



Residential Recon Home Inspection Company

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Inspection Table of Contents

Main Summary Report	4
Marginal Report Summary	9
GENERAL INFORMATION	12
Exterior	15
Roof	18
Garage	20
Ventilation/Insulation	21
Structural	22
Electrical	25
Heating System	27
Fireplace	29
A/C	30
Plumbing	30
KitchenDining	32
Living Room	33
Master Bedroom	34
Bedroom 2	35
Family Room	36
Bathroom	37
Interior	38
Disclosure Questions	39
Mass Save	41

Main Report Summary

Each of these items will likely require further evaluation and or repair prior to further commitment by licensed trades people. Some items in need of immediate repair may have been inadvertently omitted from this *summary*. Please review the entire report and contact this company regarding any discrepancies. Recommend obtaining competitive estimates for any of these items to be repaired/replaced. Other items are also noted in the following report and should eventually receive attention.

Exterior

Trim/Fascia/Soffit/Flashing

Observation:

There is rotted wood soffits in the rear where the shed roof and the hip roof connect. Buyer should consider hiring a licensed contractor to repair the rotted sections of wood soffit.



Adequate Drainage and Grading:

Yes or No

No - For adequate *surface drainage*, the grade surrounding the house should start 6" below the wallcladding and slope away from the foundation at 1" per foot for 6'.

This does not take in consideration the tile or french drains which are installed around the footings of the foundation and can help compensate for the grade of the land surrounding the foundation.

Roof

Method/Covering/Slope

Roofing Observation:

It appears that the roof is about 10 years in age. The asphalt shingles suffer from scarring. This is from the use of a shovel or snow rake to remove snow from the roof. You should consider asking the previous owner about any ice dam issues that they have had.

ROOFING OBSERVATION:

Observation: DE-ICING CABLES ON ROOF ON ROOF- Electrical heating cables , known as de-icing cables, were observed on the roof near its edges or valleys.

Analysis: A de-icing cable is typically installed on top of the roof shingles to melt snow and ice near the eaves and thereby prevent ice dam formation. For shock protection, the cable should be connected to a GFCI protected outlet. Be advised that the operational condition of the de-icing cable is undetermined.

Recommendation: Ask the owner to demonstrate the use of the de-icing system. **Be sure to ask about its needed frequency of use and about any past history of ice dam problems.**



Electrical

Electrical Panel

Observation:

The sub panel has only one Neutral/Ground service equipment bar. The ground and Neutral should each have their own individual service equipment bar. In your case it is possible that the ground could carry current throughout the whole house. The ground should only carry current in the case of an emergency. It is recommended that you hire an electrical contractor to either add a service equipment bar for your ground wires, or replace the panel completely.



Heating System

Heating System

Observation:

The heating system has no "Field Service Card". Oil fired heating systems require annual servicing. In the absence of a field service record within the past 12 months, recommend the heating system be serviced and cleaned by a licensed heating contractor.

At the time of the inspection the boiler would not completely fire up. This could be because of many different reasons that is outside the scope of the inspection. It is recommended that you hire a plumber or heating professional to service your unit.

It is recommended that you have your boiler serviced every year. There is a lot more to the system than the boiler, such as pumps, gas burners, igniters, and combustion air. Staying on top of a heating system extends the life of a heating system and will save you money over the long run.



Service/Shutdown Switch:

No Service Shutdown Switch was found in the home. This is a safety hazard and should be addressed by a licensed electrician.

Chimney Connection:

Chimney connection appears to be coming loose and could become a safety hazard. This could allow poisonous toxins such as carbon monoxide to enter the home. It is recommended that you hire a heating professional to seal the joints and add a proper thimble to the chimney/vent connector.



Pressure Relief Valve:

Pressure relief valve has no pipe leading to at least 6 inches from the ground.



Fireplace

Fireplace

Chimney Flue:

Although there is no fire place there is a second flue that is unused and is improperly sealed. There is a coffee can covering the hole for the unused flue. It is possible for particle of combustion to sneak through one flue and into the other and could re-enter the home through the space covered by the coffee. It is recommended that the gap is properly cemented over by a masonry professional.



Plumbing

Supply Lines

Observation:

Be advised that the incoming water main was wrapped with heat tape. This is due to the water main entering the garage space below the home that is unheated. In extreme cold temperatures it is possible that the pipes freeze and potentially burst. During winter months it is advised that you monitor the pipes and utilize the heat tape that is installed.



Water Heater

Observation:

The flue for the water heater has no rise. It is recommended that the horizontal portion of the pipe rise not less than one-quarter inch to the linear foot, to insure a good draft. It is recommended that you hire a heating professional to increase the slop of your flue pipe.



Family Room

Electrical

Outlets/Switches:

Poor - There is an open pig tail in the closet that the water heater/ boiler is located. This connection

should be properly enclosed in a junction box. It is recommended that a licensed electrician installs a junction box for the connections.



Thank you for selecting Residential Recon Home Inspection. If you have any questions regarding the inspection or the inspection report, please feel free to call or e-mail.

Sincerely,

Trevor Frencic

Residential Recon Home Inspection Company

Marginal Report Summary

The following items while not in need of immediate repair/replacement, will require monitoring and repair/replacement in the future.

Large value items may have been identified so you can budgeted for their replacement. Recommend obtaining competitive estimates for these items.

Exterior

Patio Doors:

Condition:

Wood- Satisfactory

Metal - Marginal - The rear metal slider door screen has fallen out of the hinges/ The seat of the slider sits very close to the ground. This can lead to water intrusion in the winter months when the snow accumulates over the winter months. Make sure to keep the snow away from the slider.



Steps/Rails/Landings

Observation:

Steel Railing for brick stairway leading to home is "wobbly" and will get worse over time. I recommend that buyer budgets to replace in near future.



Deck/Porch

Observation:

The railing posts on the rear deck are "wobbly" due to kerf cut posts. It is recommended that you hire a contractor to install new posts that continue thru the bottom of the deck and are properly bolted to the rim joist.



Retaining Walls:

Observation:

Front retaining walls and driveway retaining walls are bowing and cracking due to hydrostatic pressure. It appears that the retaining walls were cored to create weep holes to help with drainage, however, the weep holes appear to be non-professional work. You should monitor the movement of the walls and budget for potential repairs and additional weep holes to support with the drainage.



Vegetation:

Observation:

There is a few trees on the left side that should be trimmed away from the home to keep them from falling and potentially damaging the roof.

Wood Deterioration:

Yes or No:

Yes - There is wood deterioration on the wooden soffits that lie just above the rubber membrane shed roof.



Roof

#1 Chimney

Observation:

Chimney is in good condition.

While a chimney cap is not required, the benefits gained by installing a cap are important.

An uncapped chimney is a hole in the roof that readily admits rain, snow, ice, sleet, and wildlife. Rain water may appear in the fireplace, in a connector pipe from the furnace or in a cleanout door at the base of the chimney. A proper stainless steel cap, incorporating a spark screen, can reduce flue fire damage. by containing pieces of hot, flaming creosote attempting to spew from the chimney and ignite everything it touches. Also, almost all costly chimney restoration projects are the result of water getting inside where it doesn't belong and helping acids eat away the chimney material. **In short, good chimney caps enhance safety while they are saving money.**

Recommendation: A chimney sweep, clean the chimney, and examine the interior of the chimney and flue.



Bathroom

Plumbing

Condition:

The flexible drain pipe below the sink can clog more easily due to the uneven surface on the interior of the drain

pipe. Recommend replacement of the flex drain pipes in the future with solid ABS or PVC.



Thank you for selecting Residential Recon Home Inspection Company. If you have any questions regarding the home inspection or the report, please feel free to call or e-mail.

Sincerely,

Trevor Frencic

GENERAL INFORMATION

Client & Site Information:

File Number:

SampleReport.

Date of Inspection:

July 15, 2015.

Start Time:

3:00 PM.

Finish Time:

7:00 PM.

Client:

Harry Homebuyer.

Client Phone Number:

508-981-1539.

Client Email:

[Harryhomebuyer@google.com.](mailto:Harryhomebuyer@google.com)

Inspection Site:

99 Cass Street.

City/State/Zip

Happy Home, MA 01606.

Building Characteristics:

Main Entry Faces:

North.

Estimated Age:

1956.

Building Style & Type:

Ranch.

Stories:

1 1/2.

Space Below Grade:

No space below grade.

Front of House:



Right Side of House:



Rear Side of House:



Left Side of House:



Climatic Conditions:

Weather:

Partly Cloudy.

Soil Conditions:

Dry.

Outside Temperature (F):

90 Degrees.

Other Information:

Vacant/Occupied:

Occupied.

Client Present:

Yes.

People Present:

Harry Homebuyer.

Utilities Status:

All utilities on.

Radon:

Radon Tested:

No Radon Testing Today.

Radon Canister Number:

None.

This inspection and report has been performed and prepared by Trevor J Frencic.

USE BY OTHERS: The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the Client(s) only. The report is not for use or to be relied upon by any third party. Receipt of this report by any purchasers of the property (other than the above listed Client) is strictly prohibited.

*This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the home and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. This inspection has been performed in accordance with the Mass. Department of Professional Licensure, CMR 2.0 & 6.0. To view the Mass Rules and regulations 266 CMR 6.00, go to <http://www.state.ma.us.reg/boards,hi/cmr/26606.htm>. **In addition to this report, as required by the Commonwealth of Massachusetts, you will be e-mailed a copy of the Standards of Practice and eleven questions to ask the home owner. The questions can also be found on the back of your report cover and in the report on the 2nd to the last page. I strongly urge you to ask the home owner these questions and obtain the answers in writing.***

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity, unless separate test was conducted) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

It is recommended that you visit the local building and conservation authorities prior to purchasing the home to research the permit history, wet lands, easements, etc...

In the case of a "Condominium", no effort has been made to inspect the exterior or structural members of the building. This is beyond the scope of a home inspection and these items are excluded from the report.

Residential Recon Home Inspection Services has no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of my knowledge and belief, all statements and information in this report are true and correct.

REPORT RATINGS:

SATISFACTORY = system or component is functional and shows typical signs of aging.

MARGINAL = system or component is functional but requires immediate MAINTENANCE and/or its condition should be monitored for replacement within five years.

POOR = system or component is defective and requires immediate repair/replacement.

UNSAFE = an UNSAFE condition exists and/or further professional evaluation is required.

Disclaimer: *It is important to understand that an inspection is not a warranty and that it is limited to those readily accessible and observable components listed in 266 CMR 6.00MA Standards of Practice.*

The inspection is limited to the condition of the house at the time of inspection and what is visually accessible. Due to industry pressures, an inspection is expected to take no more than 2 to 3 hours. It is impossible for an inspector to inspect every one of the thousands of components that make up a home in this 2-3 hours. The inspector must rely on experience to optimize the time available and focus on the most important items. No two inspectors will make exactly the same report.

Exterior

Recommendation: As a home buyer, your due diligence is to research the history of the home by visiting or telephoning the local building & conservation departments NOW, prior to the expiration of the inspection contingency period.

DISCLAIMER: Clients who fail to heed this advice assume all risk for concealed structural or mechanical systems modifications that may have been done without required local permits and inspections.

If major cracks in the foundation walls are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer.

All exterior grades should allow for surface and roof water to flow away from the foundation. In the report, adequate drainage is based upon the topography of the land surrounding the home. A positive grade in the front of the house will cause water to drain towards the front foundation wall. Modern homes have tile or french drain systems at the base of the foundation footings to direct water away from the basement. A home inspection is a visual process and we are unable to view the under ground drainage system.

All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process.

Wood decks should be coated with a semi-solid stain or a wood preservative. **Do not use paint or a solid stain.** Cabot's Australian Timber Oil is recommended.

Wall Cladding:

Material:

Wood Shingle/ Brick.

Condition:

Satisfactory.

Trim/Fascia/Soffit/Flashing

Material:

Wood Soffits.

Condition:

Marginal.

Observation:

There is rotted wood soffits in the rear where the shed roof and the hip roof connect. Buyer should consider hiring a licensed contractor to repair the rotted sections of wood soffit.



Primary Entry Doors:

Material:

Metal door with storm door.

Condition:

Satisfactory.

Primary Windows:

Material:

Wood Double hung/ Double pane

Vinyl Double Hung/Double Pane.

Condition:

Satisfactory.

Patio Doors:

Material:

Wood/ Metal / Double pane.

Condition:

Wood- Satisfactory

Metal - Marginal - The rear metal slider door screen has fallen out of the hinges/ The seat of the slider sits very close to the ground. This can lead to water intrusion in the winter months when the snow accumulates over the winter months. Make sure to keep the snow away from the slider.



Driveway:

Material:

Asphalt.

Condition:

Satisfactory.

Walks/Patios

Material:

Concrete.

Condition:

Satisfactory.

Steps/Rails/Landings

Material:

Steel.

Condition:

Marginal.

Observation:

Steel Railing for brick stairway leading to home is "wobbly" and will get worse over time. I recommend that buyer budgets to replace in near future.



Window Wells:

Observation

All foundation vent sills are above grade and window wells are not required.

Deck/Porch

Material:

Wood.

Observation:

The railing posts on the rear deck are "wobbly" due to kerf cut posts. It is recommended that you hire a contractor to install new posts that continue thru the bottom of the deck and are properly bolted to the rim joist.



Condition:

Unsafe.

Exterior Electrical:

Polarity:

Unable to inspect due to power being shut off to exterior outlets.

Grounding:

Unable to inspect due to power being shut off.

Condition:

No power.

Observation:

The exterior receptacle was shut off at the panel and was labeled for usage of heat cables.

Exterior Faucets:

Condition:

Satisfactory.

Retaining Walls:

Condition:

Marginal.

Observation:

Front retaining walls and driveway retaining walls are bowing and cracking due to hydrostatic pressure. It appears that the retaining walls were cored to create weep holes to help with drainage, however, the weep holes appear to be non-professional work. You should monitor the movement of the walls and budget for potential repairs and additional weep holes to support with the drainage.



Irrigation System:

Yes or No:

NO.

Vegetation:

Observation:

There is a few trees on the left side that should be trimmed away from the home to keep them from falling and potentially damaging the roof.

Adequate Drainage and Grading:

Yes or No

No - For adequate **surface drainage**, the grade surrounding the house should start 6" below the wallcladding and slope away from the foundation at 1" per foot for 6'.

This does not take in consideration the tile or french drains which are installed around the footings of the foundation and can help compensate for the grade of the land surrounding the foundation.

Wood Deterioration:

Yes or No:

Yes - There is wood deterioration on the wooden soffits that lie just above the rubber membrane shed roof.



Exterior Limitations:

Observations:

At time of inspection, lattice/fencing enclosed the deck. As a result, not all structural members of the deck were **readily accessible and observable**. Their true condition has not been determined and hidden defects may exist. You should ask the homeowner to remove the lattice work/fencing from around the deck and re-inspect the structural members under the deck prior to closing. If unreported defects arise, please call this office for further consultation or optional return visit.

DISCLAIMER: THE INSPECTION IS LIMITED TO WHAT IS VISIBLE AND READILY ACCESSIBLE AT TIME OF INSPECTION ONLY.



Roof

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof will leak or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. The inspector is not required to observe/report on; solar systems, antennae, satellite dishes, lightning arresters and the interior of chimney flues.

Method/Covering/Slope

Method Inspected:

Walked the roof with a extension ladder.

Visible Covering:

Asphalt Architectural Shingles/Rubber membrane roofing system on shed style roof.

Roof Slope:

Medium Slope.

Type of Roof:

Hip Roof/Shed Roof.

Material/Condition

Satisfactory.

Roofing Observation:

It appears that the roof is about 10 years in age. The asphalt shingles suffer from scarring. This is from the use of a shovel or snow rake to remove snow from the roof. You should consider asking the previous owner about any ice dam issues that they have had.

ROOFING OBSERVATION:

Observation: DE-ICING CABLES ON ROOF ON ROOF- Electrical heating cables , known as de-icing cables, were observed on the roof near its edges or valleys.

Analysis: A de-icing cable is typically installed on top of the roof shingles to melt snow and ice near the eaves and thereby prevent ice dam formation. For shock protection, the cable should be connected to a GFCI protected outlet. Be advised that the operational condition of the de-icing cable is undetermined.

Recommendation: Ask the owner to demonstrate the use of the de-icing system. **Be sure to ask about its needed frequency of use and about any past history of ice dam problems.**



Any signs of Previous and/or active leaks?

No.

Gutters

Material:

Aluminum.

Condition:

Satisfactory.

Downspouts

Condition:

Satisfactory.

Extensions/Splashblocks

Condition:

Satisfactory.

Observation:

Downspout' s empty into an underground peripheral drainage system.

Disclaimer: Underground peripheral drainage systems are not tested and may be clogged. Further Evaluation required.



Skylights

Material:

NA.

Condition:

NA.

#1 Chimney

Material:

2 Flue Brick Chimney.

Condition:

Satisfactory.

Observation:

Chimney is in good condition.

While a chimney cap is not required, the benefits gained by installing a cap are important.

An uncapped chimney is a hole in the roof that readily admits rain, snow, ice, sleet, and wildlife. Rain water may appear in the fireplace, in a connector pipe from the furnace or in a cleanout door at the base of the chimney. A proper stainless steel cap, incorporating a spark screen, can reduce flue fire damage. by containing pieces of hot, flaming creosote attempting to spew from the chimney and ignite everything it touches. Also, almost all costly chimney restoration projects are the result of water getting inside where it doesn't belong and helping acids eat away the chimney material. **In short, good chimney caps enhance safety while they are saving money.**

Recommendation: A chimney sweep, clean the chimney, and examine the interior of the chimney and flue.



Chimney Flashing

Material:

Lead Flashing.

Condition:

Satisfactory.

Plumbing Vents and Flashings

Material:

Cast Iron.

Condition:

Satisfactory.

Garage

In the report, the "house/garage/party separation surface" consists of two components; 1) a fire rated wall between the

house and garage, 2) a fire rated door. Complete house/garage/party separation surfaces are required on more recently built homes.

Garage Door

Material:

Metal.

Condition:

Satisfactory - Minor Dents noted near hinge of exterior side of door.

Garage Door Opener Reverse and Stop

Yes or No:

Yes.

House Garage Party Separation Surface

Yes or No:

No - There is some cracks in the cement boarding that could allow the spread of fire or toxic fumes to sneak through the holes and cracks and enter the living space. It is recommended that you do not park a car in the garage until all holes and cracks are taped and plastered with the appropriate fire rated materials.

Garage Stairs

Condition:

NA- Outside access only.

Attached Garage Electrical

Polarity:

Correct.

Grounding:

Yes.

Condition:

Satisfactory.

Ventilation/Insulation

The inspection of insulation and ventilation is not technically exhaustive and does not employ the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means. Insulation and vapor retarders are not disturbed during the inspection. Cross ventilation (gable vents) are not effective as high - low ventilation (ridge & soffit). Due to natural thermal convection, the inside attic temperature is always higher than the outside air temperature. Gable vents should be secured if the ridge and soffit venting are functioning properly. One square foot of gable venting is required for every 150 square feet of attic floor space. This may be increased to 300 square feet with proper ridge and soffit venting. Ridge and soffit vents function properly when the ridge vent is less than 50% of the total area of ventilation. Soffit vents require 1-2" of air space between the soffit and sheathing. No effort is made to determine the indoor air quality. This determination is beyond the scope of a visual home inspection as it requires air sampling and analysis.

Attic Insulation

Material:

4 " batted fiber glass
4" loosefill fiberglass.

Visible Vapor Barrier:

No.

Amount:

8 " - R-24.

Condition:

Marginal - current code pushes insulation to meet an R-39 Value. Due to the age of the house it is not required to increase the R-Value of insulation, however, you may feel a draft coming from the attic in the colder months. If this draft becomes problematic you can add insulation.

Basement Insulation

Material:

No Basement.

Observation:
No basement.

Attic Ventilation

Type of Ventilation:
Soffit and Ridge Vents.

Condition:
Satisfactory.

Whole House Fan

Yes or No:
Yes, but no longer in use. It is disconnected and placed in the attic.

Foundation Vents

Observations:
No foundation vents.

Is there any reason to suspect inadequate combustion air?:
No.

Dehumidifier

Is there the presence of a dehumidifier? Yes or No:
No.

Structural

Areas hidden from view by finished basement or garage walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced. The following opinion is based on an inspection of the visible portion of the foundation and structural components. Masonry foundation walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. Periodic entry of ground water should be expected at basement walls during times of prolonged rainfall. As a first attempt to remedy, check the grading and water runoff around the perimeter of the house for needed improvements. A representative number of structural components were probed for deterioration and where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. Efflorescence is a white mineral deposited after water passes through the foundation wall bringing salts from the wall material. It appears on the interior wall after the water has evaporated.

Foundation

Material:
Poured Concrete.

Condition:
Satisfactory.

Floors

Materials:
Hardwood.

Condition:
Satisfactory.

Sills/Headers

Material:
Unable to determine/ no basement.

Condition:
unable to determine.

Columns

Material:

Unable to determine.

Condition:

Unable to determine.

Girders/Beams

Materials:

unable to determine.

Condition:

No access to inspect.

Floor Joists

Materials:

2x8 wood floor joists.

Condition:

Satisfactory.

Bridging

Type:

Cross Bridging.

Condition:

Satisfactory.

SubFlooring

Material:

Wooden plank sub-flooring.

Condition:

Unable to determine - could only see a small sample thru the garage.

Bulkhead Door

Observation:

No bulkhead.

Unfinished Basement Electrical

Polarity:

NA.

Grounding:

NA.

Attic Conditions

Access Provided:

Yes- Attic hatch.

Attic entered:

yes.

Method Used To Inspect Attics Space:

Flashlight/Camera - crawled 90% of attic.

Presence of Lighting Available? (50 Lumens of light provided)

No.

Attic Floored?

No- Boarded at some spots.

Rafters/Trusses

Material:

2x6 wooden rafters.

Condition:

Satisfactory.

Collar Ties

Condition:

Satisfactory.

Observation:

1x8 collar ties on every other bay.

Sheathing

Material:

1x8 Wooden planks.

Condition:

Satisfactory.

Wood Deterioration

Observation:

No.

Per our contact and per the MA Standards of Practice 266 CMR 6.04(3)b(5)e. Structure System, "the inspector is not required to Observe and Report On Wood destroying insects, rodents and/or vermin unless specifically contracted for in writing. (Independent Pest Control/Extermination Service)." The Company recommends that every home be inspected by an independent pest control company as part of the purchase process.

Signs of Water Penetration in Attic?

Yes/No

No

NOTICE regarding water or moisture problems:

If it was not raining at the time of the inspection any visible, active water leaks in the basement, attic or on structural components may not be readily evident.

NOTICE regarding water or moisture problems:

If it was not raining at the time of the inspection any visible, active water leaks in the basement, attic or on structural components may not be readily evident.

Signs of Water Penetration in Basement?

Yes/No:

No basement.

There is no guaranty, expressed or implied regarding a dry basement. Past performance or no visible signs if water infiltration should not be relied upon as a basement is a hole in the ground that is subject to seasonal exposure to water and is conducive for leakage by it's nature.

Limitations:

Observations:

No basement and finished garage

Finished Basement?

Yes/No:

No basement.

DISCLAIMER: Finished wall, floor and ceiling materials obstructed inspection of the structure and mechanical systems. There is a risk of concealed problems. Renovation involving the removal of the obstructions may reveal problems that were not readily accessible and observable at time of inspection are therefore EXCLUDED from the home inspection and report.

Crawlspace

Yes/No:

No.

Crawlspace Entered?

No crawlspace.

Crawlspace Ventilated? Yes/No:

NA.

Presence of lighting? Yes/No

NA.

Crawlspace Insulation

Material:

NA.

Visible Vapor Barrier:

NA.

Observation:

NA.

Crawlspace Foundation

Material:

NA.

Condition:

NA.

Electrical

Note: Only the external components of the meter socket are inspected. The blades and the internal socket are not exposed. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior at the beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed.

Service Entry

Overhead/Lateral:

Overhead.



Condition:

Satisfactory.

Ampere(Amps)/Voltage

100 Amps / 120/240 Volts.

Main/Feeder Conductors

Material:

Copper.

Condition:

Satisfactory.

Meter/Socket

Condition:

Satisfactory.

Electrical Panel

Location:

Garage.

Number of Branch Circuits:

Maine Panel - 20
Sub-Panel- 7.

Number of Breakers/Fuses:

Main Panel- 20 Circuit Breakers
Sub panel- 9 circuit breakers.

Number of Breakers in OFF Position:

Maine Panel- 2.
Sub Panel - 2.

Bushings/Knockouts:

Satisfactory.

Panel Condition:

Poor.

Observation:

The sub panel has only one Neutral/Ground service equipment bar. The ground and Neutral should each have there own individual service equipment bar. In your case it is possible that the ground could carry current throughout the whole house. The ground should only carry current the case of an emergency. It is recommended that you hire and electrical contractor to either add a service equipment bar for your ground wires, or replace the panel completely.



Main Disconnect

Fuses or Breakers:

Breaker.

Breakers Rated For Aluminum Wire:

NA - Main Disconnect wire is copper.

Corrosion Inhibitor Applied:

NA - Main disconnect wire is copper.

Condition:

Satisfactory.

Branch Circuits

Fuses or Breakers:

Breakers.

Material:

Non-Metallic Sheathing W/ Ground.

Breakers Rated for Aluminum Wire?

NA.

Corrosion Inhibitor Applied?

NA.

Condition:

Satisfactory.

Observation:

There is a branch circuit located in the attic that has an exposed pigtail. It is recommended that you hire an electrician to install a junction box for the pig tail, so that the open connection is properly protected from combustible hazards.



Compatibility of Branch Circuits and Over Current Protection Devices

Condition:

Satisfactory.

Observation:

No over current noted in any of the branch circuits.

Exposed Branch Wiring

Type of Wiring:

Non-Metallic Sheathing W/ Ground.

Condition:

Satisfactory.

Grounding

Condition:

Satisfactory.

Water Piping Bonded

Condition:

Satisfactory.

Observation:

Ground wire is connected to the main water copper pipe that enters the home, and is jumped to the opposite side of the water meter so that your ground is continuous.

Neutral/Equipment Ground

Condition:

Poor- In the Sub-Panel Neutral and Ground share equipment ground bar. each component should have its own individual equipment service bar.

Heating System

*The inspector is not equipped to inspect the furnace heat exchanger for evidence of cracks or holes, as this can only be done by dismantling the unit. **This is beyond the scope of this inspection.** Some furnaces are designed in such a way that the inspection of the heat exchanger is almost impossible. The inspector can not light pilots. Safety devices are not tested by the inspector. The inspector is prohibited from activating a system that is **SHUT DOWN.***

NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. These systems should be eventually evaluated by a qualified individual.

The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating System

Type:

Forced Hot Water.

Make/B.T.U.(British Thermal Unit)

Weil-McLain - 140,000 BTU.

Fuel:

Natural Gas.

Approx. Age:

2000.

Distribution:

Copper and Plastic Pipes.

Condition:

Satisfactory.

Insulation of Piping/Ducts:

No.

System Functional:

Yes.

Burner:

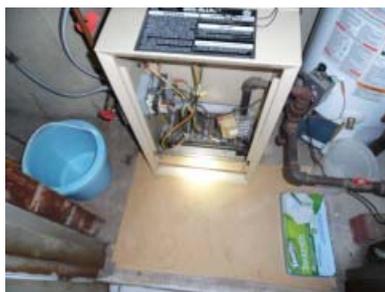
satisfactory.

Observation:

The heating system has no "Field Service Card". Oil fired heating systems require annual servicing. In the absence of a field service record within the past 12 months, recommend the heating system be serviced and cleaned by a licensed heating contractor.

At the time of the inspection the boiler would not completely fire up. This could be because of many different reasons that is outside the scope of the inspection. It is recommended that you hire a plumber or heating professional to service your unit.

It is recommended that you have your boiler serviced every year. There is a lot more to the system than the boiler, such as pumps, gas burners, igniters, and combustion air. Staying on top of a heating system extends the life of a heating system and will save you money over the long run.



Flu Pipe:

satisfactory.

Service/Shutdown Switch:

No Service Shutdown Switch was found in the home. This is a safety hazard and should be addressed by a licensed electrician.

Barometric Damper:

NA.

Chimney Connection:

Chimney connection appears to be coming loose and could become a safety hazard. This could allow poisonous toxins such as carbon monoxide to enter the home. It is recommended that you hire a heating professional to seal the joints and add a proper thimble to the chimney/vent connector.



Chimney Thimble Present:

No.

Fuel Supply Observation:

satisfactory.

Thermostat:

Unable to determine.

Blower/Pump:

Unable to determine.

Filter:

NA.

Pressure Relief Valve:

Pressure relief valve has no pipe leading to atleast 6 inches from the ground.



Observation:

There was no safety mechanism to shut the boiler down in the case that the access panel was opened. This is a safety feature and you should consider having an electrician install a switch in the future.

Automatic Controls Observation:

Unable to determine.

Access Panels Opened:

Yes.

<h2 style="margin: 0;">Fireplace</h2>

Prior to purchase, all chimneys should be cleaned and inspected internally with a level 2 chimney inspection by a certified chimney sweep. Note: Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage that cannot be viewed by a home inspector.

Fireplace

Type:

No Fireplace.

Chimney Flu:

Although there is no fire place there is a second flue that is unused and is improperly sealed. There is a coffee can covering the hole for the unused flue. It is possible for particle of combustion to sneak through one flue and into the other and could re-enter the home through the space covered by the coffee can. It is recommended that the gap is properly cemented over by a masonry professional.



A/C

The Outdoor Cabinet: The outdoor cabinet houses the compressor, the condenser and the fan. It is a large box or cylindrical unit with louvered sides. There should be at least **12" of side clearance** from foliage or obstruction and **4' to 6' above it**. The cabinet should be located where there is a minimum of sunshine, since the cooler the air flowing over the condenser, the more efficient the refrigerant cycle. The cabinet should be **level**, mounted on a pad (concrete) and high enough to be out of the way of water run off. A tilt of **10 degrees** can damage the compressor.

As a general rule, do not operate the cooling system if the outside temperature is less than 65 degrees. Recommend securing the main disconnect at the completion of each cooling season. Operating the air conditioner during cold weather or with a cover on the unit can damage or crack the main condenser/compressor unit. The main disconnect should be turned on 24 hours prior to the first use of the cooling season to allow the heating element to heat the lubricant.

(7)(e) **Exclusions:** Including but not limited to 266 CMR 6.04(7)(e)1. through 7., the Inspector **shall not be required to:**

1. Collect engineering data on the size of the cooling equipment, the size or length of the distribution systems.
2. Identify the type of insulation coverings.
3. Observe, Identify, or Report On air filters and/or their effectiveness.
4. Have the Seller and/or the Seller's 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 (Requires dismantling of the plenum cover and possible removal of controls which is HVAC technician work).
6. Observe, Identify, or Report On **non-central air conditioners**.
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 (Engineering/Heating services).

Air Conditioning System(s)

None.

Plumbing

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

Saunas and shower steam generators are beyond the scope of this inspection and are excluded. Should you have questions regarding those items, it is recommended that you contact the manufacturer or a licensed professional.

Be advised that the main water shut-off valve was not tested during the home inspection and that its true operational condition is undetermined. The valve was not tested as the inspector would be liable for breakage, leakage or loss of water. Further investigation and testing are needed by YOU or by a plumber.

DISCLAIMER: The inspector will test each fixture for functional drainage, but reporting on the **adequacy of drainage** for the dwelling is **EXCLUDED** from this report per 266 CMR 6.04 (5) System Plumbing (e)3. Exclusions:

Inspectors are not required to Report On the adequacy and/or the efficiency of the in place systems to provide sufficient drainage for the dwelling (Engineering services).

Main Line

Location:

Garage.

Material:

Copper.

Condition:

Satisfactory.

Secondary Shutoff:

yes.



Supply Lines

Material:

Copper.

Condition:

Satisfactory.

Observation:

Be advised that the incoming water main was wrapped with heat tape. This is due to the water main entering the garage space below the home that is unheated. In extreme cold temperatures it is possible that the pipes freeze and potentially burst. During winter months it is advised that you monitor the pipes and utilize the heat tape that is installed.



Waste Lines

Material:

Cast Iron.

Condition:

Satisfactory.

Pressure

Condition:

Satisfactory.

Drainage

Condition:

Satisfactory.

Plumbing Leaks

Yes/No:

No plumbing leaks noted.

Sewage Ejector Pump

Yes/No:

No.

Water Heater

Brand:

Ruud.

Type:

Natural Gas.

Age

2009.

Size

40 Gallon.

Observation:

The flue for the water heater has no rise. It is recommended that the horizontal portion of the pipe rise not less than one-quarter inch to the linear foot, to insure a good draft. It is recommended that you hire a heating professional to increase the slop of your flue pipe.



Flu Pipe:

flue pipe does not rise proper elevation.

Chimney Connection:

Connection needs to be recemented.

Chimney Thimble Present:

No.

Temperature/Pressure Relief Valve w/ Extension 6-12" from the floor?

Yes/No:

Yes.

Backflow Preventer Device and Shutoff Valve?

Yes/No:

Yes.

Tank Condition:

Satisfactory.

Cross Connections:

Yes/No:

No.

KitchenDining

A representative sampling of switches, outlets, windows and doors are tested in all rooms throughout the house.

Walls

Material:

Drywalll.

Condition:

Satisfactory.

Ceiling

Material:

Drywall.

Condition:

Satisfactory.

Floor

Material:
Hardwood.

Condition:
Satisfactory.

Cabinets

Conditions:
Satisfactory.



Counters

Material:
Laminate.

Condition:
Satisfactory.

Stove Vent

Observation:
Satisfactory.

Sink/Plumbing

Condition:
Satisfactory.

Electrical

Polarity:
Correct.

Grounding:
Proper Grounding.

Outlets/Switches:
Satisfactory.

Condition:
Satisfactory.

Door/Window

Condition:
Satisfactory.

Heating/Cooling Source

Yes/No:
Yes.

Living Room

Walls

Material:
Dry Wall.

Conditions:
Satisfactory.

Ceiling

Material:

Dry Wall.

Condition:

Satisfactory.

Floor

Material:

Hardwood.

Condition:

Satisfactory.



Electrical

Polarity:

Correct.

Grounding:

Proper Grounding.

Outlets/Switches:

Satisfactory.

Doors/Windows

Material:

Wood.

Condition:

Satisfactory.

Heating/Cooling Source

Yes/No:

Yes.

Master Bedroom

Walls

Material:

Drywall.



Condition:

Satisfactory.

Ceiling

Material:

Drywall.

Condition:

Satisfactory.

Floor

Material:

Hardwood.

Condition:

Satisfactory.

Electrical

Polarity:

Correct Polarity.

Grounding:

Grounded.

Outlets/Switches:

Satisfactory.

Condition:

Satisfactory.

Doors/Windows

Material:

Wood.

Condition:

Satisfactory.

Heat/Cooling Source

Yes/No:

Yes.

Bedroom 2

Walls

Material:

Drywall.



Condition:

Satisfactory.

Ceiling

Material:

Drywall.

Condition:

Satisfactory.

Floor

Material:
Hardwood.

Condition:
Satisfactory.

Electrical

Polarity:
Correct Polarity.

Grounding:
Grounded.

Outlets/Switches:
Satisfactory.

Condition:
Satisfactory.

Doors/Windows

Material:
Wood.

Condition:
Satisfactory.

Heat/Cooling Source

Yes/No:
Yes.

Family Room

Walls

Material:
Drywall.



Condition:
Satisfactory.

Ceiling

Material:
Drywall.

Floor

Material:
Tile.

Condition:
Satisfactory.

Electrical

Polarity:
Correct Polarity.

Grounding:

Grounded.

Outlets/Switches:

Poor - There is an open pig tail in the closet that the water heater/ boiler is located. This connection should be properly enclosed in a junction box. It is recommended that a licensed electrician installs a junction box for the connections.



Condition:

Satisfactory.

Doors/Windows

Material:

Vinyl.

Condition:

Satisfactory.

Heat/Cooling Source

Yes/No:

Yes.

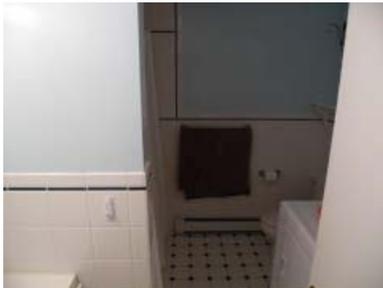
Bathroom

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use on a regular basis. Determining whether the shower pans and tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to leak into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Walls

Materials:

Drywall/Tile.



Condition:

Satisfactory.

Ceiling

Material:

Drywall.

Condition:

Satisfactory.

Floor

Material:
Tile.
Condition:
Satisfactory.

Tub/Shower

Condition:
Satisfactory.

Toilet

Condition:
Satisfactory.

Vanity/Basin

Condition:
Satisfactory.

Plumbing

Condition:
The flexible drain pipe below the sink can clog more easily due to the uneven surface on the interior of the drain pipe. Recommend replacement of the flex drain pipes in the future with solid ABS or PVC.



Electric

Polarity:
Correct.
Grounding:
Yes.
Outlets/Switches:
GFCI Protected.
Condition:
Satisfactory.

Door/Window

Condition:
Satisfactory.
Observation:
Wooden door/no window.

Heat/Cooling Source

Yes/No:
Yes.

Bath Fan:

Condition:
Satisfactory.

Interior

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of the floors and walls are included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Damaged or stained floor coverings may be hidden by carpeting and furniture. A walk through the house prior to closing after all the homeowners belongings have been removed should be performed to verify the actual condition. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. All fireplaces should be cleaned and inspected internally by a level 2 chimney inspector (chimney sweep) on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. **DISCLAIMER: Clothes washing machine connections and dryer connections are not tested. Further evaluation will be required**

Dryer

Dryer Connection:

Electric.

Condition:

Satisfactory.

Dryer Vent

Condition:

Satisfactory.

Washing Machine Connection/Discharge

Condition:

Satisfactory.

Laundry Electrical

Polarity:

Correct Polarity.



Grounding:

Grounded.

Condition:

Satisfactory.

Are There Signs of Leaks or Abnormal Condensation?

Yes/No:

No.

Do Steps, Stairs, Balconies, and Railings Require Repair?

Yes/No:

No.

Interior Limitations:

Observation:

Be advised that due to the boiler not starting I was unable to test the heat source in each room, however, it was noted that there was a heat source in each room.

Disclosure Questions

REQUIRED DISCLOSURE QUESTIONS

**266 CMR 6.03 (4) (a)
through (k)**

The Inspector shall notify his/her Client that answers to the following questions should be ascertained from the Seller and/or the Sellers Representative because they are important and relevant to the purchase of the inspected dwelling and may not be Readily Observable through inspection. The Inspector shall have been deemed to satisfy this requirement by embedding and/or attaching the questions listed in 266 CMR 6.03(4)(a) through (k) to the Report.

To the Best of Your Knowledge as the Seller and/or Sellers Representative:

- (1) Does the dwelling have a history of seepage, dampness, and/or water penetration into the Basement and/or Under Floor Crawl Space? If so please explain.
- (2) Has a sump pump ever been installed or used in the Basement/Under Floor Crawl Space?
- (3) Do you use any type of dehumidification in any part of the dwelling?
- (4) Are you aware of any mold and/or air quality issues in the dwelling?
- (5) Is the dwelling on a private sewage system?
 - (1) If the waste system is private, has a Title V inspection been completed, and is the completed Title V Report available for review?
 - (2) Has the dwelling ever been inspected and/or treated for insect infestation?
 - (a) If so, when?
 - (b) What were the chemicals used?
- (6) Has the dwelling ever been tested for radon gas and/or lead paint?
 - (1) If so, when?
 - (2) What were the results?
- (7) Has the dwelling ever been inspected by an Inspector?
 - (1) If so, when?
 - (2) Were any problems noted?
 - (3) Is a copy of the inspection report available?
- (8) Are the Sellers/Sellers Representatives aware of any structural, mechanical, electrical, or other material defects that may exist on the property?
- (9) Has there ever been a fire in the dwelling?
 - (1) If so, when?
 - (2) What areas were involved?
 - (3) What chemical cleaners, if any, were used for clean up?
- (10) Has there ever been a hazardous waste spill on the property?
- (11) Is there an underground storage tank on the property?

**266 CMR 6.03 (4) (a)
through (k)**

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(10) Has there ever been a hazardous waste spill on the property?

(11) Is there an underground storage tank on the property?

Mass Save

Required Mass Save Information

266 CMR 6.08 REQUIRED HANDOUT PURSUANT TO 266 CMR 6.08

Pursuant to M.G.L. c. 13, s. 97A, and 266 CMR 6.08 Home Inspectors and Associate

Home Inspectors are required to provide a document outlining the procedures and benefits of a home energy audit to all Clients purchasing a single-family residential dwelling, a

Multiple-family residential dwelling with less than 5 dwelling units or a condominium unit in structure with less than 5 dwelling units.

CONCERNED ABOUT RISING ENERGY COSTS? MASS SAVE CAN HELP.

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

- Mass Save may provide you a no-cost home energy assessment to identify the energy savings improvements that are right for you.

- Mass Save may provide money toward the cost of purchasing and installing approved energy-saving measures and money-saving rebates when you install qualifying energy efficient equipment.

Get started today. Call Mass Save at 866-527-7283 or go to www.masssave.com for more information or to schedule your home energy audit.

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