral load connections). Although not required until 2007 in most municipalities, these are recommended preventing lateral load failures as the deck ages. • CORRECTION: Insufficient installation of the existing nails. This weakens the structural attachment and elevates the risks of collapse. Correction needed.
Foundation/Basement		
Page 19 Item: 2	Foundation walls	<ul style="list-style-type: none"> • REPAIR: Crack observed on the south wall that had penetrated the full depth of the wall. Repair needed. Recommend consulting a foundation crack company for sealing/patching options that will protect the foundation from water penetration, freezing and damage.
Page 20 Item: 7	Water Penetration and Dampness	<ul style="list-style-type: none"> • REPAIR: Evidence of active water penetration at the base of the south wall foundation crack. See comment under "Foundation."
Crawl Space		
Page 21 Item: 3	Crawl space floor	<ul style="list-style-type: none"> • IMPROVEMENT: Plastic vapor barrier present, but without the seams being sealed together or against the foundation. Recommend the seams sealed against each other and the wall. This will help control moisture movement into the home.
Insulation		
Page 27 Item: 6	Attic Insulation	<ul style="list-style-type: none"> • IMPROVEMENT: Uneven distribution that will leave some area susceptible to heat loss. Evening out the insulation recommended. • IMPROVEMENT: Scuttle insulation and air seal was not tight. Thermography revealed heat loss. Improvement needed
Electric Distribution		

Page 28 Item: 1	Main Panel Condition	<ul style="list-style-type: none"> • CORRECTION: Sharp tipped, sheet metal screw had been used to secure the cover. Screws should be blunt tipped to prevent cutting into the wire insulation. This can result in a shock/electrocution hazard. Replacement with thin-treaded, blunt-tipped screws needed. (To prevent damage to the wires, the inspector only loosely reinstalled them.) • CORRECTION: Multiple common wires were connected to a single lug. In most situation is this not permitted. Correction needed.
Page 29 Item: 2	Main Breaker Condition	<ul style="list-style-type: none"> • CORRECTION: Incomplete labeling of the breakers. This can cause confusion in an emergency, and elevate risk when working on the electrical system. Recommend consulting a licensed electrician to trace the branch circuits and label the breakers. • IMPROVEMENT: No AFCI (arc fault circuit interrupter) protection. Although acceptable in the past, they are advised. If and when an electrician is working in the home's electrical system, it might be advisable to inquire about adding AFCI protection.
Electric Exterior		
Page 30 Item: 2	Exterior Electric	<ul style="list-style-type: none"> • CORRECTION: No GFCI protection provided. All exterior receptacles should be GFCI protected. Correction needed.
Page 30 Item: 3	Garage Electric	<ul style="list-style-type: none"> • REPAIR: GFCI receptacle did not operate properly when tested. Repair/replacement needed.
Electric Interior		
Page 31 Item: 1	Interior Electric	<ul style="list-style-type: none"> • REPAIR: Loose receptacle observed in the first floor bedroom. As these move the connections can become loose and arc. Others maybe present that were not identified by the representative testing. Recommend an electrician evaluate any loose receptacle to confirm the integrity of the wire the connections, and tighten as necessary.
Page 31 Item: 2	Kitchen Electric	<ul style="list-style-type: none"> • CORRECTION: No GFCI protection. Given today's electrical demands it is recommended that all kitchen receptacles serving a countertop be GFCI protected.
Page 32 Item: 3	Laundry Electric	<ul style="list-style-type: none"> • CORRECTION: No GFCI protection. Installation needed.
Page 32 Item: 4	Basement Electric	<ul style="list-style-type: none"> • CORRECTION: No GFCI receptacles in the unfinished basement areas. Although acceptable in the past, given today's electrical demands it is recommended that receptacles in unfinished basements be GFCI protected. • CORRECTION: Open electrical boxes. Covers needed. • CORRECTION: Missing cover plates, exposing energized conductors. Installation needed.
Electric - Bathrooms		
Page 33 Item: 1	1st Floor Bath Electric	<ul style="list-style-type: none"> • No GFCI protection provided. All bathroom receptacles should be GFCI type for safety.
Page 33 Item: 2	2nd Floor Bath Electric	<ul style="list-style-type: none"> • CORRECTION: No GFCI protection provided. All bathroom receptacles should be GFCI type for safety.
Plumbing		
Page 35 Item: 6	Water Heater	<ul style="list-style-type: none"> • IMPROVEMENT: The inspection port plug was loose allowing soot and exhaust to be pushed out. Some form of improved plug support needed.

Page 35 Item: 8	Water temperature	<ul style="list-style-type: none"> • CORRECTION: Water temperature in the house was at 130° F. This is high enough to cause first degree burns within 5 seconds (American Journal of Pathology 1947; 23: 695-720). Correction needed to see the hot water balanced between the sinks and bathroom so as not to create a scald hazard. • CORRECTION: Bathroom tub/shower water temperature had no set back, discharging water at 130 °F. This creates a scald hazard. Ideally it should not exceed 112°F. Recommend consulting a plumber to balance the temperature in the so it is safe while still supporting lifestyle demands.
Page 36 Item: 9	Laundry Plumbing	<ul style="list-style-type: none"> • CORRECTION: Stand pipe for the washer drain was shorter than customary. 18" is advised to provide enough volume to keep the pipe from overflowing.
Page 36 Item: 10	Kitchen Plumbing	<ul style="list-style-type: none"> • CORRECTION: Insufficient drain loop/air gap provided for the dishwasher. This risks siphoning waste water from the sink into the dishwasher. Recommend installing an air gap, or elevating the drain hose to its highest possible position under the counter.
Plumbing - Bathrooms		
Page 36 Item: 1	1st Floor Bath Plumbing	<ul style="list-style-type: none"> • REPAIR: The tub trap was leaking in the basement. Repair needed.
Heat/AC		
Page 38 Item: 4	Flue Pipe and Damper	<ul style="list-style-type: none"> • MAINTENANCE: The counter weight on the draft damper was missing. Depending upon the furnace and chimney draft, this may be needed. Recommend consulting an HVAC technician for clarification.
Page 39 Item: 6	A/C Components	<ul style="list-style-type: none"> • REPAIR: The rear panel cover plate had fallen off leaving the energized conductors exposed. Installation needed to protect against electric shock and injury. • IMPROVEMENT: Worn insulation on the exterior service line. Replacement/repair recommended.
Page 39 Item: 8	Distribution System	<ul style="list-style-type: none"> • IMPROVEMENT: Duct joints were not sealed. The EPA estimates 20% to 30% of the air that moves through a duct system is lost due to leaks, holes, and poorly connected seams. This will reduce the efficiency of the heating system. Recommend sealing the joints and voids in the ducts.
Fireplaces		
Page 40 Item: 1	Fireplace	<ul style="list-style-type: none"> • REPAIR: The damper was out of alignment. Repair/adjustment needed. • MAINTENANCE: Creosote accumulation was present. Cleaning needed before using to be assured of safe operation.
Kitchen		
Page 44 Item: 3	Oven(s)	<ul style="list-style-type: none"> • CORRECTION: No anti-tip protection present. The oven was not secured to the floor risking it tipping and spilling hot food. Correction needed for safety.
Page 45 Item: 5	Dishwasher Condition	<ul style="list-style-type: none"> • CORRECTION: The Dishwasher was not mounted securely to cabinets allowing it shift. Correction needed.
Page 45 Item: 7	Disposal Condition	<ul style="list-style-type: none"> • CORRECTION: A disposal was present on a septic system. This is not permitted by most common septic designs. Removal needed.

Page 45 Item: 10	Cabinets	<ul style="list-style-type: none"> • CORRECTION: Wall cabinets were installed with brittle, fluted head drywall screws. It is necessary to have a fastener with significant shear values as well as adequate pull-out resistance to withstand the weight and stress. Correction needed. Recommend replacing with fasteners designed for mounting cabinets.
Page 46 Item: 12	Floor Condition	<ul style="list-style-type: none"> • REPAIR: Cracked tiles that present an injury risk to bare feet. Repair needed.
Laundry		
Page 47 Item: 3	Dryer Vent	<ul style="list-style-type: none"> • CORRECTION: Flammable mylar/plastic duct present. Replacement with a smooth-walled metal duct needed to reduce fire risk.
1st Floor Bathroom		
Page 48 Item: 5	Ventilation Observations	<ul style="list-style-type: none"> • CORRECTION: Tightly louvered exhaust cover. These constrict air flow and offer no backdrafting damper. Replacement needed.
Page 49 Item: 6	Floor Condition	<ul style="list-style-type: none"> • CORRECTION: The floor had not been sealed against the tub. This risks water seeping under the flooring and causing damage. Caulking needed.
2nd Floor Bath		
Page 50 Item: 5	Ventilation Observations	<ul style="list-style-type: none"> • REPAIR: The was not operating. Steam was easily accumulating in the bathroom and rolling into the hallway. Repair needed. • CORRECTION: Tightly louvered exhaust cover. These constrict air flow and offer no backdrafting damper. Replacement needed.
Page 50 Item: 6	Floor Condition	<ul style="list-style-type: none"> • CORRECTION: The floor had not been sealed against the tub. This risks water seeping under the flooring and causing damage. Caulking needed. • REPAIR: Seams were lifting. This risks water seeping beneath the flooring and causing damage. Repair needed.
Garage		
Page 51 Item: 2	Foundation	<ul style="list-style-type: none"> • REPAIR: Unsealed crack observed in foundation wall. Recommend sealing to prevent water penetration and further damage.
Page 52 Item: 8	Fire Barriers Condition	<ul style="list-style-type: none"> • CORRECTION: An access opening beneath the alarm panel had not been sealed with a fire rated material. Cardboard alone had been used. This risks fire migrating to the framing members. Correction needed.
Page 52 Item: 9	Garage doors & opener Condition	<ul style="list-style-type: none"> • CORRECTION: Electric eye positioned higher than customary. The recommended height is 6" Recommend repositioning.

We appreciate the opportunity to provide this inspection. The home inspection is designed to give you objective profile of the property within the scope of the Massachusetts Standards of Practice for Home Inspections (266 CMR 6.00: Standards of Practice).

The inspection is a visual, non-destructive evaluation of a property's components and systems as exhibited on the day and time of the inspection. It is not possible to predict the future performance, efficiency, life expectancy, sudden failure, or premature deterioration of any component or system. Buildings are complex systems with infinite variables that will affect their performance. It is not possible to determine how the property, systems or components will respond in all situations.

- * The home inspection report presents representative inspection of components and should not be considered exhaustive.
- * The home inspection is not "Pass" or "Fail," but a report on the condition of components that were visible and accessible at the time of the inspection.
- * Personal belonging, inaccessible panels, vegetation and other obstruction at the time of the inspection will prevent inspecting some components.
- * The home inspection is not an assessment of building codes. Each municipality establishes their own building codes. These entities should be consulted if there is a question of code compliance. Nor is JMR Inspections responsible for repairs to bring a building into compliance with local building codes.
- * The home inspection is not a structural engineering inspection, but a report on the presence, functionality and safety of observable components as set forth by the Standards of Practice. Structural issues should be addressed by a structural engineer.
- * The home inspection is not a pest inspection, nor a representation of the absence of wood boring insects. We recommend an independent pest inspection on all properties.
- * The home inspection cannot conduct destructive probing, or dismantling of components or systems. It is not possible to see through walls, or enter areas that are deemed unsafe.
- * Keep in mind the home inspection itself is not a substitute for a home warranty, or guaranty of future performance of components or systems.
- * Only components specifically mentioned in this report have been inspected and any other components not inspected are not part of this report and as such we make no statement regarding the condition of these areas.

This report is for the sole use of you, our client, and is not transferable to any third party, nor may any third party take action based on information contained herein without your permission, nor may a third party make interpretations based on information contained herein.

RECOMMENDED ACTIONS

G = Good - Component was consistent with its original purpose, was properly installed and operated properly.

F = Fair - Component showed questionable integrity, may not be up to current standards for safety or construction, or maybe near the end of its useful lifespan. It is advisable to have them evaluated by an occupational trades person for more clarity and repair.

P = Poor -Component was worn, may not function properly, is beyond its useful lifespan, or contradict safe and accepted practices. These will require repair, correction or replacement. You should consult a trades person for further evaluation.

N/A= Not Applicable - Component was not present, not part of the inspection, or simply does not apply to this particular property.

N/I = Not Inspected - Component was not accessible and could not be inspected.

You should obtain the evaluation, opinion and estimate of licensed contractors for any defects, repairs, comments, improvements or recommendations mentioned in this report. Also, any contractor/company making evaluations or repairs should be advised to inspect the systems further for related issues not detailed in this report. We recommend you evaluate and act on any comments or concerns before continuing with the purchase and sale of the property.

JMR Inspections, Amherst, MA 01002 * 413-259-6969 * Inspections@JMRodkey.com
"Helping you make informed decisions"

Weather

1. Weather

Good	Fair	Poor	N/A	N/I
X				

- Weather on 01/02/2018
- - Clear
- - Temperature: 21°F
- - Winds: 3 MPH, NW
- - Pressure: 30.37 in. Hg
- - Dew Point: 17°F
- - Humidity: 85%
- - Precipitation: 0.00 in
- - Ground: Frozen, Snow Cover
- - Previous Night: Clear
- - Previous Day: Light Snow, Blowing Snow
- - Snow Depth: 2 in.

Site

1. Site

Good	Fair	Poor	N/A	N/I
X				



Orientation and approx. dimensions

2. Address Identification

Good	Fair	Poor	N/A	N/I
	X			

Observations: IMPROVEMENT: No address numbers visible on the property side of the road. The Fire Marshall's office advises 4" numbers on all approaches to assist emergency services quick identification of your home.



Not visible on house side of street

3. Elevation

Good	Fair	Poor	N/A	N/I
X				

Observations:

- House faces southwest



Left - Northwest



Front - Southwest



Right - Southeast



Rear - Northeast

4. Drainage

Good	Fair	Poor	N/A	N/I
X				

Observations:

- No drainage deficiencies were observed. How the site drainage occurs in heavy weather maybe different from that exhibited at the time of the inspection.
- Maintaining a good grade and gutters will be important to compensating for any deficiency in the perimeter drain.
- The perimeter drain discharges near the road. The exit point was elevated above the snow level and capped with loose stones. Active draining was present on Feb. 8 indicating the system was functioning.



Discharge point

Grounds

1. Grading Condition

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Grade should slope away from the structure at a minimum slope of 6" over a 10' length to convey water away from the foundation.

- **IMPROVEMENT:** Grade was relatively flat on the south lawn which may make it difficult to shed water away from the foundation. If excess dampness is observed in the basement, improving the perimeter grade may be necessary.

- **CORRECTION:** Grade was level with some basement window sills. This risks storm water and snow melt entering the basement through the windows. Recommend installing window wells or lowering the grade.



Flat on south lawn



Even with basement windows

2. Driveway Condition

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Asphalt

Observations:

- **MAINTENANCE:** Cracks in the driveway that had been sealed were beginning to open. Cracks greater than 1/4" should be sealed to prevent further damage.



Opening cracks

3. Walkways Condition

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Snow covered. Unable to determine their presence or absence, or to inspect.

4. Window wells Condition

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Type: None present

Observations:

- See comment under "Grading."

5. Bulkhead/Areaway

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Metal hatchway

6. Patio Condition

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Stone**Observations:**

- Uneven surface typical of stone. Use caution.



7. Exterior Illumination Observations

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type of lighting:

- Wall fixtures
- Flood light
- Lamp post

8. Retaining walls Condition

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

- Landscape timbers

9. Plantings Condition

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Clearance was present between plantings and house. This helps maintain air circulation, dry the structure between storms, and reduce the risk of mold and mildew development.

10. Trees Condition

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- It is always advisable to have an arborist inspect the trees periodically for any necessary pruning to care.

Exterior

1. Siding Condition

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Siding Type: Vinyl siding, Wood clapboard

2. Masonry Siding Condition

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials: None present

3. Trim Condition

Good	Fair	Poor	N/A	N/I
X				

Observations:
• Wood

4. Flashing

Good	Fair	Poor	N/A	N/I
X				

Observations:
• Not all flashing was visible, but there were no related deficiencies to suggest it was lacking.

5. Penetrations Condition

Good	Fair	Poor	N/A	N/I
	X			

Penetrations Present: Faucet, Electrical fixtures, Electric receptacle, Communications cables, Oil fill and vent pipes, Dryer vent, Kitchen vent, A/C service lines

Observations:

• Any penetration through the siding material, if not properly sealed, elevates the risk of water and moisture seeping behind the siding and deteriorating the substrate material. Any unintended air and moisture paths should be thoroughly and permanently sealed. Recommend periodically checking all penetration points.

• **IMPROVEMENT:** No mounting block had been used on the dryer vent penetration. Depending upon how the substrates were prepared, this may or may not present a concern. Customarily mounting blocks are used to assure of good water drainage. They may be advisable to install.

• **CORRECTION:** Some penetrations were lacking a sealant. Recommend caulking to prevent water entry and damage to the substrates and framing.



No mounting block



Missing sealant

6. Paint Condition

Good	Fair	Poor	N/A	N/I
X				

7. Stairs and Railings

Good	Fair	Poor	N/A	N/I
	X			

Observations:

• **IMPROVEMENT:** No hand or guard rails to provide safe passage and protect against falls. Although not required in most municipalities because of the limited height and steps, they are recommended for improved safety.

• **CORRECTION:** Excessive riser height leading to the kitchen from the porch. The height should be no greater than 7-3/4" if feasible. Correction needed to reduce the risk of falls and injury.



No handrails



Excessive step height

8. Windows and Doors Condition

Good	Fair	Poor	N/A	N/I
X				

9. Eaves & Facia

Good	Fair	Poor	N/A	N/I
X				

Observations:

- Visual/binocular inspection from ground

10. Soffits Condition

Good	Fair	Poor	N/A	N/I
X				

Observations:

- Visual/Binocular inspection from ground.

Roof

1. Roof Condition

Good	Fair	Poor	N/A	N/I
X				

Style:

- Gable with shed dormer

Material:

- Fiberglass/asphalt shingles
- EPDM rubber (ethylene propylene diene monomer (M-class) rubber)

Observations:

- Visual/Binocular inspection from ground, windows and underside of the sheathing where accessible.
- Snow covered on most of the roof. Unable to fully inspect.



Visible shingles



EPDM membrane

2. Flashing and Penetrations

Good	Fair	Poor	N/A	N/I
	X			

Materials:

- Masonry Chimney
- Plumbing vent
- Wall flashing

Observations:

- Visual/Binocular inspection from ground.

• **IMPROVEMENT:** No kick-out flashing where the roof ends next to a wall. This allows excess water from heavy rain to flow down along the siding and foundation. Recommend consulting a roofing contractor for possible installation.



No kickout flashing

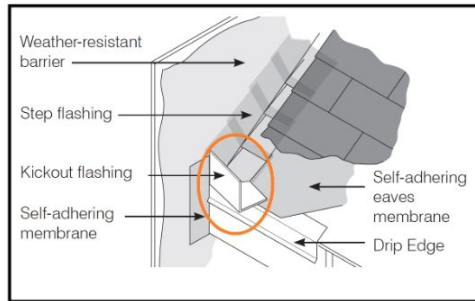


Illustration of kickout flashing



Water wash along siding

3. Gutters/Downspout Condition

Good	Fair	Poor	N/A	N/I
	X			

Materials:

- Aluminum

Observations:

- Visual/Binocular inspection from ground.

• **IMPROVEMENT:** Some downspouts were discharging near the foundation. The water can increase hydrostatic pressure and frost heaves against the foundation risking cracks and movement. Recommend adding downspout extensions. Splash blocks may help, but they do overflow in heavy weather.



Discharging against foundation

Chimney(s)

1. Chimneys

Good	Fair	Poor	N/A	N/I
X				

Observations:

- It is always advisable to have a chimney company and/or sweep evaluate and clean the chimney system to assure there is no debris accumulation or other issues that might compromise the safe and efficient operation.
- Visual/binocular inspection from the ground, basement, attic and underside of the sheathing where accessible.
- Masonry chimney with three lined flues



Lined chimney

Porch

1. Porch Overview

Good	Fair	Poor	N/A	N/I
X				

Location:

- Front of house



2. Decking

Good	Fair	Poor	N/A	N/I
X				

Observations:

- Wood

3. Stairs and Railings Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- **IMPROVEMENT:** No hand and guard rails to provide safe passage and protect against falls. Although not required because of the limited porch height, they are recommended for safety.

4. Posts Condition

Good	Fair	Poor	N/A	N/I
X				

Materials: Wood columns

5. Framing Condition

Good	Fair	Poor	N/A	N/I
X				

Materials: Wood

Observations:

- No joist hangers present. Because of the tight assembly with the house, this did not present an immediate concern. Over time some separation is likely to occur that may require joist hangers.



No joist hangers

6. Flashing

Good	Fair	Poor	N/A	N/I
			X	

7. Connection to Structure Condition

Good	Fair	Poor	N/A	N/I
	X			

Type: Nails

- Although the connection system present (nails) was acceptable at the time of construction, it has proven to be insufficient with a risk of unexpected failure. Recommend adding bolts, structural screws and/or lateral load connectors.

8. Roof

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- Visual/Binocular inspection from ground and windows.
- EPDM membrane

- **REPAIR:** The seams on the metal edge cap were separating. Repair needed to prevent water seepage into the soffit and framing.



Opening seam on metal edge

Deck

1. Deck

Good	Fair	Poor	N/A	N/I
	X			

Observations:
• Rear of house



Overview

2. Decking

Good	Fair	Poor	N/A	N/I
X				

Observations:
• Wood

3. Stairs and Railings

Good	Fair	Poor	N/A	N/I
		X		

Observations:

- **IMPROVEMENT:** No graspable handrail. A hand rail needs to be no larger than 2" in diameter to be easily grasped in the event of a fall. Correction needed.
- **CORRECTION:** Stair stringers were spaced more than 18 inches apart. Correction needed.
- **REPAIR:** Weak rail assembly that does not appear sufficient to withstand the requisite 200 lbs of lateral force. Repair needed.
- **CORRECTION:** Horizontal side rails present a climbing invitation to children as well as large openings through which people can slip. This type of construction is not advised. Recommend installing vertical balusters.



No graspable handrail



Widely spaced stringers



Weak rails



Horizontal rails



Illustration of customary stair framing

4. Posts

Good	Fair	Poor	N/A	N/I
X				

Observations:

- Wood on concrete piers
- Direct weight bearing points observed.



Direct weight bearing

5. Framing

Good	Fair	Poor	N/A	N/I
X				

Observations:

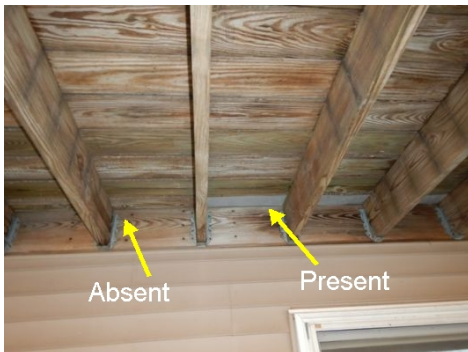
- Wood
- Joist hangers observed in place

6. Flashing

Good	Fair	Poor	N/A	N/I
		X		

Observations:

- **CORRECTION:** Incomplete ledger board flashing. Installation along the full length of the ledger is needed to prevent hidden deterioration of the deck support and the house framing.



Missing

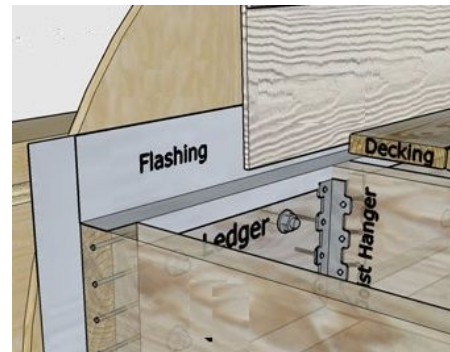


Illustration of ledger board flashing

7. Connection to Structure Condition

Good	Fair	Poor	N/A	N/I
		X		

Materials:

- Nails

Observations:

- **CORRECTION:** No structural connections observed (lag screws, LedgerLOK-type, bolts or lateral load connections). Although not required until 2007 in most municipalities, these are recommended preventing lateral load failures as the deck ages.
- **CORRECTION:** Insufficient installation of the existing nails. This weakens the structural attachment and elevates the risks of collapse. Correction needed.

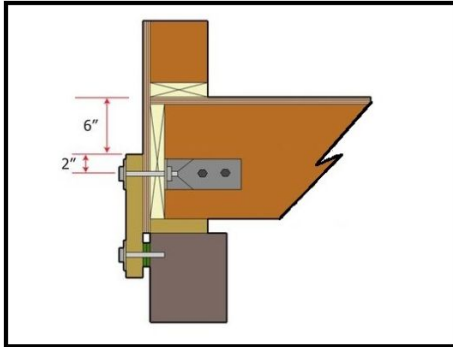
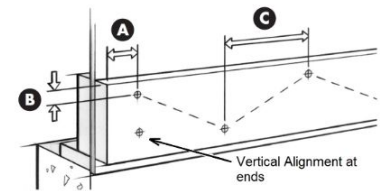


Illustration of customary connection



No structural connections; missing fasteners



A=3-3/4"(min) B=1-3/4"(min) C=Varies/joist length

Illustration of fastener schedule

Foundation/Basement

1. Basement Areas

Good	Fair	Poor	N/A	N/I
X				



Overview

2. Foundation walls

Good	Fair	Poor	N/A	N/I
	X			

Type of foundation:

- Poured concrete

Observations:

- **REPAIR:** Crack observed on the south wall that had penetrated the full depth of the wall. Repair needed. Recommend consulting a foundation crack company for sealing/patching options that will protect the foundation from water penetration, freezing and damage.



Overview



Crack



Extends to interior wall

3. Basement floor

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Floor Type:
• Concrete

Observations:

• Cracks observed. These are not uncommon and can be caused by drying shrinkage, thermal contraction, restraint to shortening, subgrade settlement, or applied loads. Recommend monitoring.



Unsealed cracks

4. Basement windows

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Air Seal and Fire Blocking

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:
• Spray foam

6. Bulkhead Foundation & Door

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Water Penetration and Dampness

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Dampness:

- Water Penetration: Yes

Observations:

- Basement was dry at time of inspection
- Efflorescence observed along the foundation. This is an indication of accumulating water on the outside of the foundation. The excessive water can create hydrostatic pressure and frost heaves against the foundation. Recommend monitoring.

- **REPAIR:** Evidence of active water penetration at the base of the south wall foundation crack. See comment under "Foundation."



Seepage below crack



Efflorescence and dampness in corners

8. Sump Pump and Dehumidifier

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Water Management:

- Sump Pump: No
- Dehumidifier: Yes

9. Mold-like growth

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

None visible or accessible. It is difficult to accurately evaluate mold during a general home inspection because mold sometimes grows in places where it cannot be readily seen, such as inside walls, making its full discovery beyond the scope of the inspection.

10. HVAC

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Heat source:

- Passive heat from the heating plant and distribution components

Crawl Space

1. Crawl Space

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Overview

2. Access

Good	Fair	Poor	N/A	N/I
X				

Location: Through the wall in the basement.

- Inspected by moving through the crawl space where possible.

3. Crawl space floor

Good	Fair	Poor	N/A	N/I
	X			

Floor Type:

- Crushed stone

Observations:

- **IMPROVEMENT:** Plastic vapor barrier present, but without the seams being sealed together or against the foundation. Recommend the seams sealed against each other and the wall. This will help control moisture movement into the home.



Vapor barrier not sealed

4. Ventilation

Good	Fair	Poor	N/A	N/I
X				

Observations:

- Ventilation provided into basement. This will help equalize the climates between the areas, and elevate the dew point in the crawl space.

5. Water Penetration and Dampness

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- See comments under "Foundation," and "Basement>Water Penetration."

6. Crawl Space Heat

Good	Fair	Poor	N/A	N/I
X				

Observations:

- Passive heat provided from the main basement area.

7. Mold-like Growth

Good	Fair	Poor	N/A	N/I
X				

Presence of Mold? None visible or accessible.

Framing

1. Columns

Good	Fair	Poor	N/A	N/I
X				

Type: Concrete filled steel

Observations:

- Columns were spaced at intervals and aligned to carry the weight bearing transfer from above.

2. Beam

Good	Fair	Poor	N/A	N/I
X				

Type: Built up wood

Observations:

- Representative probing did not reveal any deficiencies.

3. Sills

Good	Fair	Poor	N/A	N/I
X				

Material: Wood

Observations:

- Representative probing did not reveal any deficiencies.

4. Rim Joist

Good	Fair	Poor	N/A	N/I
				X

Observations:

- Hidden by insulation. Unable to inspect.

5. Floor joists

Good	Fair	Poor	N/A	N/I
X				

Type of joists: Wood joists

Observations:

- Mostly hidden by insulation. What was visible was in good condition.

6. Subfloor

Good	Fair	Poor	N/A	N/I
				X

Observations:

- Hidden by insulation. Unable to inspect.

7. Basement Framed Walls

Good	Fair	Poor	N/A	N/I
X				

Observations: Wood framed walls, Walls appeared true and plumb.

8. Weight Bearing Walls

Good	Fair	Poor	N/A	N/I
X				

Type: Framed wall

Observations:

- The walls were positioned over the main carrying beams

9. Walls

Good	Fair	Poor	N/A	N/I
X				

Type: 2x6 exterior wall construction with 2x4 interior construction.

Observations:

- Walls appeared true and plumb.

10. Crawl space carrying beam and post

Good	Fair	Poor	N/A	N/I
			X	

Materials:

- None present. The joists run the full span of the crawl space.

11. Crawl Space Sill

Good	Fair	Poor	N/A	N/I
X				

Materials: Wood

Observations:

- Representative probing did not reveal any deficiencies.

12. Crawl Space Rim Joist

Good	Fair	Poor	N/A	N/I
				X

Observations:

- Hidden by insulation. Unable to evaluate.

13. Crawl Space Joists

Good	Fair	Poor	N/A	N/I
X				

Observations:

- Mostly hidden by insulation. What was visible was in good condition.

14. Crawl Space Subflooring

Good	Fair	Poor	N/A	N/I
				X

Observations:

- Hidden by insulation. Unable to inspect.

15. Attic Framing

Good	Fair	Poor	N/A	N/I
X				

Framing type: Joists, Rafters, Knee wall framing

Sheathing material:

- Plywood

Observations:

- Attic inspected from access scuttle only.

Attic

1. Attic

Good	Fair	Poor	N/A	N/I
X				

Observations:

- Inspected from access point only; not designed for passage without disturbing the insulation.



2. Access

Good	Fair	Poor	N/A	N/I
X				

Access:

- Access through the wall panel in the front bedroom knee wall.



Eaves panel



3. Air Seal and Fire Blocking

Good	Fair	Poor	N/A	N/I
X				

Materials:

- Fire blocking and air sealing created by the settling of the insulation.
- Air seal gasket present on the scuttle flange
- Spray foam air sealant observed



Air sealed penetration



Visible air sealing

4. Attic Flooring

Good	Fair	Poor	N/A	N/I
			X	

Materials:

- No attic flooring in the main attic or unfinished eaves

5. Exhaust fan outlets

Good	Fair	Poor	N/A	N/I
X				

Observations:

- Bathroom fan vents directly to the exterior

6. Mold-like Stains

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- None visible or accessible. It is difficult to accurately evaluate mold during a general home inspection because mold sometimes grows in places where it cannot be readily seen, such as inside walls, making its full discovery beyond the scope of the inspection.

7. Water penetration and Moisture

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- None visible or accessible
- Evidence of prior water penetration. These areas were dry at the time of the inspection.



Water stains

8. Attic window condition

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- None present

9. Ventilation

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

- Gable cross ventilation
- Soffit/ridge system

Observations:

- Conflicting ventilation systems present. A soffit/ridge vent system operates under negative air pressure and thermal currents, whereas a gable vent system functions on positive pressure. The two tend to cancel out each other. Recommend one system or the other. Recommend monitoring the attic temperature in the summer for differentials greater than 20F from the outside that would indicate insufficiency in the system. It may be necessary to consult a contractor familiar with the integration of roofing, attic, insulation and ventilation systems for corrective options.

Insulation

1. Foundation Insulation

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials:

- None present
- DOE Home Energy Score De-rated Value: R-0

2. Basement Floor Joist Insulation

Good	Fair	Poor	N/A	N/I
X				

Type:

- Fiberglass batts, about 6"

Observations:

- DOE Home Energy Score De-rated Value: R-11



Floor joist insulation

3. Crawlspace Foundation Insulation Observations

Good	Fair	Poor	N/A	N/I
			X	

4. Crawlspace Floor Joist Insulation

Good	Fair	Poor	N/A	N/I
X				

Type:

- Fiberglass batts, about 6"

Observations:

- DOE Home Energy Score De-rated Value: R-11

5. Wall Insulation

Good	Fair	Poor	N/A	N/I
				X

Observations:

- Hidden in the main body of the house. Visible insulation was 6" fiberglass batting.
- DOE Home Energy Score De-rated Value based on age and construction: R-11



Visible wall insulation

6. Attic Insulation

Good	Fair	Poor	N/A	N/I
	X			

Type:

- None in the main attic and unfinished eaves.
- Foam board panels.

Observations:

- Main attic DOE Home Energy Score De-rated Value: R-19
- Kitchen attic DOE Home Energy Score De-rated Value: R-54

- **IMPROVEMENT:** Uneven distribution that will leave some area susceptible to heat loss. Evening out the insulation recommended.
- **IMPROVEMENT:** Scuttle insulation and air seal was not tight. Thermography revealed heat loss. Improvement needed



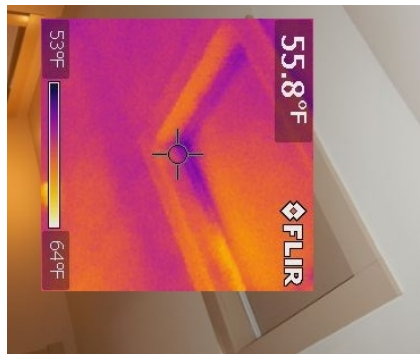
Insulation depth



Uneven



Heat loss



Cool points around scuttle

7. Roof Insulation

Good	Fair	Poor	N/A	N/I
X				

Type:

- None in the main attic and unfinished eaves.
- Foam board panels.

Observations:

- Attic storage area DOE Home Energy Score De-rated Value: R-19



Front eaves insulation

Utilities Shut Offs

1. Utility Shut-off Observations

Good	Fair	Poor	N/A	N/I
X				

Locations:

- Electrical Shut-off: Electric panel in the basement
- Water Shut-off: Well equipment in the basement
- Heating Plant Fuel Shut-offs: Oil tank(s) in the basement



Electric disconnect



Water shut off



Oil shut off

Electric Distribution

1. Main Panel Condition

Good	Fair	Poor	N/A	N/I
	X			

Capacity and Location:

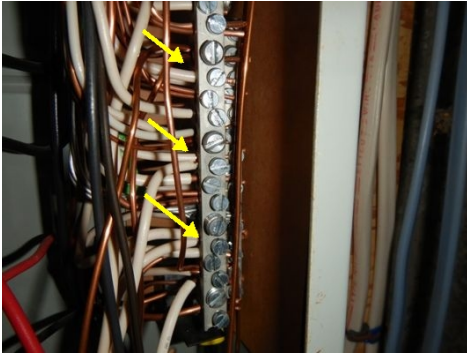
- Basement location
- 200 amp, 120/240v

Observations:

- Aluminum/Copper rated panel

• **CORRECTION:** Sharp tipped, sheet metal screw had been used to secure the cover. Screws should be blunt tipped to prevent cutting into the wire insulation. This can result in a shock/electrocution hazard. Replacement with thin-threaded, blunt-tipped screws needed. (To prevent damage to the wires, the inspector only loosely reinstalled them.)

• **CORRECTION:** Multiple common wires were connected to a single lug. In most situation is this not permitted. Correction needed.



Multiple common wires on a shared lug



Sharp tipped cover screws

2. Main Breaker Condition

Good	Fair	Poor	N/A	N/I
	X			

Breaker Amperage:

- 15 Amp
- 20 Amp
- 30 Amp
- 50 Amp

Observations:

- Copper/aluminum rated breakers confirmed
- Single pole, 110v breakers - 20
- Dual pole, 220v breaker - 5

- **CORRECTION:** Incomplete labeling of the breakers. This can cause confusion in an emergency, and elevate risk when working on the electrical system. Recommend consulting a licensed electrician to trace the branch circuits and label the breakers.
- **IMPROVEMENT:** No AFCI (arc fault circuit interrupter) protection. Although acceptable in the past, they are advised. If and when an electrician is working in the home's electrical system, it might be advisable to inquire about adding AFCI protection.

3. Electric Service Ground

Good	Fair	Poor	N/A	N/I
X				

Materials:

- Grounding Wire: multi-strand copper

4. Branch Circuit Wiring

Good	Fair	Poor	N/A	N/I
X				

Wiring Type: NM

Conductor Material: Solid copper • Multistrand copper

5. Generator

Good	Fair	Poor	N/A	N/I
				X

Observations: Generator hook ups located in the garage. , Generator transfer box in the basement, Recommend consulting the current owner, manufacturer and/or an electrician for proper operation.



Transfer box

Electric Exterior

1. Electric Service Entry

Good	Fair	Poor	N/A	N/I
X				

Type of Service: Underground service

Cable: Multi-strand aluminum

Observations:

- Anti-corrosion lubricant confirmed on the visible connections.

2. Exterior Electric

Good	Fair	Poor	N/A	N/I
		X		

Observations:

- **CORRECTION:** No GFCI protection provided. All exterior receptacles should be GFCI protected. Correction needed.



No GFCI protection

3. Garage Electric

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- **REPAIR:** GFCI receptacle did not operate properly when tested. Repair/replacement needed.



Not tripping

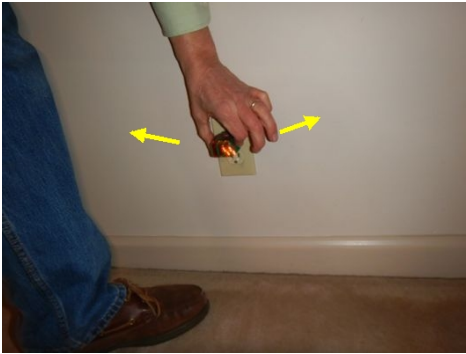
Electric Interior

1. Interior Electric

Good	Fair	Poor	N/A	N/I
X				

Observations:

• **REPAIR:** Loose receptacle observed in the first floor bedroom. As these move the connections can become loose and arc. Others maybe present that were not identified by the representative testing. Recommend an electrician evaluate any loose receptacle to confirm the integrity of the wire the connections, and tighten as necessary.



Loose receptacle - 1st floor bedroom



Minimal basement stair illumination

2. Kitchen Electric

Good	Fair	Poor	N/A	N/I
		X		

Observations:

• **CORRECTION:** No GFCI protection. Given today's electrical demands it is recommended that all kitchen receptacles serving a countertop be GFCI protected.



No GFCI protection

3. Laundry Electric

Good	Fair	Poor	N/A	N/I
		X		

Observations:

- **CORRECTION:** No GFCI protection. Installation needed.



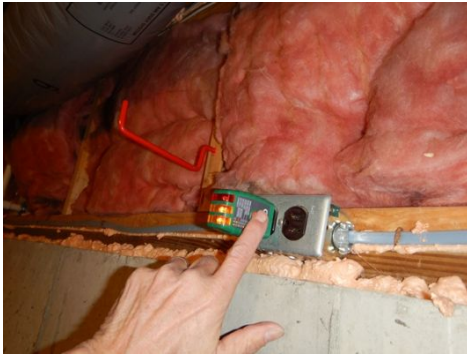
No GFCI protection

4. Basement Electric

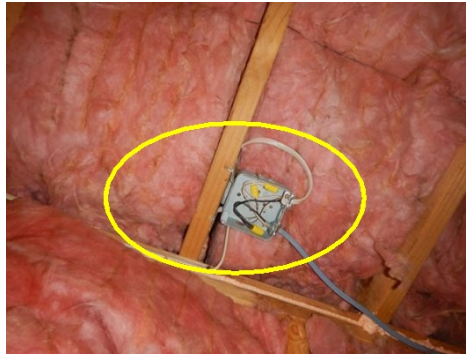
Good	Fair	Poor	N/A	N/I
	X			

Observations:

- **CORRECTION:** No GFCI receptacles in the unfinished basement areas. Although acceptable in the past, given today's electrical demands it is recommended that receptacles in unfinished basements be GFCI protected.
- **CORRECTION:** Open electrical boxes. Covers needed.
- **CORRECTION:** Missing cover plates, exposing energized conductors. Installation needed.



No GFCI protection



Open electrical box



Missing cover plate

5. Attic Electric

Good	Fair	Poor	N/A	N/I
X				

Attic Light: None present

Observations:

- Unable to observe all the attic wiring because of the insulation. What was visible was in good condition.

6. HVAC Electric

Good	Fair	Poor	N/A	N/I
X				

Observations:

- Service light and receptacle present.

Electric - Bathrooms

1. 1st Floor Bath Electric

Good	Fair	Poor	N/A	N/I
		X		

Observations:

- No GFCI protection provided. All bathroom receptacles should be GFCI type for safety.



GFCI not responding

2. 2nd Floor Bath Electric

Good	Fair	Poor	N/A	N/I
		X		

Observations:

- CORRECTION: No GFCI protection provided. All bathroom receptacles should be GFCI type for safety.



No GFCI protection

Plumbing

1. Well Water Supply

Good	Fair	Poor	N/A	N/I
X				

Location: Northeast

Type and Equipment:

- Drilled well
- Well Equipment Located in the basement
- Well Pump Type: submerged pump
- Plastic supply pipe

Observations:

- Well head, pump, pressure tank, control switch and valves were inspected.
- Water treatment/softener system present. Recommend consulting the current owner for clarification of its purpose and maintenance.



Well head



Basement well equipment

2. Exterior Faucet

Good	Fair	Poor	N/A	N/I
X				

Type:

- Freeze-resistant faucet observed

Observations:

- Even with a freeze and frost resistant, it is advisable to shut off and drain the line each winter.

3. Pressure

Good	Fair	Poor	N/A	N/I
X				

- Observations:** 48 p.s.i., No significant drop in water pressure was observed when multiple fixtures were opened.

4. Drain, Waste and Venting

Good	Fair	Poor	N/A	N/I
X				

Materials:

- Private septic system
- Waste Pipes: ABS
- Vent Pipes: ABS

Observations:

- Visible pipes were properly supported

5. Supply Pipes

Good	Fair	Poor	N/A	N/I
X				

- Materials:** Copper, PEX (cross-linked polyethylene)

Observations:

- Visible pipes were properly supported

6. Water Heater

Good	Fair	Poor	N/A	N/I
	X			

Water Heater:

- Location: Basement
- Manufacturer: Bock
- Capacity (gallons): 32
- Type: Oil heater/storage tank
- Temperature and Pressure Relief Valve Confirmed
- Vacuum breaker confirmed
- Overflow relief pipe confirmed
- Overflow Discharge Pipe Material: Copper
- Manufacture Date: August, 1998

Observations:

- DOE Home Energy Score: Oil heater, 53% efficiency

• **IMPROVEMENT:** The inspection port plug was loose allowing soot and exhaust to be pushed out. Some form of improved plug support needed.



Loose inspection port plug

7. Combustion Air Supply

Good	Fair	Poor	N/A	N/I
X				

Observations:

- Combustion air was being provided by the basement. If the house is made tighter and the air exchange level lowered, a supplemental combustion air supply may need to be provided.

8. Water temperature

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- **CORRECTION:** Water temperature in the house was at 130° F. This is high enough to cause first degree burns within 5 seconds (American Journal of Pathology 1947; 23: 695-720). Correction needed to see the hot water balanced between the sinks and bathroom so as not to create a scald hazard.
- **CORRECTION:** Bathroom tub/shower water temperature had no set back, discharging water at 130 °F. This creates a scald hazard. Ideally it should not exceed 112°F. Recommend consulting a plumber to balance the temperature in the so it is safe while still supporting lifestyle demands.

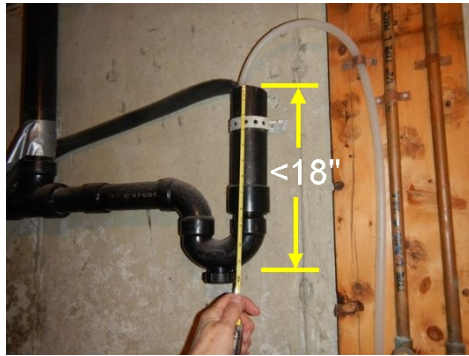
9. Laundry Plumbing

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- No cross connection observed.

• **CORRECTION:** Stand pipe for the washer drain was shorter than customary. 18" is advised to provide enough volume to keep the pipe from overflowing.



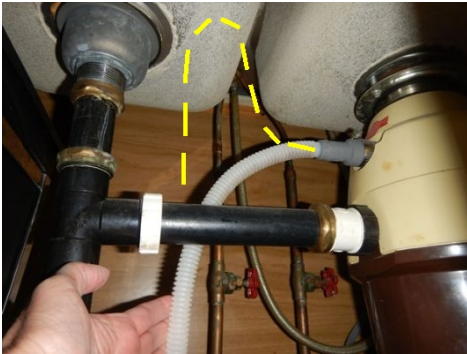
Short stand pipe

10. Kitchen Plumbing

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- **CORRECTION:** Insufficient drain loop/air gap provided for the dishwasher. This risks siphoning waste water from the sink into the dishwasher. Recommend installing an air gap, or elevating the drain hose to its highest possible position under the counter.



Insufficient drain loop

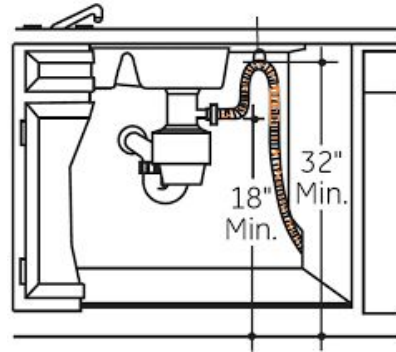


Illustration of a dishwasher drain loop

Plumbing - Bathrooms

1. 1st Floor Bath Plumbing

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- See comment under "Hot Water Temperature."
- Toilet and sink were in good working order.
- **REPAIR:** The tub trap was leaking in the basement. Repair needed.



Leaking shower trap

2. 2nd Floor Bath Plumbing

Good	Fair	Poor	N/A	N/I
X				

Observations:

- See comment under "Hot Water Temperature."
- Toilet, tub and shower were in good working order including drains and faucets.

Heat/AC

1. Thermostats

Good	Fair	Poor	N/A	N/I
X				

Observations:

- 1 Zone

2. Primary Heating system

Good	Fair	Poor	N/A	N/I
	X			

Heating system type:

- Manufacturer: Williamson
- Heat Source: Oil Furnace
- Heat Distribution Type: Forced air
- Distribution System: Galvanized duct and flexible ducting
- Manufacture Date: est. 1987

Observations:

- It is advisable to have the heating system cleaned and inspected by an HVAC service company before moving into the house. This will assure safe and efficient operation.
- The furnace was older, but in fair, functional condition. It may not be as efficient as would be expected with today's energy demands. Consideration and plans may want to be given to replacement.
- DOE Home Energy Score Rating: 70% efficiency



Heating plant

3. Combustion Air

Good	Fair	Poor	N/A	N/I
X				

Observations:

- Combustion air was being provided by the basement. If the house is made tighter, or the basement is finished, a supplemental combustion air supply may need to be provided.

4. Flue Pipe and Damper

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- Galvanized vent pipe venting into the masonry chimney
- Thimble observed

• **MAINTENANCE:** The counter weight on the draft damper was missing. Depending upon the furnace and chimney draft, this may be needed. Recommend consulting an HVAC technician for clarification.



Missing damper counter weight



Illustration of damper and weight

5. Tanks and Lines

Good	Fair	Poor	N/A	N/I
X				

Materials: Oil tank in the basement

Observations:

- Oil tank, fill & vent pipes and feed pipe / filter inspected
- This is a visual inspection only and not a ultrasound study of the tank. Oil tanks tend to rust from the inside out, often hiding deterioration. It may be advisable to obtain an ultrasound evaluation to confirm its integrity.
- Fuel supply line was above the floor and not in contact with it, in accordance with the Mass. D.O.E. September 2011 regulations.



Basement oil tank

6. A/C Components

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- DOE Home Energy Score Rating: SEER 9
- Compressor, service piping, electrical disconnect, compressor slab and condensate drain inspected
- Visual inspection only. The cold temperature did not allow for operation without risking damage to the components.
- **REPAIR:** The rear panel cover plate had fallen off leaving the energized conductors exposed. Installation needed to protect against electric shock and injury.
- **IMPROVEMENT:** Worn insulation on the exterior service line. Replacement/repair recommended.



Missing cover panel



Worn insulation



Compressor

7. Filters

Good	Fair	Poor	N/A	N/I
X				

Location: At the fan cabinet of the furnace.

Observations:

- It is advisable to replace the filter on a regular basis to assure unobstructed air flow.
- No safety shut off on the fan door to prevent injury when changing the filter. Use caution.

8. Distribution System

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- Insulated and uninsulated areas
- A return register had been cut into the basement return duct. Be sure to keep this closed to maintain balance in the system, as well as to prevent drawing basement mildew and dust into the living areas.
- **IMPROVEMENT:** Duct joints were not sealed. The EPA estimates 20% to 30% of the air that moves through a duct system is lost due to leaks, holes, and poorly connected seams. This will reduce the efficiency of the heating system. Recommend sealing the joints and voids in the ducts.



Keep closed



Unsealed duct joints

9. Humidifier Observations

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- The humidifier had been removed and the opening the the duct worked properly covered.

Fireplaces

1. Fireplace

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Metal firebox

Location: Living room

Observations:

- Visual inspection.
- It is always advisable to have a chimney company and/or sweep evaluate and clean the chimney system to assure there is no debris accumulation or other issues that might compromise the safe and efficient operation of the fireplace.

- **REPAIR:** The damper was out of alignment. Repair/adjustment needed.
- **MAINTENANCE:** Creosote accumulation was present. Cleaning needed before using to be assured of safe operation.



Living room fireplace



Damper out of alignment



Creosote accumulation

Alternative Heaters

1. Wood Stove

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Clearance from combustible material was at least the customary 18"
- It is recommended to confirm proper installation and permitting with the local building department.
- It is always advisable to have a chimney sweep evaluate and clean the chimney system to assure there is no debris accumulation or other issues that might compromise the safe and efficient operation of the wood stove.



Wood Stove

2. Wood Stove Vent, Flue, Chimney

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Metal stove pipe

Indoor Ventilation

1. Indoor Air Ventilation

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Type: No controlled interior air exchange ventilation system such as a heat recovery ventilation (HRV) present.

2. Radon System

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

System: No radon system present. The only clear way to confirm the radon risk for radon testing.

Solar Equipment

1. Solar Equipment

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Type and Location: None present

Interior

1. Exterior Doors

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Ceiling Condition

Good	Fair	Poor	N/A	N/I
X				

Materials: Gypsum wallboard

3. Wall Condition

Good	Fair	Poor	N/A	N/I
X				

Materials:
• Gypsum wallboard

4. Floor Condition

Good	Fair	Poor	N/A	N/I
	X			

Materials:
• Wood
• Tile
• Carpet

Observations:
• Worn, but in fair condition.

5. Window Condition

Good	Fair	Poor	N/A	N/I
X				

Type:
• Double hung
• Fixed pane
• Casement

6. Skylights

Good	Fair	Poor	N/A	N/I
			X	

Observations:
• None present

7. Doors

Good	Fair	Poor	N/A	N/I
X				

8. Closets

Good	Fair	Poor	N/A	N/I
X				

9. Ceiling Fans

Good	Fair	Poor	N/A	N/I
X				

10. Paint

Good	Fair	Poor	N/A	N/I
X				

Observations:
• No lead based paint suspected.
• Paint containing more than 0.06% lead was banned for residential use in 1978 by the U.S. Consumer Product Safety Commission (16 Code of Federal Regulations CFR 1303).

11. Basement Stairs

Good	Fair	Poor	N/A	N/I
X				

12. Interior Stairs

Good	Fair	Poor	N/A	N/I
X				

Hallways

1. Hallway Overview

Good	Fair	Poor	N/A	N/I
X				

Components correspond with those listed in "Interior Spaces."



Front entry



Rear hallway



2nd floor hallway

Living Room

1. Livingroom Overview

Good	Fair	Poor	N/A	N/I
X				

Components correspond with those listed in "Interior Spaces."



Dining Room

1. Dining Room Overview

Good	Fair	Poor	N/A	N/I
X				

Components correspond with those listed in "Interior Spaces."



Kitchen

1. Kitchen Overview

Good	Fair	Poor	N/A	N/I
	X			

Components correspond with those listed in "Interior Spaces" except for the following:



2. Cooktop

Good	Fair	Poor	N/A	N/I
X				

Observations:
 • All burners heated.

3. Oven(s)

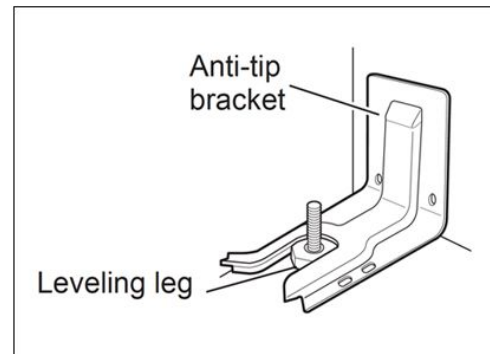
Good	Fair	Poor	N/A	N/I
	X			

Observations:
 • Oven and broiler heated

• **CORRECTION:** No anti-tip protection present. The oven was not secured to the floor risking it tipping and spilling hot food. Correction needed for safety.



Missing tip protection



4. Microwave Condition

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Portable microwave present. Not inspected as this is considered personal property.

5. Dishwasher Condition

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- **CORRECTION:** The Dishwasher was not mounted securely to cabinets allowing it shift. Correction needed.



Loosely mounted

6. Refrigerator Condition

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Ice dispenser was off at the time of the inspection. It is unclear if it is functional.

7. Disposal Condition

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- **CORRECTION:** A disposal was present on a septic system. This is not permitted by most common septic designs. Removal needed.

8. Sink(s)

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Counters

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Cabinets

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- **CORRECTION:** Wall cabinets were installed with brittle, fluted head drywall screws. It is necessary to have a fastener with significant shear values as well as adequate pull-out resistance to withstand the weight and stress. Correction needed. Recommend replacing with fasteners designed for mounting cabinets.



Drywall screw connections



Illustration of a button head cabinet screw

11. Ventilation

Good	Fair	Poor	N/A	N/I
X				

Type: Hood with exterior venting fan

12. Floor Condition

Good	Fair	Poor	N/A	N/I
	X			

Type of Flooring:

- Tile

Observations:

- **REPAIR:** Cracked tiles that present an injury risk to bare feet. Repair needed.



Cracked tile

Laundry

1. Laundry Room Overview

Good	Fair	Poor	N/A	N/I
	X			

• Laundry area was in the basement.



Basement laundry

2. Laundry Appliance Condition

Good	Fair	Poor	N/A	N/I
X				

Laundry Appliances:

- Dryer tested.
- Washer present, but not tested because of clothing in the machines.

3. Dryer Vent

Good	Fair	Poor	N/A	N/I
		X		

Observations:

- **CORRECTION:** Flammable mylar/plastic duct present. Replacement with a smooth-walled metal duct needed to reduce fire risk.



Flammable duct

4. Sinks

Good	Fair	Poor	N/A	N/I
			X	

Type:

- None present

Bedrooms

1. Bedrooms Present

Good	Fair	Poor	N/A	N/I
X				

Bedrooms Present:

- First floor bedroom
- Left bedroom
- Right bedroom
- Components correspond with those listed in "Interior Spaces."



Left bedroom



Right bedroom



1st floor bedroom

Bathrooms

1. Bathrooms

- 1st floor bath
- 2nd floor bath

1st Floor Bathroom

1. 1st Floor Bathroom Overview

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• Components correspond with those listed in "Interior Spaces" except for the following:



2. Sinks

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Cabinets and Counters

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Tub/Shower Observations

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Fiberglass tub / shower unit

5. Ventilation Observations

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

• Direct exterior vent exhaust confirmed

• **CORRECTION:** Tightly louvered exhaust cover. These constrict air flow and offer no backdrafting damper. Replacement needed.



Tightly louvered vent

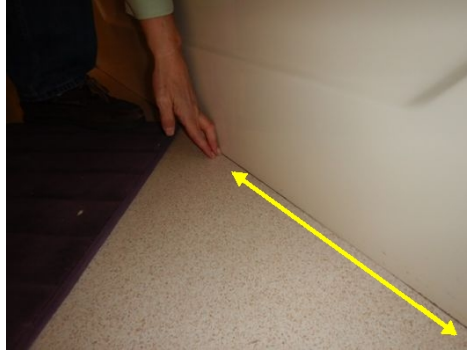
6. Floor Condition

Good	Fair	Poor	N/A	N/I
	X			

Flooring Type: Vinyl

Observations:

- **CORRECTION:** The floor had not been sealed against the tub. This risks water seeping under the flooring and causing damage. Caulking needed.



Not sealed against tub

2nd Floor Bath

1. 2nd Floor Bathroom Overview

Good	Fair	Poor	N/A	N/I
	X			

- Components correspond with those listed in "Interior Spaces" except for the following:



2. Sinks

Good	Fair	Poor	N/A	N/I
X				

3. Cabinets and Counters

Good	Fair	Poor	N/A	N/I
X				

4. Tub/Shower Observations

Good	Fair	Poor	N/A	N/I
X				

Type: Fiberglass tub / shower unit

5. Ventilation Observations

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- **REPAIR:** The was not operating. Steam was easily accumulating in the bathroom and rolling into the hallway. Repair needed.
- **CORRECTION:** Tightly louvered exhaust cover. These constrict air flow and offer no backdrafting damper. Replacement needed.



Steam drafting into hallway



Tightly louvered duct

6. Floor Condition

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- **CORRECTION:** The floor had not been sealed against the tub. This risks water seeping under the flooring and causing damage. Caulking needed.
- **REPAIR:** Seams were lifting. This risks water seeping beneath the flooring and causing damage. Repair needed.



Not sealed against tub



Lifting seam

7. HVAC

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Heat source:

- Electric wall heater

Garage

1. Garage Type

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Attached two bay garage



2. Foundation

Good	Fair	Poor	N/A	N/I
	X			

Materials: Poured Concrete

Observations:

- **REPAIR:** Unsealed crack observed in foundation wall. Recommend sealing to prevent water penetration and further damage.



Unsealed crack

3. Floor

Good	Fair	Poor	N/A	N/I
X				

Materials: Concrete

Observations:

- Cracks present that are not uncommon as the concrete cures and settles.

4. Framing

Good	Fair	Poor	N/A	N/I
X				

Style: 2x4 construction

Observations:

- Walls appeared true and plumb.

5. Sills Condition

Good	Fair	Poor	N/A	N/I
X				

Observations: Wood sills, Representative probing did not reveal any deficiencies.

6. Exterior Door Condition

Good	Fair	Poor	N/A	N/I
X				

7. Window

Good	Fair	Poor	N/A	N/I
X				

8. Fire Barriers Condition

Good	Fair	Poor	N/A	N/I
	X			

Type:

- Fire code drywall

Observations:

- **CORRECTION:** An access opening beneath the alarm panel had not been sealed with a fire rated material. Cardboard alone had been used. This risks fire migrating to the framing members. Correction needed.



Cardboard patch

9. Garage doors & opener Condition

Good	Fair	Poor	N/A	N/I
	X			

Door Type: Overhead door, Automatic door opener present

Observations:

- Electric eye and down force protection were present and tested on the right bay door.

- **CORRECTION:** Electric eye positioned higher than customary. The recommended height is 6" Recommend repositioning.



Excessive electric eye elevation

10. Mold-like Stains Condition

Good	Fair	Poor	N/A	N/I
X				

Observations:

- No mold-like stains observed

11. Water penetration and Moisture Condition

Good	Fair	Poor	N/A	N/I
X				

Observations:

- None visible or accessible

12. Siding Condition

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Siding Type:

- Wood clapboard

13. Roof Condition

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type of roof:

- Gable

Observations:

- Visual/Binocular inspection from ground and underside of the sheathing where accessible.
- The roof was in a similar condition as the main house.

14. HVAC Condition

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Type: None present

Life Safety

1. Smoke and CO Detectors

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Smoke and carbon monoxide detectors will be inspected by the fire dept. prior to the transfer of property. (Seller's responsibility, M.G.L. c. 148, ' 26E and 527 CMR 31.06)

Licensure

1. Licensure

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Massachusetts Home Inspector License #727
- American Society of Home Inspector, Certified Inspector #250412
- InterNACHI Certified Master Inspector
- Millionaire Inspector Community
- DOE Home Energy Assessor CO-ITNC-0249



John M. Rodkey