

UNITED INSPECTION SERVICE
CONFIDENTIAL HOME INSPECTION FOR:

Client: Theresa Bechet
email: theresabeaudoin@yahoo.com
Date: August 12, 2016



Street Address: 164 W Bacon St
City / Town: Plainville, MA 02762
Weather: 90's Cloudy/Thunderstorm
Inspection Start Time: 3:45 PM
Inspection Stop Time: 6:00 PM

INSPECTOR: John Mushinsky

Website: <http://www.unitedinspection.com>

United Inspection Service - About Your Home Inspection Report

This confidential home inspection report is for the exclusive use of the client and may not be transferred, assigned or sold to or relied upon by any third party. The results of the inspection and information contained in this report are based upon observations of visible and accessible areas on the date of inspection. This report is not a guarantee or warranty against future defects in an inspected property; it is only an evaluation of conditions as of the date of inspection. Home ownership brings with it the certainty that failures and repairs will occur, your home inspection will not be able to predict all such occurrences. This report does not provide repair cost estimates, nor should it be a basis for estimating repair costs.

The inspector performed a visual inspection of the property. This report is only a part of the inspection process. The inspector's verbal comments and discussions during the inspection are an important part of the inspection process. This report is not, nor intended to be, a transcript of the inspection. This report is written to comply with the Massachusetts Home Inspector Standards of Practice. If there is anything omitted or in conflict with the verbal presentation, please communicate with the inspector immediately to clarify this report.

All of the comments and opinion ratings are based on readily accessible and visible items at the time of inspection. Latent conditions are beyond the visual scope and are not addressed as part of the inspection. A building endures the dynamic loads of the weather and the building occupants on a daily basis. The opinion ratings assigned by the inspector are anticipated to be valid for a period of 60 days from the date of inspection.

This Confidential Home Inspection Report Provides:

1. Identification of those components specified to be identified in the Massachusetts Home Inspector Standards of Practice. Components to be identified are underlined. (A copy of the Massachusetts Home Inspector Standards of Practice was provided prior to the inspection and a link is provided below.)
2. A designation of which systems and components designated for inspection in the Massachusetts Home Inspector Standards of Practice have not been inspected. A reason for not inspecting will be provided.
3. A designation of the condition of systems and components so Inspected including those that were found to be in need of repair, require additional investigation, and areas that have a potential for concealed damage.

TERMS (A copy of the Massachusetts Home Inspector Definitions was provided prior to the inspection and a link is below.)

Fully Depreciated. Item/System inspected is no longer under the manufacturer's warranty, and it is reaching the end of its serviceable life. The Item/System/Component has no dollar or salvage value, and replacement should be anticipated.

Inspect/Inspected. To Observe the Readily Accessible systems or components as required by the Massachusetts Home Inspector Standards of Practice.

In Need of Repair. Does not adequately function or perform as intended and/or presents a Safety Hazard.

Observe. The act of making a visual examination.

Report On. A written description of the condition of the systems and components observed. The Inspector states in the Report whether the System or Component has Readily Observable Signs indicating that it is need of repair or requires further investigation.

Safety Hazard. A condition in a Readily Accessible, installed system or component, which is judged by the Inspector to be unsafe, or of significant risk of personal injury during normal day-to-day use. (The risk may be due to damage, deterioration, improper installation or a change in the accepted residential construction standards.)

This Report informs the Client if Additional Investigation is Required when:

- (a) The scope of the repair(s) is unknown, or
- (b) There is potential for and it is suspected that there is concealed damage, or
- (c) The subject area is beyond the scope of the Home Inspector's expertise.

LEGEND

I – Inspected

NI – Not Inspected

INR – In Need of Repair

AIR – Additional Investigation Required

Links





MA Home Inspector Definitions – http://www.unitedinspection.com/Documents/266_CM_200.pdf

MA Home Inspector Standards of Practice - http://www.unitedinspection.com/Documents/266_CM_600a.pdf




MA Home Inspector Energy Audit Handout - http://www.unitedinspection.com/Documents/energy_eff_handout.pdf

MA Home Inspector Questions - http://www.unitedinspection.com/Documents/MA_HomeInspector_Standard_Question_Form.pdf

ROOF

COMPONENT	N I	I	I N R	A I R	<p style="margin: 0;">I – Inspected AIR – Additional Investigation Required</p> <p style="margin: 0;">NI – Not Inspected INR – In Need of Repair</p> <p style="margin: 0;">AIR REASON / NI REASON / COMMENT</p>
<p><u>Roof Covering – 1</u></p>				X	<p><i>Roof observations made from aerial drone with camera.</i></p> <p><i>Roof Covering Material(s): Asphalt fiber glass shingles</i></p> <div style="display: flex; flex-wrap: wrap;">     </div> <p>Several areas of roof shingle deterioration include:</p> <ul style="list-style-type: none"> • Split shingles • Torn/cracked shingles • Exposed roofing nails. • Organic growth. <p>Suspect active leakage. Interior ceilings and walls are water stained with elevated moisture levels.</p> <p>More than one layer of roof shingles are present on some roof sections. Anticipate additional cost for removal and disposal of existing roof shingles when repairs are required.</p> <p>Recommend a qualified roofing contractor evaluate the entire roofing system.</p>





ROOF

COMPONENT	N I	I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
<u>Roof Covering – 2</u>			X		<p><i>Roof observations made from ground level with zoom camera.</i> <i>Roof Covering Material(s): Wood shingles</i></p>  <p>Several areas of damaged/deteriorated/missing roof shingles. Suspect active leakage.</p>
<u>Roof Trim / Flashing</u>		X			<p>Most roof trim flashing is covered with metal wrap limiting readily observable areas.</p>
<u>Roof Drainage System</u>			X		<p><i>Roof Drainage System: Metal gutters/downspouts</i></p>  <p>Some downspouts draining at the foundation. Conductive condition for; basement water, foundation settlement, and wood destroying insects.</p>
<u>Chimney / Flashing</u>			X		<p><i>Chimney Material: Brick & Mortar</i></p>  <p>Chimney crown is cracked. Some areas of damaged/deteriorated bricks.</p>
<u>Roof Vents / Flashing</u>		X			
<u>Plumbing Vent / Flashing</u>		X	X		<p>Patch/sealant at plumbing vent. Suspect previous leak. Additional Investigation Required to confirm presence/absence of active leak.</p>
<u>Skylights / Flashing</u>	X				N/A – Not present.



ROOF

COMPONENT	N I	I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
Inspector Comments	Recommend evaluation of the roof system by a qualified home improvement contractor. Recommend repair/upgrade to current building safety standards.				



ATTIC

COMPONENT	N I	I	I N R	A I R	<p style="text-align: center;">I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT</p>
<u>Roof Framing</u>			X	X	<p><i>Roof Frame: Dimensional lumber; ridge beam, rafters</i></p> <div style="display: flex; justify-content: space-around;">   </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;">   </div> <p>Absent attic flooring. Insufficient safe access to enter/traverse the attic. Observable area limited to the line-of-sight viewing angle from the attic scuttle.</p> <p>Water stains on rafters. Unable to safely access to probe/test moisture content. Suspect active leaks. Additional Investigation Required to confirm presence/absence of concealed damage and/or active water leak.</p> <p>Some rafters are pulling away from the ridge beam. Recommend a qualified contractor evaluate/re-enforce as required.</p> <p>Front right corner has an area of debris (frass), suspect from wood destroying insects. The floor joist along this area has signs of damage/deterioration. Unable to safely access to probe. Additional Investigation Required to confirm presence/absence of concealed damage.</p>


ATTIC

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<u>Roof Sheathing</u>			X	X	<p><i>Sheathing Material: Dimensional lumber</i></p>  <p>Absent attic flooring. Insufficient safe access to enter/traverse the attic. Observable area limited to the line-of-sight viewing angle from the attic scuttle.</p> <p>Water stains on sheathing. Unable to safely access to probe/test moisture content. Suspect active leaks. Additional Investigation Required to confirm presence/absence of concealed damage and/or active water leak.</p>
<u>Attic Ventilation</u>			X		<p><i>Attic is vented with: Gable Vents, Soffit Vents</i></p>  <p>Bathroom vent hose discharges directly into the attic. Bathroom vents discharging into unconditioned spaces can cause serious damage and/or mold in a short period of time.</p>


ATTIC

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<u>Attic Floor Insulation</u>			X	X	<p><u>Visible attic floor insulation in open areas.</u></p>  <p>Minimal insulation present. Recommend contact http://www.masssave.com for a free energy audit.</p> <p>Vermiculite insulation is used for attic insulation above breezeway. Some vermiculite may contain asbestos which is a health risk, SAFETY HAZARD. Additional Investigation Required to determine presence/absence of hazardous materials, asbestos. Recommend contact a qualified environmental contractor.</p>
Attic Flooring	X				No attic flooring.
Attic Light	X				No attic light.
Attic Inspection Method					 <p>Observe attic from a ladder at the scuttle in bedroom closet. Insufficient safe access. Attic not traversed.</p> <p>Portable 1,000 lumen light and zoom camera used during the inspection.</p>



ATTIC

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Inspector Comments					<div style="text-align: center;">  </div> <p>The back section of the attic has significant organic growth present, tree/vine. High moisture is required for a long period of time for a growth this size. Additional Investigation Required to determine presence/absence of concealed damage and/or mold.</p> <p>Anticipate the risk of deteriorating conditions with deferred maintenance/repair.</p> <p>Poor/insufficient lighting in attic.</p>


EXTERIOR

COMPONENT	N I	I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
<u>Siding / Trim</u>			X	X	<p><u>Siding Material(s): Vinyl</u></p>  <p>Siding closer than 6 inches to grade, back between garage and main house. Conducive condition for wood destroying insects and wood decay.</p> <p>The wooden supports for the back bay window are damaged/deteriorated. Additional Investigation Required to confirm presence/absence of concealed damage.</p> <p>Unsealed penetration in the siding at the sump pump discharge hose, and oil fill/vent piping. Anticipate the risk of insect infestation and water penetration. Suspect previous and active leak. Additional Investigation Required to confirm presence/absence of concealed damage.</p>
GFCI Electric Receptacles		X			
Windows / Trim / Flashing			X		 <p>Kitchen casement window is stained/cloudy between the panes of glass indicating a broken seal and no longer performing as an insulated window.</p>



EXTERIOR

COMPONENT	N I	I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
Basement Window + Well		X			 <p>Basement window sill at/near grade and covered with organic growth limiting observable areas. Anticipate the risk of moisture entry into the basement.</p>
Doors / Trim / Flashing			X		<p>Front handicap ramp blocks side entrance egress door. Anticipate the risk of insufficient emergency egress. SAFETY HAZARD.</p>
Steps / Stoops / Railings			X		 <p>Back step to garage has areas of damaged/deteriorated mortar joints.</p>
Walkways		X			
<u>Decks / Steps / Railings</u>	X				<i>Deck Materials: Not Present.</i>
<u>Porches / Steps / Railings</u>	X				<i>Porch Materials: Not Present.</i>
Balconies / Railings	X				N/A – Not Present.





EXTERIOR

COMPONENT	N I	I	I N R	A I R	I – Inspected NI – Not Inspected AIR REASON / NI REASON / COMMENT
Areaways / Railings			X	X	 <p>Bulkhead is damaged/deteriorated with signs of wood destroying insects, carpenter ants, and actively leaking. Additional Investigation Required to determine presence/absence of concealed damage. Recommend contact a qualified pest control company.</p>
Driveways		X			
Vegetation			X		Vegetation in contact with house and overhanging trees. Conducive condition for insects.
Grading / Site Drainage			X		Negative slope grading in some areas. Conducive condition for; basement water, foundation settlement, and wood destroying insects.
Retaining Walls	X				N/A – No retaining walls adjacent to driveway/walkway.
Inspector Comments	<p>Anticipate the risk of deteriorating conditions with deferred maintenance/repair.</p> <p>Conducive conditions for wood destroying insects observed on the exterior:</p> <ul style="list-style-type: none"> • Unsealed penetrations in siding • Siding closer than 6 inches to grade • Vegetation in contact with the home • Negative slope grading, moisture accumulation at foundation • Downspouts draining at foundation, moisture accumulation at foundation <p>Recommend establishing and maintaining insect/pest treatment plan. Recommend researching insect/pest history with seller.</p>				




ATTACHED GARAGE

COMPONENT	N I	I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
<u>Roof Covering</u>			X		<p><u>Roof observations made from aerial drone with camera.</u> <u>Roof Covering Material(s): Asphalt fiber glass shingles.</u></p>  <p>Some areas of split roof shingles. Anticipate the risk of a leak in the near future.</p> <p>Significant areas of organic growth on roof shingles. Anticipate the risk of moisture seepage through the shingles.</p>
<u>Roof Trim / Flashing</u>		X			
<u>Roof Drainage System</u>			X		<p><u>Roof Drainage System: Metal gutters/downspouts</u></p>  <p>Downspout draining at the foundation. Conducive condition for; basement water, foundation settlement, and wood destroying insects.</p>

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COMPONENT	N I	I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
<u>Roof Framing</u>			X	X	<p><u>Roof Frame: Dimensional lumber; ridge beam, rafters, collar ties.</u></p> <div style="display: flex; justify-content: space-around;">   </div> <p>Water stains on rafters. Unable to safely access to probe/test moisture content. Suspect active leaks. Additional Investigation Required to confirm presence/absence of concealed damage and/or active water leak.</p> <p>Dark discolorations on rafters. Additional Investigation Required to confirm presence/absence of toxic mold.</p>
<u>Roof Sheathing</u>			X	X	<p><u>Sheathing Material: Dimensional lumber</u></p> <div style="display: flex; justify-content: space-around;">   </div> <p>Water stains on sheathing. Unable to safely access to probe/test moisture content. Suspect active leaks. Additional Investigation Required to confirm presence/absence of concealed damage and/or active water leak.</p>
Separation Wall				X	<p>Separation wall does not extend to the roof line. Suspect insufficient fire protection. SAFETY HAZARD. Anticipate the risk of garage vapors dispersing into the dwelling.</p>
Separation Ceiling	X				N/A – No habitable rooms over the garage.
Garage Floor			X		

ATTACHED GARAGE

COMPONENT	N I	I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
Garage Structure			X		 <p>Frass from wood destroying insects present between sheathing boards adjacent to back door. Additional Investigation Required to determine presence/absence of concealed damage.</p>
Dwelling to Garage Door			X		 <p>Temporary step in place between garage and dwelling. SAFETY HAZARD. Non fire rated door between garage and dwelling. SAFETY HAZARD.</p>
<u>Siding / Trim</u>		X	X		<p><u>Siding Material(s): Vinyl</u> Siding closer than 6 inches to grade. Conducive condition for wood destroying insects. Additional Investigation Required to confirm presence/absence of concealed damage.</p>
GFCI Electric Receptacles		X			
<u>Garage Door + Operator</u>			X		<p><u>Optical Safety Device – Doors Automatically Reverse</u> <u>Pressure Safety Device – Doors Automatically Reverse</u></p>  <p>Absent safety cords through garage door springs. Anticipate the risk of personal injury. SAFETY HAZARD. Lower edge of garage door and weather stripping is damaged.</p>

ATTACHED GARAGE

COMPONENT	N I	I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
Doors / Trim / Flashing			X		Door not operated due to owners stored articles. A large gap adjacent to the door is present. Anticipate the risk of rodent / insect infestation
Windows / Trim / Flashing		X			

Inspector Comments



Anticipate the risk of deteriorating conditions with deferred maintenance/repair.



Dead carpenter ants observed around the garage door.

Several rodent traps/poison and rodent droppings present .Rodent dropping are known to carry hantavirus which can be fatal to humans. Use caution in cleaning rodent droppings.


Reference: <http://www.cdc.gov/hantavirus/>

Vermiculite insulation is used for attic insulation in breezeway. Some vermiculite may contain asbestos which is a health risk, SAFETY HAZARD. Additional Investigation Required to determine presence/absence of hazardous materials, asbestos. Recommend contact a qualified environmental contractor.


BASEMENT / CRAWL SPACE

COMPONENT	N I	I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
<u>Foundation</u>			X	X	<p><u>Foundation Material: Concrete</u></p>  <p>Most foundation areas not observable, covered with finish materials.</p> <p>Water stains on some areas of basement walls. Previous water penetration. Additional Investigation Required to confirm presence/absence of active water penetration.</p>
<u>Basement/Crawl Space Floor</u>			X		<p><u>Floor Material: Concrete</u></p>  <p>Most areas of basement floor area not observable.</p> <p>Sump pump pit without a cover. Conducive conditions for insects/pests, biological pollutants, or Radon gas. Recommend testing for Radon during the winter months when the ground is frozen.</p>
<u>Girders</u>			X		<p><u>Girder Material: Wood Timber</u></p> <p>Some girder areas not observable. No observable signs of structural impairment.</p>




BASEMENT / CRAWL SPACE

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<u>Sills</u>			X	X	<p><i>Sill Material: Non-Pressure Treated Wood</i></p>  <p>Most sill areas not observable.</p> <p>Several areas of the sill are water stained. Additional Investigation Required to confirm presence/absence of active leak.</p> <p>The back right corner, behind shelving, has signs of wood destroying insects, frass. The front right corner behind the electrical panel has frass and some dead ants. Suspect concealed damage. Additional Investigation Required to determine presence/absence of concealed damage.</p>



BASEMENT / CRAWL SPACE

COMPONENT	N I	I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
<u>Floor Joists / Headers</u>			X	X	<p><u>Floor Joist Material: Dimensional lumber</u></p>  <p>Most floor joists areas not observable.</p> <p>Some floor joists are excessively notched and the a joist below the toilet is completely severed, insufficient structural support. Recommend a qualified contractor evaluate/repair as required.</p> <p>Floor joist in unfinished area adjacent to the girder has extensive damage from wood destroying insects, suspect termites. Additional Investigation Required to determine presence/absence of concealed damage. Recommend contact a qualified pest control company.</p> <p>A hole in the finished ceiling is present. The floor joist in this area is split at the end. Additional Investigation Required to determine presence/absence of concealed damage.</p>




BASEMENT / CRAWL SPACE

COMPONENT	N I	I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
<u>Sub Floor</u>				X	<p><u>Sub Floor Material: Dimensional Lumber</u></p> <div style="display: flex; justify-content: space-around;">   </div>  <p>Most sub floor areas not observable.</p> <p>Sub floor is water stained in several areas. The section between the furnace and oil tank is damaged/deteriorated. Additional Investigation Required to determine presence/absence of concealed damage.</p> <p>Unsealed penetrations through the sub floor around pipes/wires. Suspect insufficient fire protection. SAFETY HAZARD.</p>
<u>Columns / Posts</u>			X		<u>Column/Post Material: Filled Metal Columns</u>
<u>Ceiling Insulation</u>	X				<u>Ceiling Insulation Not Present</u>
<u>Crawl Space Ventilation</u>	X				<u>No crawl spaces</u>
Sump Pump			YES		MA Home Inspectors are prohibited from activating sump pumps. Recommend researching the age and condition of the sump pump with the seller.
Dehumidifier			NO		
Crawl Space Inspection					No crawl spaces.



BASEMENT / CRAWL SPACE

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Inspector Comments					<div style="display: flex; justify-content: space-around;">   </div> <p>Shelves near bulkhead have signs of wood destroying insects, suspect termites.</p> <p>Wall sill plate adjacent to bulkhead is presently wet, over 20% moisture content, and is damaged/deteriorated. Additional Investigation Required to determine presence/absence of concealed damage.</p> <p>Significant amount of small animal debris present adjacent to electrical main panel. Additional Investigation Required to determine presence/absence of concealed damage.</p> <p>Poor/insufficient lighting in basement / crawlspace. Portable 1,000 lumen light and zoom camera used during the inspection.</p> <p>Recommend inquiring about previous and current pest and insect issues. Recommend establishing and maintaining an insect and pest treatment program.</p> <p>Unable to determine presence or absence of flood cleanup or other restoration. Recommend requesting C.L.U.E. (Comprehensive Loss Underwriters Exchange) Home Seller's Disclosure Report. http://www.lexisnexis.com/risk/solutions/clue-home-seller.aspx</p> <p>Several areas of rodent droppings observed and are known to carry hantavirus which can be fatal to humans. Use caution in cleaning rodent droppings. <i>Reference:</i> http://www.cdc.gov/hantavirus/</p>

ELECTRICAL SERVICE

COMPONENT	N I	I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
<u>Electric Service Wiring</u>				X	<p><u>Electric service to the dwelling: Overhead connection to sheathed cable</u> <u>Service conductor material: Stranded Aluminum</u> <u>Three wire service provides a nominal 120/240 Volts</u></p>  <p>Service lateral wires in contact with tree limbs. SAFETY HAZARD.</p>
<u>Electric Meter / Panel</u>				X	 <p>Cut anti-tamper tag at electric meter. Suspect electrical repair/alteration in progress. Recommend researching permits and inspections for electrical repairs/alterations with the seller and Town building officials. Recommend the seller demonstrate an intact tamper tag from the power company.</p>
<u>Grounding System</u>				X	<p><u>Dwelling Electrical Ground: City/Town water pipe</u> <u>Dwelling water pipe ground bond: Yes</u></p>  <p>Approximately 2.29 amps of current measured on the non-normal current carrying grounded conductor. Expect 0 amps. Additional Investigation Required by a qualified electrician to determine the scope of the repair(s).</p>

ELECTRICAL SERVICE

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<u>Main Panel</u>				X	<p><u>Main panel location: Basement</u> <u>Neutral bar bonded to panel: Yes</u> <u>Ground bar bonded to panel: Yes</u></p>  <p>Unsealed penetrations through the main panel. Anticipate the risk of personal injury. SAFETY HAZARD.</p> <p>Corrosion present inside the panel and on neutral/ground bus bar. SAFETY HAZARD.</p>
<u>Main Circuit Breaker / Fuse</u>			X		<p><u>Main Shut Off: 100 amp circuit breaker</u> <u>Wire Type Rating: Copper and Aluminum</u></p>
<u>Sub Panel</u>		X			<p><u>Sub panel is located in: NOT PRESENT</u> <u>Neutral bar isolated from panel: N/A</u> <u>Ground bar bonded to panel: N/A</u></p>
<u>Branch Circuit Wiring</u>				X	<p><u>Branch circuit wiring: Non-Metallic sheathed cable</u> <u>Branch circuit conductor(s): Copper, Stranded Aluminum</u></p>  <p>Two conductor wiring without an equipment ground conductor. Anticipate the risk of personal injury. SAFETY HAZARD.</p>
<u>Circuit Breakers / Fuses</u>			X		<p><u>Circuit Breakers – 13</u> <u>Fuses – 0</u> <u>Circuit Breakers in OFF position – 0</u> <u>Blown Fuses – 0</u></p> <p>Standard circuit breakers for habitable rooms. Outdated electrical safety standard. Recommend upgrading to current Arc Fault Circuit Interrupter (AFCI) protection. Reference: http://www.nfpa.org/safety-information/consumers/causes/electrical/electrical-circuit-interrupters</p>
<u>Branch Circuit Compatibility</u>			X		



ELECTRICAL SERVICE

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Aluminum Wiring			YES		Stranded Aluminum Service wires with anti-oxidant paste. No solid core aluminum wire observed.
Inspector Comments					Recommend repair/upgrade to current electrical safety standards.




ELECTRICAL FIXTURES

COMPONENT	N I	I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
Rep. # of Int. Receptacles				X	 <p>Absent equipment ground prong at most receptacles. Anticipate the risk of personal injury. SAFETY HAZARD</p> <p>Standard polarized wall receptacles in habitable rooms. Out-dated safety standard. Risk of shock. Single pointed objects can be inserted into the receptacle. <i>Recommend upgrading wall receptacles to current Tamper Resistant safety standard. Reference: http://www.nfpa.org/safety-information/for-consumers/causes/electrical/tamper-resistant-electrical-receptacles</i></p>
Rep. # of Light Fixtures			X		
Rep. # of Switches				X	 <p>Absent switch in double switch box, garage. SAFETY HAZARD.</p>
Ground Fault Circuit Interrupt (GFCI) Protection					
Kitchen Countertop			X		Absent GFCI protection. Anticipate the risk of personal injury. SAFETY HAZARD.
Bathroom			X		Absent GFCI protection. Anticipate the risk of personal injury. SAFETY HAZARD.




ELECTRICAL FIXTURES

COMPONENT	N I	I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
Laundry			X		 <p>Absent GFCI protection. Absent receptacle cover. Anticipate the risk of personal injury. SAFETY HAZARD.</p>
Unfinished Basement			X		 <p>Absent GFCI protection. Anticipate the risk of personal injury. SAFETY HAZARD.</p>
Inspector Comments	Recommend repair/upgrade to current electrical safety standards.				




PLUMBING – WATER SUPPLY AND DISTRIBUTION (WSD)

COMPONENT	N I	I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
WSD Pipes				X	<p><i>WSD Pipe materials: Copper</i></p>  <p>Pin hole leak, green/white corrosion, at some valves and fittings. Anticipate the risk of a leak in the near future.</p>
WSD Pipe Supports			X		
WSD Pipe Insulation	X				N/A – No WSD piping in unheated areas of dwelling.
Fixtures				X	 <p>Pin hole leak, green/white corrosion, at some valves and fittings. Anticipate the risk of a leak in the near future.</p>
Faucets				X	 <p>Bathtub faucet drips after shut off.</p>
Functional Flow		X			
Signs of Previous Leaks			YES		<p>Pin hole leak, green/white corrosion, at some valves and fittings. Anticipate the risk of a leak in the near future.</p> <p>Water stains on sub floor around plumbing pipes.</p>
Signs of Active Leaks			NO		Additional Investigation Required to confirm presence/absence of active leak in areas of water stains around plumbing pipes.

PLUMBING – WATER SUPPLY AND DISTRIBUTION (WSD)

COMPONENT	N I	I I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
Cross Connections			YES		<div style="display: flex; justify-content: space-around;">   </div>  <p>Cross connection at exterior hose bib. SAFETY HAZARD. Absent vacuum breaker.</p> <p>Cross connection at bathtub/shower. SAFETY HAZARD. Extendable shower head remains below flood rim of tub when released. No visible ASSE 1014 rating.</p> <p>Cross connection at water closet (toilet tank). SAFETY HAZARD. Absent air gap between flush valve hose and toilet bowl tube. No visible ASSE 1002 rating.</p>
<u>Main Shut Off Location</u>					<u>Basement</u>
Inspector Comments					Anticipate the risk of deteriorating conditions with deferred maintenance/repair. Basement and under-sink valves were not operated during the inspection. Valve seals deteriorate over time. Recommend seller demonstrate all shut-off valves in good working condition. Anticipate possibility of leaks and repairs that may require a plumber. Recommend evaluation of the plumbing supply/distribution system by a qualified plumber. Recommend repair/upgrade to current plumbing safety standards.



PLUMBING – DRAIN WASTE VENT (DWV) SYSTEM

COMPONENT	N I	I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
DWV Pipes			X		<p><i>DWV Pipe materials are: Cast Iron, Copper, PVC</i></p>  <p>Significant amount of corrosion on staining on the cast iron drain piping. Water is dripping at main vent connection where toilet connects, active leak. Recommend a qualified plumber evaluate/repair as required.</p>
DWV Pipe Supports		X			
DWV Pipe Insulation	X				N/A – No DWV piping in unheated areas of dwelling.
Drain / Trap			X		 <p>Insufficient liquid seal, S-trap, at kitchen/bathroom drain. SAFETY HAZARD <i>Potential for sewer/septic gases to enter the home with loss of liquid seal from siphon effect of an S-trap.</i></p> <p>Rust/corrosion at some areas of the kitchen sink drain. Anticipate the risk of a drain leak in the near future.</p>
Drain Stop / Overflow			X		 <p>Non-functional bathroom sink drain stop.</p>
Functional Drainage		X			
Signs of Previous Leaks		YES			Drain stains on sub floor around plumbing pipes. Drain stains at some drain pipe connections.

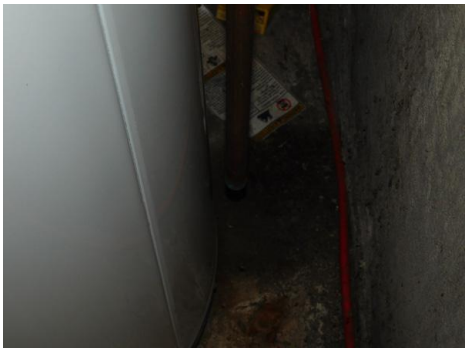
PLUMBING – DRAIN WASTE VENT (DWV) SYSTEM

COMPONENT	N I	I I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
Signs of Active Leaks		YES			Water leak at main drain connection.
Inspector Comments					Anticipate the risk of deteriorating conditions with deferred maintenance/repair. Laundry drain below grade level. Recommend researching the presence/absence of a sewer back flow preventer with seller. Recommend evaluation of the plumbing drain/waste/vent system by a qualified plumber. Recommend repair/upgrade to current plumbing safety standards.



PLUMBING – HOT WATER SYSTEM

COMPONENT	N I	I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT		
Water Heating Equipment		X		X	<u>Energy Source: Electric Capacity: 40 Gallons</u>  <p>Suspect the water heater is at/near the end of its service life. Fully depreciated. Anticipate the risk of repair/replacement in the near future. Recommend evaluation by a qualified plumber to determine/estimate the remaining service life of the water heater.</p>		
Hot Water Pipes / Supports		X					
Hot Water Pipe Insulation			X		Hot water pipes without insulation. Anticipate the risk of energy loss and higher operating costs.		
Thermostat / Mixing Valve			X		 <p>MA Sanitary Code recommends hot water between 110F and 130F. Insufficient hot water temperature at the bathroom sink, approximately 102°F measured.</p>		
Chimney / Thimble	X				N/A – Electric water heater.		
Flue Piping	X				N/A – Electric water heater.		
Power Line		X					
Automatic Safety Controls					Home inspectors are prohibited from Testing Automatic Safety Controls		

PLUMBING – HOT WATER SYSTEM

COMPONENT	N I	I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
Temp/Pressure Relief Valve			X		 <p style="text-align: center;">Temperature pressure relief valve tailpipe is stained at the base and the floor below is water stained indicating leakage. Recommend a qualified plumber evaluate/repair as required.</p>
Vacuum Relief Valve		X			
Inspector Comments	Recommend transferring remaining water heater warranty. If there is no warranty, then the water heater is fully depreciated. Anticipate repair/replacement. Recommend checking water heater for safety recalls. Search for products on the Consumer Products Safety Commission website http://www.cpsc.gov/en/Recalls/				



CENTRAL HEATING SYSTEM

COMPONENT	N I	I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
<u>Heating Equipment</u> <u>Forced Warm Air Furnace</u>			X		<p><u>Heating equipment is: Unknown, no readily observable markings</u> <u>Fuel source is: Oil</u></p>  <p>Suspect the furnace is at/near the end of its service life. Fully depreciated. Anticipate the risk of repair/replacement in the near future. Recommend evaluation by a qualified HVAC technician to determine/estimate the remaining service life of the furnace.</p>
Burner			X	X	 <p>Significant amount of soot staining on the interior cover of the furnace. Suspect flue gas back drafting, potential safety hazard. Recommend evaluation by a qualified HVAC technician to confirm presence/absence of proper combustion.</p>
Combustion Fan			X		
Condensate Drain / Pump	X				N/A – Non condensing furnace.
Controls			X		
Thermostat(s)			X		
Chimney / Thimble			X		

CENTRAL HEATING SYSTEM

COMPONENT	N I	I	I N R	A I R	
					I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
Flue Piping				X	 <p>Unsealed hole in flue piping. SAFETY HAZARD.</p>
Fuel Line / Tank				X	 <p>Oil tank is stained at the output connection, oil leak.</p> <p>Several areas of the tank have significant corrosion. Suspect the oil tank is at/near the end of its service life. Fully depreciated. Anticipate the risk of repair/replacement in the near future. Recommend evaluation by a qualified oil technician to determine/estimate the remaining service life of the tank.</p> <p>No observable signs of underground oil tank. No observable signs of abandoned oil tank.</p>
Automatic Safety Controls					
Blower Fan Cut-Off Switch				X	Absent blower fan cut-off switch. SAFETY HAZARD.
Forced Warm Air Central Heat Distribution System					
<u>Heat Distribution Type</u>				X	<p><u>Heat Distribution Type: Rigid metal ducts</u></p>  <p>Absent end cover on the return HVAC duct.</p>
<u>Heating Duct Insulation</u>	X				<u>Heating Duct Insulation: Not Present</u>



CENTRAL HEATING SYSTEM

COMPONENT	N I	I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT		
Heating Ducts / Supports			X			Absent end cover on the return HVAC duct.	
Blower Fan		X					
Air Filter			X			Air filter is distorted and pulled into the blower cabinet. Suspect un filtered air passing by air filter. Anticipate the risk of deterioration to heat exchanger.	
Dampers		X					
Registers		X					
Room Heat Source		X		X	Front small bedroom has minimal heat/air flow. Recommend a qualified HVAC technician evaluate/repair as required.		
Kitchen Heat Source		X					
Bathroom Heat Source		X					
Solid Fuel Appliance(s)	X				No solid fuel heating appliances observed.		
Inspector Comments	Recommend repair/upgrade to current heating safety standards. Recommend transferring remaining furnace warranty. If there is no warranty then the Central Furnace Heating System is fully depreciated. Recommend checking furnace for safety recalls. Search for products on the Consumer Products Safety Commission website http://www.cpsc.gov/en/Recalls/						

CENTRAL AIR CONDITIONING

COMPONENT	N I	I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
Cooling Equipment			X		 <p>Older cooling equipment with R-22 refrigerant. Recommend researching EPA publications on R-22 refrigerant systems. Reference: http://www.epa.gov/ozone/title6/phaseout/22phaseout.html</p>
Exterior Condenser			X		<p><u>Service Disconnect: Present</u> <u>Service Receptacle: Not Present</u></p>  <p>Condenser unit installed in a non-level position. Anticipate the risk of reduced service life of the condenser unit.</p>
Cold Gas Line Insulation			X		<p><u>Cold gas line insulation: Present</u></p>  <p>Some areas of damaged/deteriorated/missing insulation. Anticipate the risks of condensation accumulation, reduced performance and higher operating costs.</p>
Piping			X		




CENTRAL AIR CONDITIONING

COMPONENT	N I	I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
Air Handling Equipment / Fan Coil Unit				X	<u>Service Disconnect: Present</u> <u>Service Receptacle: Present</u>  Conditioned air leaks at the top of the furnace. Anticipate the risks of reduced performance and higher operating costs.
Condensate Drain / Pump		X			
Normal Operating Controls		X			
<u>Distribution System</u>				X	<u>Distribution system is: Rigid metal ducts</u>  Absent cover on return duct.
Fans		X			
Ducts		X			
Duct Insulation			X		Absent insulation on A/C ducting. Anticipate the risk of damage to surrounding components due to condensation. Recommend ducts be insulated.
Supports		X			
Dampers		X			
Registers		X			




CENTRAL AIR CONDITIONING

COMPONENT	N I	I I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
Inspector Comments					<p>Older R-22 refrigerant central air conditioning system(s). Recommend researching EPA publications on r-22 refrigerant systems. <i>Reference: http://www.epa.gov/ozone/title6/phaseout/22phaseout.html</i> Suspect the central air conditioning system is fully depreciated. Anticipate the risk of repair/replacement in the near future.</p> <p>Recommend repair/upgrade to current cooling system safety standards.</p> <p>Recommend transferring remaining central air conditioning system warranty. If there is no warranty then the Central Air Conditioning System is fully depreciated.</p> <p>Recommend checking central air conditioning system for safety recalls. Search for products on the Consumer Products Safety Commission website http://www.cpsc.gov/en/Recalls/</p>

GENERAL INTERIOR CONDITIONS

COMPONENT	N I	I	I N I R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
<u>Walls</u>			X	X	<p><u>Wall materials: Drywall, Plaster, Wood Paneling</u></p> <div style="display: flex; justify-content: space-around;">   </div> <p>Cedar closet ceiling/wall is water stained. All areas tested with moisture meter are presently dry, previous leak.</p> <p>The bathroom wall is damaged/deteriorated/cracked and has high moisture content indicating active leakage. Additional testing required to determine presence/absence of concealed damage and/or mold.</p>
<u>Ceiling</u>			X	X	<p><u>Ceiling materials: Drywall, Plaster</u></p> <div style="display: grid; grid-template-columns: 1fr 1fr; gap: 5px;">     </div> <p>Water stains and high moisture meter measurements at some ceiling areas, basement along front wall, front small bedroom, bathroom, dining room, kitchen, and breezeway adjacent to chimney. Additional testing required to determine presence/absence of concealed damage and/or mold.</p>
<u>Floors</u>		X			<u>Floor materials: Carpet, Tile, Hardwood, Laminate</u>
Steps / Stairways / Railings		X			
Balconies / Railings	X				Not Present.


GENERAL INTERIOR CONDITIONS

COMPONENT	N I	I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
Counter tops			X		 <p>Bathroom sink counter top is loosely secured.</p>
Rep. # Cabinets		X			
Rep. # Doors			X		Front handicap ramp blocks side entrance egress door. Anticipate the risk of insufficient emergency egress. SAFETY HAZARD.
Rep. # Windows			X		 <p>Insufficient emergency egress at bedroom windows. SAFETY HAZARD. Window opening less than 20"x24".</p>
Kitchen Ventilation		X			
Bathroom Ventilation			X		Bathroom ventilation fan discharges into the attic. Bathroom vents discharging into unconditioned spaces can cause serious damage and/or mold in a short period of time.
Laundry Ventilation		X			
Fireplace / Hearth			X		 <p>Basement fireplace, Insufficient front clearances to combustibles around fireplace, less than 16". SAFETY HAZARD.</p> <p>First floor fireplace bricks are cracked. Recommend contact a qualified mason to evaluate/repair as required.</p>
Fireplace Damper		X			

GENERAL INTERIOR CONDITIONS

COMPONENT	N I	I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT
Fireplace Smoke Chamber		X			Recommend flue be cleaned and inspected by a qualified chimney sweep before first use.
Signs of Water Penetration		YES			Water stains on some ceiling areas. Water stains on some wall areas.
Inspector Comments					Significant signs of high moisture areas. Significant risk of concealed water damage or mold. Recommend additional testing to confirm presence/absence of concealed moisture damage or mold. Peeling paint on some areas of interior. Additional Investigation Required to confirm presence/absence of hazardous material, lead paint. Reference: http://www.mass.gov/lwd/docs/dos/lead-asbestos/rrp-rule/bldg-insp-rrp-msg.pdf

MAJOR BUILT-IN APPLIANCES

COMPONENT	N I	I	I N R	A I R	I – Inspected AIR – Additional Investigation Required NI – Not Inspected INR – In Need of Repair AIR REASON / NI REASON / COMMENT		
Dishwasher	X				N/A – Not present.		
Cook Top / Oven		X					
Range Hood		X					
Garbage Disposal	X				N/A – Not Present.		
Electric Dryer Receptacle		X			 <p>3-wire 240v circuit to dryer. Outdated electrical safety standard. Anticipate requirement to upgrade to 4-wire 240v circuit at time of purchase or installation of a new electric dryer.</p>		
Gas Dryer Fuel Line	X				N/A – Not Present.		
Inspector Comments	<p>Appliances not operated for performance. Recommend transferring remaining appliance warranty. If there is no warranty then the appliance is fully depreciated.</p> <p>Recommend checking all appliances for safety recalls. Search for products on the Consumer Products Safety Commission website http://www.cpsc.gov/en/Recalls/</p>						

TERMITE/WOOD DESTROYING INSECT INSPECTION REPORT

- A. The inspection covered the readily accessible areas of the property including attics and crawl spaces which permit entry. Special attention was given to those areas which experience has shown to be particularly susceptible to attack by wood destroying insects. Probing and/or sounding of those and other visible accessible wood members showing evidence of infestation was performed.
- B. The inspection did not include areas which were obstructed or inaccessible at the time of the inspection. Areas that were obstructed may include, but are not limited to, wall coverings, fixed ceilings, floor coverings, furniture, or stored articles.
- C. While there are many area in a structure that have proven to be susceptible to hidden infestation than others, it should be noted that this inspection is based on a visible inspection of all accessible areas which do not require dismantling or excessive probing of finished areas which can be construed as destructive.
- D. This is not a structural damage report. Neither is this a warranty as to the absence of wood destroying insects.
- E. We certify that on this day at this time we have visually inspected the building for signs of infestation and have truthfully reported all of our findings within this inspection report.

DESCRIPTION	YES	NO	Comments
Visible evidence of termite infestation.	X		Signs of damage in basement, back right corner, floor joist in unfinished area, and in attic. suspect termites
Visible evidence of other wood destroying insects.	X		Carpenter ants.
Visible evidence of damage from infestation	X		Insect damage at bulkhead, breezeway windows support, garage sheathing by back door, attic right side, basement back corner, basement floor joists.
ADDITIONAL COMMENTS:	<p>Conducive conditions for wood destroying insects observed on the exterior:</p> <ul style="list-style-type: none"> • Unsealed penetrations in siding • Siding closer than 6 inches to grade • Vegetation in contact with house • Negative slope grading, moisture accumulation at foundation • Downspouts draining at foundation, moisture accumulation at foundation <p>Obstructed view of structural materials:</p> <ul style="list-style-type: none"> • Finished basement obstructs the view of some structure. <p>Recommend researching insect/pest history with seller. Recommend establishing and maintaining insect/pest treatment plan.</p>		