



Peraner Inspection & Environmental Services
PO Box 728
Westford, Massachusetts 01886

Property Conditions Report



14 Deer Foot Trail
Harvard, Massachusetts 01541

Peraner Inspection & Environmental Services

20:20 August 16, 2016

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Definitions

NOTE: All definitions listed below refer to the property or system(s) or component(s) listed as inspected on this report at the time of inspection. In many cases the extent of deterioration or damage is greater than what can be observed during a noninvasive readily accessible and observable, visual inspection. Repairs should include all components associated with defects.

A	Acceptable	Readily accessible and observable system or component functional with no obvious signs of defect. May require maintenance, repair or replacement in the future depending on the component(s) or system(s).
M	Marginal	Readily accessible and observable system(s) or component(s) is not fully functional. Requires maintenance, adjustment, repair, or replacement. Repairs should be conducted as soon as possible to prevent continued deterioration of component(s) or system(s).
D	Defective	In need of repair, system(s) or component(s) does not adequately function or perform as intended. Requires substantial repair or immediate replacement. Repairs or replacement should be conducted by a qualified specialty contractor familiar with the type of component(s) or system(s).
NI	Not Inspected	System(s) or component(s) not observed, not found or have been omitted from inspection process.
NA	Not Readily Accessible	Not capable of being reached quickly for visual inspection without requiring the inspector to climb over or remove any personal property, to dismantle, to use destructive measures, to resort to portable ladders and/or any action which will likely involve risk to persons or property. Not Readily Accessible system(s) or component(s) will require further review to ascertain the condition of component(s) or System(s)
S	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 residential construction standards.)

General Information

Property Information

Property Address 14 Deer Foot Trail
City Harvard State Massachusetts Zip 01541
Contact Name Melissa Maranda, Trustee/Rollstone Bank & Trust
Phone 978-343-2202 Phone 978-868-8759

Client Information

Client Name Cummings Trust
Client Address Rollstone Bank & Trust 24 Monument Square
City Leominster State Massachusetts Zip 01453
Phone 978-343-2202 Fax
E-Mail Melissa.Maranda@rollstonebank.com

Inspection Company

Inspector Name Barry L. Peraner
Company Name Peraner Inspection & Environmental Services
Address PO Box 728
City Westford State Massachusetts Zip 01886
Phone 978-692-5463/888-692-1118 Fax
E-Mail peranerinspection@gmail.com
File Number 081616A

Amount Received \$689.00 Paid in Full Check #132 for Residential Home Inspection with Raodn Air Analysis

General Information (Continued)

Conditions

Others Present Buyer Property Occupied Presently vacant
 Estimated Age 1970, 46 years Entrance Faces
 Inspection Date 08/16/2016
 Start Time 8:30 AM End Time 12:30 PM
 Electric On Yes No Not Applicable
 Gas/Oil On Yes No Not Applicable
 Water On Yes No Not Applicable
 Temperature 80 Degrees
 Weather Overcast Soil Conditions Damp
 Space Below Grade Basement
 Building Type Single Family Colonial Garage Attached
 Sewage Disposal Septic How Verified Trustee
 Water Source Private well How Verified Trustee, Visual Inspection
 Additions/Modifications Finished basement
 Permits Obtained Unknown How Verified Not verified

Lots and Grounds

Cracks in asphalt as well as grouting of bricks, blocks and/or pavers are common due to shrinkage. Sealing of asphalt and re-pointing of these joints and cracks is the responsibility of the home owner during the life of the home. Lack of maintenance will cause water penetration, and may cause deterioration of component(s) or system(s). Wood touching ground should be minimum of eight inches above grade.

A M D N I N A S

1. Driveway: Gravel
2. Walks: Front main entry brick
3. Walks: Right rear flagstone and wood
4. Steps/Stoops: Front main entry granite stone
5. Steps/Stoops: Rear wood at porch - **Missing riser boards.**
6. Steps/Stoops: Rear wood at retaining wall - **Missing riser boards.**
7. Steps/Stoops: Rear stone at retaining wall - **Missing handrails and balusters. Missing graspable handrails. A qualified contractor is recommended to evaluate and estimate repairs.**
8. Steps/Stoops: Not present

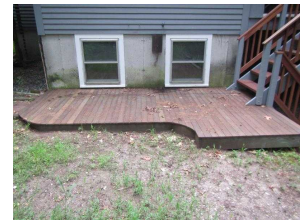


Lots and Grounds (Continued)

9. Porch: Rear three season porch - **Missing platform (stoop) at left hand sliding glass door. Missing lag bolts at ledger board. Missing joist hangers at ledger boards. A qualified contractor is recommended to evaluate and estimate repairs.**



10. Porch: Not present
 11. Patio: Not present
 12. Deck: Rear stained wood - **Deck built on grade, unable to inspect the underside.**



13. Balcony: Not present
 14. Grading: Flat, Moderate slope
 15. Swale: Not present
 16. Vegetation: Shrubs, Trees, Vines - **Remove vegetation in contact or capable of coming in contact with the dwelling. A qualified contractor is recommended to evaluate and estimate repairs. Tree limbs over hang the roof and should be cut back.**



17. Window Wells: Present
 18. Retaining Walls: Rear stone - **Bulging slightly. Recommend monitor. No action is required at the time of the inspection.**



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Lots and Grounds (Continued)

19. Retaining Walls: Rear wood - **Leaning slightly. Recommend monitor. No action is required at the time of the inspection.**



20. Basement Stairwell: Not present
21. Basement Stairwell Drain: Not present
22. Exterior Surface Drain: Not present
23. Fences: Left side of the driveway post and rail - **Water damage and wood rot. A qualified contractor is recommended to evaluate and estimate repairs or replacement.**



24. Lawn Sprinklers: Not present
25. Additional Comments: Lots and grounds - **Debris at or around property and grounds should be properly disposed of. (Under porch).**



26. Additional Comments: Throughout the report - **All defects or conditions listed that exist at the time of inspection should be reviewed and repaired by specialty contractors familiar with the type of components and/or systems.**
27. **Repair, Replace, Retro-fit or Upgrade: All components in above category Lots and Grounds with a Safety, Defective or Marginal rating should be reviewed by a licensed or specialty contractor familiar with the type of components and/or system. Review should include evaluation and estimate of repair.**

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Roof

Chimney flue inspection is limited due to height. The inspection covers only the visible portion of the flue.

Manufacturers of asphalt roof shingles on the average provide a 15 to 30 year warranties against defect. The warranty period should not be confused with the actual remaining economic roof life, which is affected by many variables. It should rather be used as a guideline for the home owner to set aside a reserve for repairs or eventual replacement.

A M D N I N A S

Front and rear above main house Roof Surface _____

1. Method of Inspection: Binoculars, Ground level

2. Unable to Inspect: 5% - Due to Height of roof.

3. Material: Asphalt shingle - Moss and lichen present of roof surface. Loss of mineral surface. Roof nearing the end of it's design and useful life. Future replacement should be anticipated. A qualified roofing contractor is recommended to evaluate and estimate replacement as needed.

4. Type: Gable roof

5. Approximate Age: +/- 20 Years

Front and rear above garage and rear shed Roof Surface _____

6. Method of Inspection: Binoculars, Ground level

7. Unable to Inspect: 0%

8. Material: Asphalt shingle - Moss and lichen present of roof surface. Debris present on roof surface. Loss of mineral surface. Roof nearing the end of it's design and useful life. Future replacement should be anticipated. A qualified roofing contractor is recommended to evaluate and estimate replacement as needed.

9. Type: Gable roof, Shed roof

10. Approximate Age: +/- 20 Years

Rear above kitchen and porch Roof Surface _____

11. Method of Inspection: Binoculars, Ground level, Second story windows

12. Unable to Inspect: 0%

13. Material: Asphalt shingle - Moss and lichen present of roof surface. Debris present on roof surface. Loss of mineral surface. Roof nearing the end of it's design and useful life. Future replacement should be anticipated. A qualified roofing contractor is recommended to evaluate and estimate replacement as needed.

14. Type: Shed roof

15. Approximate Age: +/- 20 Years

16. Additional comments

17. Flashing: Aluminum drip edge moldings

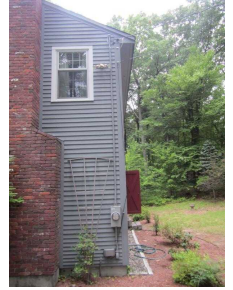
18. Valleys: Not present

19. Skylights: Not present

20. Plumbing Vents: Cast Iron, Galvanized, PVC

Roof (Continued)

21. Electrical Mast: Surface mount left side of dwelling



22. Electrical Mast: Surface mount left side of dwelling - **Remove tree branches that are in contact with service entry cable.**



23. Gutters: Aluminum - **Require cleaning now. Keep gutters, downspouts and extensions clear of debris and functioning at all times.**

24. Downspouts: Aluminum

25. Leader/Extension: Aluminum - **Extend runoff drains to move water away from foundation.**

Left side Chimney

26. Chimney: Brick



27. Flue/Flue Cap: Unable to view interior of flue due to height, Flagstone flue cap - **Interior of chimney flue is not inspected at time of inspection, recommend inspection now and annually by a qualified service contractor.**

28. Chimney Flashing: Aluminum, Lead

Right side Chimney

29. Chimney: Brick - **Bricks have broken or popped surfaces. Recommend monitor. A qualified contractor is recommended to evaluate and estimate repairs as or if needed.**



30. Flue/Flue Cap: Unable to view interior of flue due to height, Flagstone flue cap - **Interior of chimney flue is not inspected at time of inspection, recommend inspection now and annually by a qualified service contractor.**

Roof (Continued)

31. Chimney Flashing: Aluminum, Lead

Rear Chimney

32. Chimney: Brick



33. Flue/Flue Cap: Unable to view interior of flue due to height, Flagstone flue cap - Interior of chimney flue is not inspected at time of inspection, recommend inspection now and annually by a qualified service contractor.

34. Chimney Flashing: Lead - Missing cricket flashing. A qualified roofing contractor is recommended to evaluate and estimate repairs as or if needed.



35. Additional comments

36. Repair, Replace, Retro-fit or Upgrade: All components in above category Roof with a Safety, Defective or Marginal rating should be reviewed by a licensed or specialty contractor familiar with the type of components and/or system. Review should include evaluation and estimate of repair.

Exterior Surface and Components

The home buyer should be aware that prior to the adoption of Federal, State and Local energy codes in the mid 1970's homes were typically built with minimal insulation. Today's home buyers faced with rising energy costs, should consider the return on the investment of insulation upgrades. Joints and cracks in exterior wall claddings should be caulked and/or Re-pointed as needed to prevent water penetration. Caulking may shrink and crack, mortar joints can become loose and flaking. These conditions should be maintained by the home owner during the life of the home. Lack of maintenance will cause water penetration, and may cause deterioration of structural and non-structural members.

A M D N I N A S

Front, rear, left and right Exterior Surface

1. Type: Wood - Cracked, chipped, peeling paint. Water damage at right side. A qualified contractor is recommended to evaluate and estimate repairs as needed.



2. Trim: Wood

3. Fascia: Wood

4. Soffits: Wood

5. Door Bell: Not present

Exterior Surface and Components (Continued)

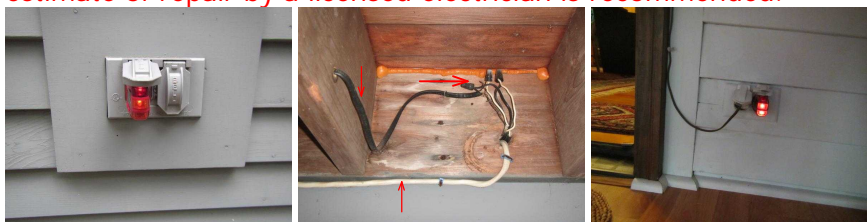
6. Entry Doors: Front main entry wood
7. Entry Doors: Rear wood and glass slider at porch
8. Entry Doors: Right rear metal and glass slider at porch and rear steps/stoop
9. Entry Doors: Left rear metal and glass sliders at porch - **Missing platform (stoop). A qualified contractor is recommended to evaluate and estimate repairs now.**



10. Entry Doors: Left rear wood and glass Dutch door at kitchen and porch
11. Patio/Deck Doors Not present
12. Storm Doors: Front main entry wood, Left rear wood and glass at kitchen and porch - **Missing hydraulic closures, missing safety Chains. A qualified contractor is recommended to evaluate and estimate repairs.**



13. Screen Doors: Sliding at porch
14. Windows: Wood double hung, Wood casement
15. Storm Windows: Not present
16. Window Screens: Metal
17. Basement Windows: Aluminum slider, Wood casement
18. Exterior Lighting: Surface mount
19. Exterior Electric Outlets: 120 VAC receptacles - **Improperly wired at front outlet. Non-GFCI protected outlet circuits exterior front and rear porch. Recommend GFCI protected outlet circuits be installed. Improper wiring under rear porch, open splice is not contained inside of a junction box. All exterior wiring should be contained inside of conduit pipe. Evaluation and estimate of repair by a licensed electrician is recommended.**



20. Hose Bibs: Front, Rear - **Shut off at interior/not operated. Missing anti-siphon valves. A licensed plumber is recommended to evaluate and estimate repairs.**



21. Gas Meter: At propane tank
22. Main Gas Valve: At propane tank

Exterior Surface and Components (Continued)

23. Additional comments Exterior of dwelling - Evidence of birds nest under rear porch at the time of inspection. Recommend a licensed pest control company inspect and remove nests.



24. Additional comments Exterior of dwelling - Recommend annual inspection and service by licensed pest control company. Treat foundation perimeter annually for carpenter ants and termites. Treat exterior annually for bees hornets and wasps. This is good home owner maintenance and practice.

25. Repair, Replace, Retro-fit or Upgrade: All components in above category Exterior Surface and Components with a Safety, Defective or Marginal rating should be reviewed by a licensed or specialty contractor familiar with the type of components and/or system. Review should include evaluation and estimate of repair.

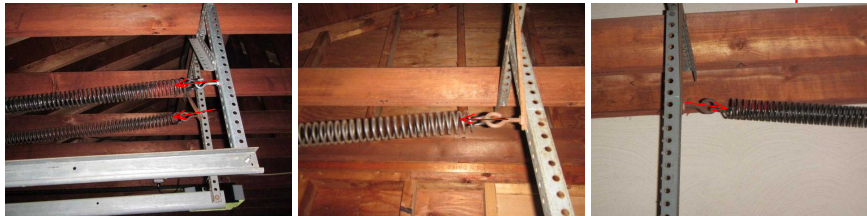
Garage/Carport

A M D N I N A S

Left side Garage

1. Type of Structure: Attached Car Spaces: 2

2. Garage Doors: Hardboard - Missing safety cables at overhead door springs. A qualified contractor is recommended for evaluation and estimate of repair.



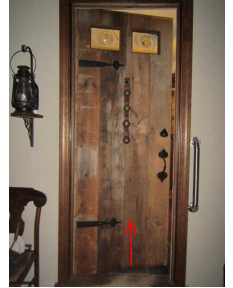
3. Door Operation: Mechanized - Left hand overhead door lift fails to operate at the time of the inspection. A qualified contractor is recommended to evaluate and estimate repairs.



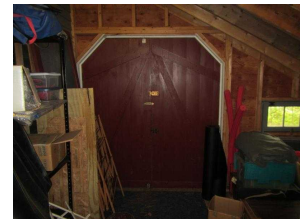
4. Door Operation: Mechanized
 5. Door Opener: Link
 6. Exterior Surface: Wood
 7. Roof: Asphalt shingle - Moss, Lichen
 8. Roof Structure: Rafters ridge board and ceiling joists
 9. Service Doors: Wood and glass at entry to porch

Garage/Carport (Continued)

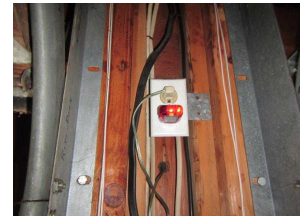
10. Service Doors: Wood at house entry to mud room - **Recommend check with Town of Harvard Fire Marshall that the entry doors to the house mud room area meet all fire safety regulations. A qualified contractor is recommended to evaluate and estimate repairs as or if needed.**



11. Service Doors: Rear metal to shed
 12. Service Doors: Left side wood barn doors at shed - **Fail to operate at the time of the inspection. Doors are stuck and will not open. A qualified contractor is recommended to evaluate and estimate repairs.**



13. Ceiling: Exposed framing
 14. Walls: Exposed framing, Plaster
 15. Floor/Foundation: Concrete
 16. Interior Stairs: Brick stairs
 17. Hose Bibs: Not present
 18. Electrical: 120 VAC GFCI outlets and 120 VAC lighting circuits - **Non-GFCI protected outlet circuits right inside wall against laundry room and front between overhead doors. Recommend GFCI protected circuit be installed. A licensed electrician is recommended to evaluate and estimate repairs.**



19. Smoke Detector: Not present - **Not tested, Fire Marshall to inspect, Certificate of compliance required from home owners at closing.**
 20. Heating: Not present
 21. Windows: Fixed glass left side
 22. Gutters: Not present
 23. Downspouts: Not present
 24. Leader/Extensions: Not present
 25. Additional comments Garage interior - **Stored items around interior perimeter of garage and vehicle parked in garage limit observation of foundation, floor surface and walls.**



Garage/Carport (Continued)

26. Additional comments Garage interior - Evidence of past or present rodent activity (mice). Recommend a licensed pest control company for seasonal treatment.



27. Repair, Replace, Retro-fit or Upgrade: All components in above category Garage/Carport with a Safety, Defective or Marginal rating should be reviewed by a licensed or specialty contractor familiar with the type of components and/or system. Review should include evaluation and estimate of repair.

Outbuilding

A M D N I N A S

Rear attached shed behind garage Outbuilding

1. Exterior Surface: Wood
2. Roof: Asphalt shingle - Moss and lichen present of roof surface. Debris present on roof surface. Loss of mineral surface. Roof nearing the end of it's design and useful life. Future replacement should be anticipated. A qualified roofing contractor is recommended to evaluate and estimate replacement as needed.
3. Roof Structure: Rafters
4. Ceiling: Exposed framing
5. Walls: Exposed framing
6. Floor: Plywood
7. Foundation: Poured concrete piers
8. Doors: Left side barn doors - Fail to operate at the time of the inspection. Doors are stuck and will not open. A qualified contractor is recommended to evaluate and estimate repairs.
9. Service Doors: Rear metal to shed from garage
10. Windows: Wood awning
11. Electrical: 120 VAC lighting
12. Plumbing: Not present
13. HVAC Source: Not present
14. Gutters: Not present
15. Downspouts: Not present
16. Leader/Extension: Not present
17. Additional comments Interior of shed - Stored items around interior and interior perimeter of shed limit observation of floor surface and walls.

Under kitchen Outbuilding

18. Exterior Surface: Concrete and Wood
19. Roof: Asphalt shingle - Moss and lichen present of roof surface. Debris present on roof surface. Loss of mineral surface. Roof nearing the end of it's design and useful life. Future replacement should be anticipated. A qualified roofing contractor is recommended to evaluate and estimate replacement as needed.
20. Roof Structure: Not observable

Outbuilding (Continued)

- 21. Ceiling: Plaster and/or Sheetrock - Home inspector questions the fire rating of the ceiling in this shed/storage area as there is a gasoline powered lawn mower stored on this area. This shed/storage area directly under the kitchen must meet all fire safety regulations in order to store fuel in it. Home inspector recommend review by the Town of Harvard Fire Marshall to ensure all fire safety regulations are being met. A qualified contractor is recommended to evaluate and estimate repairs as or if needed.
- 22. Walls: Concrete
- 23. Floor: Concrete
- 24. Foundation: Concrete
- 25. Doors: Solid wood barn doors - Lock set is not latching. Doors do not close tight.
- 26. Windows: Wood double hung
- 27. Electrical: Not present
- 28. Plumbing: Not present
- 29. HVAC Source: Not present
- 30. Gutters: Aluminum - Require cleaning now. Keep gutters, downspouts and extensions clear of debris and functioning at all times.
- 31. Downspouts: Aluminum
- 32. Leader/Extension: Aluminum - Extend runoff drains to move water away from foundation.
- 33. Additional comments Interior of shed - Stored items around interior and interior perimeter of shed limit observation of floor surface and walls.
- 34. Repair, Replace, Retro-fit or Upgrade: All components in above category Outbuilding with a Safety, Defective or Marginal rating should be reviewed by a licensed or specialty contractor familiar with the type of components and/or system. Review should include evaluation and estimate of repair.

Structure

Foundation inspections may reveal that efflorescence was observed on the interior of the foundation walls. While this is an indication that water has penetrated the foundation, it may or may not indicate ongoing or future water penetration and/or dampness. Cracks in basement walls and floors less than 1/16" in width typically represent normal shrinkage and settlement and should be of no concern for the homeowner. These cracks should be filled with hydraulic cement to prevent further deterioration. Inspection of the foundation and basement only made in readily accessible and visible areas.

A M D N I N A S

- 1. Structure Type: Wood frame
- 2. Foundation: Concrete
- 3. Differential Movement: No movement or displacement noted
- 4. Beams/Girders: Solid wood
- 5. Bearing Walls: Concrete, Frame
- 6. Sills: Wood
- 7. Joists/Trusses: 2x10
- 8. Bridging Boards: Not observable
- 9. Piers/Posts: Steel posts
- 10. Floor/Slab: Concrete
- 11. Stairs/Handrails: Wood stairs with wood handrails
- 12. Subfloor: Plywood

Structure (Continued)

13. Additional comments Foundation, floor and structural components - **Finished walls and ceilings limited access and observation of foundation and structural components. Finish flooring and stored items limit access and observation of foundation and floor surface.**
14. Repair, Replace, Retro-fit or Upgrade: All components in above category Structure with a Safety, Defective or Marginal rating should be reviewed by a licensed or specialty contractor familiar with the type of components and/or system. Review should include evaluation and estimate of repair.

Basement

Foundation inspections may reveal that efflorescence was observed on the interior of the foundation walls. While this is an indication that water has penetrated the foundation, it may or may not indicate ongoing or future water penetration and/or dampness. Cracks in basement walls and floors less than 1/16" in width typically represent normal shrinkage and settlement and should be of no concern for the homeowner. These cracks should be filled with hydraulic cement to prevent further deterioration. Inspection of the foundation and basement only made in readily accessible and visible areas.

A M D N I N A S

Main basement under the dwelling Basement

1. Unable to Inspect: 50% - **Due to stored items, storage shelves, storage boxes, finished walls, ceilings and floors, furniture and work shop.**
2. Ceiling: Plaster, Paneling
3. Walls: Wood
4. Floor: Hardwood
5. Floor Drain: Not present
6. Bulkhead Doors: Not present
7. Doors: Rear exterior solid wood and glass - **Not operated. Door is locked down with wood nailed to the wall.**
8. Doors: Solid wood top of the stairs
9. Doors: Interior solid wood
10. Windows: Aluminum slider, Wood casement
11. Electrical: 120 VAC outlets and lighting circuits
12. Smoke Detector: Wall mount shop room - **Not tested, Fire Marshall to inspect, Certificate of compliance required from home owners at closing.**
13. Insulation: Fiberglass at floor system
14. Vapor Barrier: Paper backed insulation
15. HVAC Source: Convection baseboard
16. HVAC Source: Electric convector with fan in shop
17. HVAC Source: Wood stove - **Not operated at the time of inspection. Question adequacy of wood stove installation and distance from combustible surfaces. Recommend review by Town of Harvard Fire Marshall to ensure proper installation and compliance of all fire safety regulations. Recommend check for installation permit. A qualified contractor is recommended to evaluate and estimate repairs as or if needed.**
18. Ventilation: Windows
19. Sump Pump: Not present
20. Moisture Location: No moisture present at the time of inspection

Basement (Continued)

21. Additional comments Basement area - Evidence of past and/or present rodent activity (mice) at the time of inspection, recommend further review by a licensed pest control company for seasonal treatment as needed.



22. Repair, Replace, Retro-fit or Upgrade: All components in above category Basement with a Safety, Defective or Marginal rating should be reviewed by a licensed or specialty contractor familiar with the type of components and/or system. Review should include evaluation and estimate of repair.

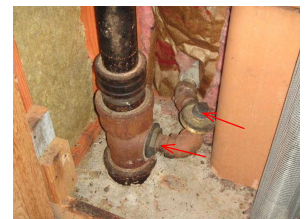
Plumbing

Water heater tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Approx. 100 to 200 gallons of water was pushed through sewer drain lines to verify functional drainage of public sewer or septic system. Water conditioning/filtering systems are not within the scope of this inspection. Recommended water pressure ranges 40-65 psi.

Valves are viewed visually at time of inspection and not operated. Corrosion at pipes, joints, fitting and shut off valves is normal and is found in varying degrees in every home depending upon variables such as age and mineral content of the water supply. The home owner should periodically check for leaks. No conclusions as to quantity or quality of water supply is herein implied. Clients may obtain a water quantity or water quality test at the time of there inspection or at a later date. Optional reports and testing will incur additional fee's. All plumbing system repairs or upgrades should be conducted by licensed plumber.

A M D N I N A S

1. Service Line: Plastic
 2. Main Water Shutoff: Basement
 3. Water Lines: Copper
 4. Drain Pipes: Cast iron, PVC
 5. Service Caps: Removed - With the installation of basement bar sink drain. Clean out cap has been removed to accommodate the bar sink drain. A licensed plumber is recommended to evaluate and estimate repairs.



6. Vent Pipes: Galvanized, Cast iron, PVC
 7. Well Pump: Submersible - Not observable. Functioning at time of inspection.
 8. Pressure Tank: Well-x-trol



Plumbing (Continued)

- 9. Water Softening System: Not present - Not typically inspected in association with residential home inspection. Recommend annual service of all softening system components by qualified service contractor.
- 10. Water Filter: Not present - Not typically inspected in association with residential home inspection. Recommend annual service of all softening system components by qualified service contractor.
- 11. Drainage Ejector Pump: Not present
- 12. Gas Service Lines: Copper, Propane
- 13. Additional comments Plumbing system - The majority of the plumbing system including supply pipes and drain pipes is not observable due to finished walls, ceilings and floors.

Basement Water Heater

- 14. Water Heater Operation: Functional at time of inspection
- 15. Manufacturer: State Select



- 16. Model Number: ES680DORT Serial Number: 0916A023541
- 17. Type: Electric Capacity: 80 gallons
- 18. Approximate Age: 2009, 7 Years Area Served: Whole house
- 19. Flue Pipe: Not present
- 20. TPRV and Drain Tube: Copper
- 21. Vacuum Relief Valve Brass
- 22. Repair, Replace, Retro-fit or Upgrade: All components in above category Plumbing with a Safety, Defective or Marginal rating should be reviewed by a licensed plumbing contractor familiar with the type of components and/or system. Review should include evaluation and estimate of repair.

Bathroom

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report. Cracks in grouting of ceramic tile joints are common due to normal shrinkage. Re-grouting of these cracks is the responsibility of the home owner during the life of the home. Lack of maintenance will cause water penetration, lifting of tiles and deterioration of floors, plaster, drywall and structural members particularly around tubs and showers.

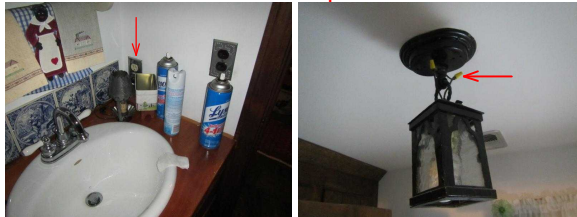
A M D N I N A S

First floor Bathroom

- 1. Closet: Cabinets
- 2. Ceiling: Plaster and/or Sheetrock
- 3. Walls: Plaster and/or Sheetrock
- 4. Floor: Hardwood
- 5. Doors: Interior solid wood
- 6. Windows: Wood double hung

Bathroom (Continued)

7. Electrical: 120 VAC outlets and lighting circuits - **Non-GFCI protected outlet circuit. Recommend GFCI protected circuit be installed. Improperly wired ceiling light fixture. Wire splice is not contained inside of a junction box. A licensed electrician is recommended to evaluate and estimate repairs.**



8. Counter/Cabinet: Wood
 9. Sink/Basin: Molded single bowl
 10. Faucets/Traps: Chrome faucet and PVC trap
 11. Tub/Surround: Not present
 12. Shower/Surround: Not present
 13. Spa Tub/Surround: Not present
 14. Toilets: 3-5 Gallon Tank
 15. HVAC Source: Convection baseboard
 16. Ventilation: Electric ventilation fan, Window - **Exhaust fan fails to operate. A licensed electrician is recommended to evaluate and estimate repairs.**

Second floor hallway Bathroom

17. Closet: Cabinet shelving
 18. Closet: Hall linen closet
 19. Ceiling: Plaster and/or Sheetrock
 20. Walls: Ceramic tile, Wallpaper
 21. Floor: Ceramic tile
 22. Doors: Interior solid wood
 23. Windows: Wood double hung
 24. Electrical: 120 VAC GFCI outlets and 120 VAC lighting circuits
 25. Counter/Cabinet: Ceramic tile and wood
 26. Sink/Basin: Molded single bowl
 27. Faucets/Traps: Chrome faucet and PVC trap
 28. Tub/Surround: Metal tub and ceramic tile surround
 29. Shower/Surround: Metal tub and ceramic tile surround - **Shower head leaking at threads. A licensed plumber is recommended to evaluate and estimate repairs.**



30. Spa Tub/Surround: Not present
 31. Toilets: 3 to 5 Gallon Tank - **Recommend update to low flow 1.6 gallon toilets. A licensed plumber is recommended to evaluate and estimate repairs.**
 32. HVAC Source: Convection baseboard

Bathroom (Continued)

33. Ventilation: Electric ventilation fan, Window - **Missing cover plate on fan at ceiling. A licensed electrician is recommended to evaluate and estimate repairs.**



Master bedroom Bathroom

34. Closet: Clothing closet, cabinet shelving
 35. Closet: Cabinet shelving
 36. Ceiling: Plaster and/or Sheetrock
 37. Walls: Ceramic tile, Wallpaper
 38. Floor: Ceramic tile
 39. Doors: Interior solid wood
 40. Windows: Wood double hung
 41. Electrical: 120 VAC outlets and lighting circuits - **Non-GFCI protected outlet circuits. Recommend GFCI protected circuits be installed. A licensed electrician is recommended to evaluate and estimate repairs.**



42. Counter/Cabinet: Wood
 43. Sink/Basin: Molded single bowl
 44. Faucets/Traps: Chrome faucet and PVC trap - **Drain is leaking in the cabinet under the sink. Leak appears limited and very slow. All water leaks should be addressed and repaired as soon as possible to prevent them from becoming a larger issue. A licensed plumber is recommended to evaluate and estimate repairs now.**



45. Tub/Surround: Metal tub and ceramic tile surround
 46. Shower/Surround: Metal tub and ceramic tile surround
 47. Spa Tub/Surround: Not present
 48. Toilets: 3 to 5 Gallon Tank - **Recommend update to low flow 1.6 gallon toilets. A licensed plumber is recommended to evaluate and estimate repairs.**
 49. HVAC Source: Convection baseboard
 50. Ventilation: Electric ventilation fan, Window - **Missing cover plate on fan at ceiling. A licensed electrician is recommended to evaluate and estimate repairs.**



Bathroom (Continued)

51. Additional comments
52. Repair, Replace, Retro-fit or Upgrade: All components in above category Bathroom with a Safety, Defective or Marginal rating should be reviewed by a licensed plumber or specialty contractor familiar with the type of components and/or system. Review should include evaluation and estimate of repair.

Laundry Room/Area

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

A M D N I N A S

- First floor bathroom Laundry Room/Area _____
1. Closet: Cabinet shelving
 2. Ceiling: Plaster and/or Sheetrock
 3. Walls: Plaster and/or Sheetrock
 4. Floor: Hardwood
 5. Doors: Interior solid wood
 6. Windows: Wood double hung
 7. Electrical: 120 VAC outlets and lighting circuits - Non-GFCI protected outlet circuit behind washing machine. Recommend GFCI protected circuit be installed. A licensed electrician is recommended to evaluate and estimate repairs.
 8. Smoke Detector: Not present - Not tested, Fire Marshall to inspect, Certificate of compliance required from home owners at closing.
 9. HVAC Source: Convection baseboard
 10. Laundry Tub: Not present
 11. Laundry Tub Drain: Not present
 12. Washer Hose Bib: Multi-port
 13. Washer and Dryer: Not operated
 14. Dryer Vent: Rigid metal
 15. Dryer Gas Line: Not present - Electric Dryer connection is present.
 16. Washer Drain: Stand pipe to main drain
 17. Floor Drain: Not present
 18. Additional comments Laundry area - Washer/dryer connections viewed visually at time of inspection. Washer/dryer not operated at time of inspection.
 19. Repair, Replace, Retro-fit or Upgrade: All components in above category Laundry room/Area with a Safety, Defective or Marginal rating should be reviewed by a licensed plumber or specialty contractor familiar with the type of components and/or system. Review should include evaluation and estimate of repair.

Electrical

Testing of smoke detectors or alarms, timers, low voltage circuits such as door bells, security, and pet containment systems are beyond the scope of this inspection. Smoke detectors are recommended to be located in each Bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufacturers guidelines or every ten years. All types of re-settable circuit breakers require maintenance. At least once a year it is advisable to switch the breaker off and than on again to prevent seizure also referred to as "freezing". The Commonwealth of Massachusetts requires Smoke Detectors and Carbon Monoxide detectors in all Residences were a fossil fuel source in in use. The seller of the home is required to have the Fire Marshall from the town in which the home is located inspect and issue a certificate of compliance. This certificate of compliance is then transferred to the new buyer at the closing of the property. No closing can take place in Massachusetts with out this certificate of compliance. Actual amperage capacity of service entry cables is not readily determined. No

Electrical (Continued)

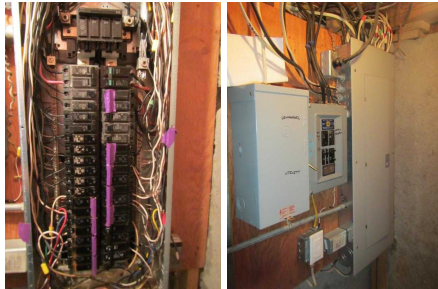
determination is expressed or implied herein. Wiring connections to outlets, switches and fixtures should remain secure. Only a representative number of outlets, switches and fixtures were tested at the time of inspection. All electrical system repairs or upgrades should be conducted by a licensed Electrician.

A M D N I N A S

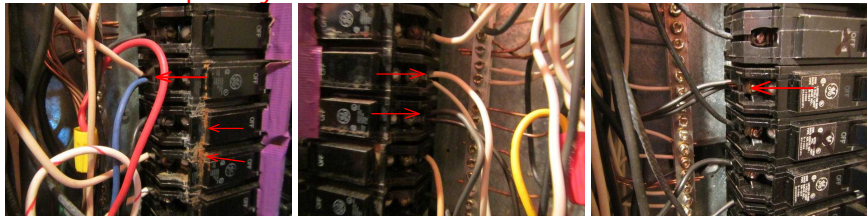
1. Service Size Amps: 200 amp service entry Volts: 120-240 VAC
2. Service: Braided aluminum
3. 120 VAC Branch Circuits: Copper
4. 240 VAC Branch Circuits: Braided aluminum, Copper
5. Aluminum Wiring: Braided wire main service drop, localized circuits
6. Conductor Type: Romex
7. Ground: Plumbing ground, Rod in ground
8. Smoke & Carbon Monoxide Detectors Battery operated smokes, no carbon monoxide detectors - **Not tested, Fire Marshall to inspect, Certificate of compliance required from home owners at closing.**

Basement Electric Panel

9. Manufacturer: General Electric



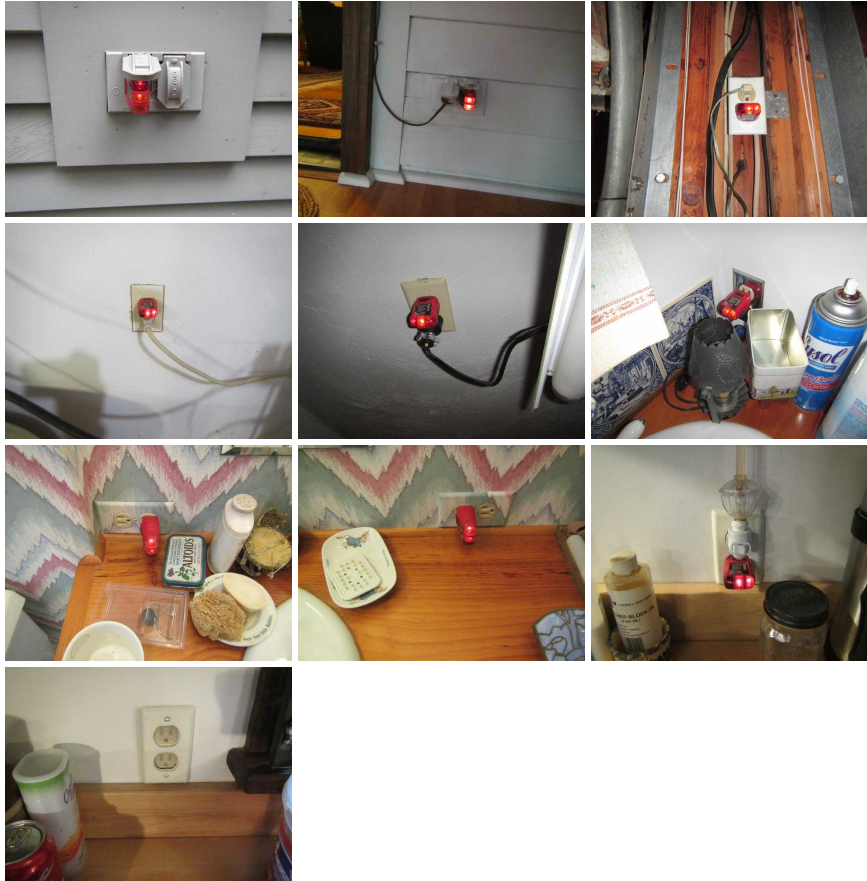
10. Maximum Capacity: 200 Amps
11. Main Breaker Size: 200 Amps
12. Breakers: 40 breakers
13. Fuses: Not present
14. Branch Circuits: 44 branch circuits - **Double tapped service breakers are present inside of the main electrical service panel. Corrosion is present on service breakers. Evaluation and estimate of repair by a licensed electrician is recommended.**



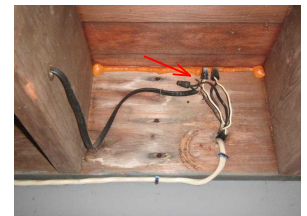
15. AFCI: Not present at panel box
16. GFCI: Not present at panel box
17. GFCI: At GFCI receptacles

Electrical (Continued)

18. GFCI: Not present - Non GFCI protected outlets at exterior front and rear porch. Non GFCI protected outlets at basement shop area. Non GFCI protected outlets at interior of garage. Non GFCI protected outlets at first floor and master bathrooms. Non GFCI protected outlets at kitchen countertops. Non GFCI protected outlets in first floor bathroom at sink and behind washing machine. Evaluation and estimate of repair by a licensed electrician is recommended.



19. Is the panel bonded? Yes No
 20. Wiring to central heatin/cooling Convection baseboards
 21. Outlets Representative number
 22. Switches Representative number
 23. Junction box's Not present - Missing junction box at exterior under porch. Evaluation and estimate of repair by a licensed electrician is recommended.



24. Ceiling fans Porch
 25. Central vacuum system Not present
 26. Door bells Not present

Electrical (Continued)

27. Intercom system Not present

Basement Sub Panel Electric Panel

28. Manufacturer: Square D



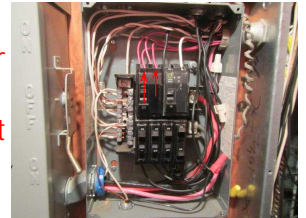
29. Maximum Capacity: 100 Amps

30. Main Breaker Size: 100 Amps

31. Breakers: 9 Service breakers

32. Fuses: Not present

33. Branch Circuits: 11 branch circuits - Double tapped service breakers are present inside of the sub panel. Square D service breakers allow for two branch circuits to be connected to one service breaker. Evaluation and estimate of repair by a licensed electrician is recommended but not required.



34. AFCI: Not present

35. GFCI: Not present

36. Is the panel bonded? Yes No

37. Additional comments Electrical wiring - The majority of electrical wiring through out the home is not observable due to finished walls, ceilings and floors.

38. Additional comments Fire safety - Smoke detectors are recommended to be located in each Bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufacturers guidelines or every ten years. Carbon Monoxide detectors are now required in Massachusetts residential housing where a fossil fuel is in use, one per floor level and within 8 feet of bedroom entry doors. Smoke and Carbon Monoxide detectors are not tested. Fire Marshall to inspect, Certificate of compliance required from home owners.

39. Repair, Replace, Retro-fit or Upgrade: All components in above category Electrical with a Safety, Defective or Marginal rating should be reviewed by a licensed electrician familiar with the type of components and/or system. Review should include evaluation and estimate of repair.

Heating System

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the heating system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy. To determine the condition of heat exchanger, disassembly of the system is required. Heat exchangers are not inspected. For full review of heat exchanger recommend qualified HVAC service contractor. The complexity of fossil fuel heating systems lend themselves to a myriad of failures which are not detectable from a visual inspection. The client should not construe the report as a warranty, expressed or implied. In the event that heating supply ducts, return ducts, water or steam feeder pipes are covered or insulated, no determination of there condition is herein implied. No representation of heat exchanger is herein implied. In the event that the unit is a sealed system, no determination of the interior tubing is herein implied. The Commonwealth of Massachusetts requires the removal of all underground fuel storage tanks located on residential properties.

A M D N I N A S

Individual room electric convection baseboards Heating System

1. Heating System Operation: Functional at time of inspection - **Recommend annual maintenance and cleaning of all heating system components by a qualified service contractor prior to seasonal use.**
2. Manufacturer: Unknown manufacturer
3. Model Number: Not inspected Serial Number: Not inspected
4. Type: Convection baseboard Capacity: Not inspected
5. Area Served: Whole house Approximate Age: Unknown
6. Fuel Type: Electricity
7. Heat Exchanger: Convection element
8. Unable to Inspect: 10%
9. Blower Fan/Filter: Not present
10. Distribution: Convection baseboards
11. Distribution: Convection baseboards - **Fail to operate at the first floor family room.**
12. Circulator: Not present
13. Draft Control: Not present
14. Flue Pipe: Not present
15. Controls: Not present
16. Devices: Not present
17. Humidifier: Not present
18. Thermostats: Individual for each room
19. Fuel Tank: Propane tank - **Propane services gas stove in the kitchen area.**
20. Tank Location: Exterior rear of the house



21. Suspected Asbestos: No
22. Additional comments
23. Repair, Replace, Retro-fit or Upgrade: All components in above category Heating System with a Safety, Defective or Marginal rating should be reviewed by a licensed heating contractor familiar with the type of components and/or system. Review should include evaluation and estimate of repair.

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Living Space

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report. This report does not make any representation as to the condition of replaceable floor coverings such as carpeting, tile, linoleum, laminate or wood flooring etc. which will have to be replaced periodically due to wear..Only the material used are described herein.

A M D N I N A S

First floor right side living room and dinning room Living Space

1. Closet: Front hall coat closet
2. Ceiling: Plaster and/or Sheetrock
3. Walls: Plaster and/or Sheetrock, Wood and Wallpaper
4. Floor: Hardwood
5. Doors: Interior solid wood
6. Windows: Wood double hung
7. Interior stairs Wood stairs with wood handrails
8. Electrical: 120 VAC outlets and lighting circuits
9. HVAC Source: Convection baseboards
10. Smoke Detector: Not present - **Not tested, Fire Marshall to inspect, Certificate of compliance required from home owners at closing.**

First floor left side family room Living Space

11. Closet: Not present
12. Ceiling: Plaster and/or Sheetrock
13. Walls: Wallpaper
14. Floor: Hardwood
15. Doors: Not present
16. Windows: Wood double hung
17. Electrical: 120 VAC outlets
18. HVAC Source: Convection baseboards - **Fail to operate at the time of the inspection. A licensed electrician is recommended to evaluate and estimate repairs.**
19. Smoke Detector: Not present - **Not tested, Fire Marshall to inspect, Certificate of compliance required from home owners at closing.**

First floor mud room Living Space

20. Closet: Not present
21. Ceiling: Plaster and/or Sheetrock
22. Walls: Plaster and/or Sheetrock, Wood
23. Floor: Slate
24. Doors: Interior solid wood
25. Windows: Not present
26. Electrical: 120 VAC outlets and lighting circuits
27. HVAC Source: Convection baseboard
28. Smoke Detector: Not present - **Not tested, Fire Marshall to inspect, Certificate of compliance required from home owners at closing.**

Rear porch Living Space

29. Closet: Not present
30. Ceiling: Wood
31. Walls: Wood

Living Space (Continued)

32. Floor: Laminate
33. Doors: Wood and glass slider at kitchen, Metal and glass sliders at rear steps/stoop, Wood and glass at garage
34. Windows: Fixed glass at sliders - **Failed insulated glass seal at right hand glass panel. Glass is fogged. A qualified contractor is recommended to evaluate and estimate repairs.**
35. Electrical: 120 VAC outlets and lighting circuits - **Non-GFCI protected outlet circuits. Recommend GFCI protected circuit be installed. A licensed electrician is recommended to evaluate and estimate repairs.**
36. HVAC Source: Not present
37. Smoke Detector: Not present
38. Additional comments
39. Repair, Replace, Retro-fit or Upgrade: All components in above category Living Space with a Safety, Defective or Marginal rating should be reviewed by a licensed or specialty contractor familiar with the type of components and/or system. Review should include evaluation and estimate of repair.



Kitchen

Appliances are tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

A M D N I N A S

First floor Kitchen

1. Cooking Appliances: Kitchenaid oven/stove
2. Ventilator: Zephyr
3. Disposal: Kitchenaid
4. Dishwasher: Kitchenaid - **Noisy operation. A qualified appliance contractor is recommended to evaluate and estimate repairs as or if needed.**
5. Air Gap Present? Yes No
6. Trash Compactor: Kitchenaid
7. Refrigerator: Kitchenaid
8. Microwave: Portable counter top model
9. Sink: Composite material

Kitchen (Continued)

10. Sink: Basement bar sink - Improperly terminated into main drain pipe through cleanout trap. Improper type "S" trap under sink. A licensed plumber is recommended to evaluate and estimate repairs.



11. Electrical: 120 VAC outlets and lighting circuits - Non-GFCI protected outlet circuits. Recommend GFCI protected circuit be installed. A licensed electrician is recommended to evaluate and estimate repairs.



12. Plumbing/Fixtures: Chrome faucet and PVC drains
13. Counter Tops: Wood
14. Cabinets: Wood
15. Pantry: Cabinet shelving
16. Ceiling: Plaster, Wood beams
17. Walls: Plaster and/or Sheetrock, wood, Ceramic tile, Brick
18. Floor: Hardwood
19. Doors: Cabinet doors and draws
20. Windows: Wood casement - Right side and rear are stuck and will not open at the time of the inspection. A qualified contractor is recommended to evaluate and estimate repairs.
21. HVAC Source: Gas stove - Not operated at the time of inspection. Recommend review by Town of Harvard Fire Marshall to ensure proper installation and compliance of all fire safety regulations. Recommend check for installation permit. A qualified contractor is recommended to evaluate and estimate repairs as or if needed.
22. HVAC Source: Convection baseboard
23. Additional comments
24. Repair, Replace, Retro-fit or Upgrade: All components in above category kitchen with a Safety, Defective or Marginal rating should be reviewed by a licensed or specialty contractor familiar with the type of components and/or system. Review should include evaluation and estimate of repair.

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Bedroom

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A M D N I N A S

Master bedroom Bedroom

1. Closet: Large x3 - **Improper type incandescent light bulbs installed into closet ceiling light fixture. Recommend replace with cool burning compact florescent or LED type light bulbs.**
2. Ceiling: Plaster and/or Sheetrock
3. Walls: Wallpaper
4. Floor: Hardwood
5. Doors: Interior solid wood
6. Windows: Wood double hung
7. Electrical: 120 VAC outlets
8. HVAC Source: Convection baseboard
9. Smoke Detector: Ceiling mount, Hallway location - **Not tested, Fire Marshall to inspect, Certificate of compliance required from home owners at closing.**

Bedrooms 2,3 and 4 Bedroom

10. Closets: Large - **Improper type incandescent light bulbs installed into closet ceiling light fixture. Recommend replace with cool burning compact florescent or LED type light bulbs.**
11. Ceilings: Plaster and/or Sheetrock
12. Walls: Plaster, Sheetrock, Wallpaper
13. Floors: Hardwood
14. Doors: Interior solid wood
15. Windows: Wood double hung
16. Electrical: 120 VAC outlets
17. HVAC Source: Convection baseboards
18. Smoke Detector: Ceiling mount, Hallway location - **Not tested, Fire Marshall to inspect, Certificate of compliance required from home owners at closing.**
19. Additional comments
20. Repair, Replace, Retro-fit or Upgrade: All components in above category Bedroom with a Safety, Defective or Marginal rating should be reviewed by a licensed or specialty contractor familiar with the type of components and/or system. Review should include evaluation and estimate of repair.

Fireplace/Wood Stove

Commonwealth of Massachusetts does not require the inspection of the interior of chimney flues and liners. Based on visual observations and limited accessibility, complete access and observation of the interior of chimney flues and liners is not possible. It is highly recommended a qualified service contractor inspect, clean and conduct any necessary repairs of all chimney flues and exhaust flues at the home. Building codes require that all fireplace flues be properly lined.

A M D N I N A S

Basement shop area Fireplace

1. Freestanding Stove: Wood burning - **Not operated at time of inspection. Question adequacy of wood stove installation and distance from combustible surfaces. Recommend review by the Town of Harvard Fire Marshall to ensure proper installation and compliance of all fire safety regulations. Recommend check for installation permit.**
2. Fireplace Construction: Not present
3. Type: Wood stove



4. Fireplace Insert: Not present
5. Smoke Chamber: Cast iron wood stove - **The wood stove can and will become super heated and cause burns to any persons that may come in direct contact with the stove. Installation of a safety containment fence or a heat resistant face screen is strongly recommended to prevent direct contact with wood stove. A qualified contractor is recommended to evaluate and estimate repairs.**
6. Flue: Metal stove pipe, chimney flue tile - **Not fully observable. Recommend all chimney flues be inspected, reviewed and cleaned as necessary by qualified service person prior to use with the transfer of ownership of all properties. The National Fire Protection Association (NFPA) recommends annual inspection of all fireplaces, chimneys, and vents.**
7. Damper: Metal
8. Hearth: No hearth present - **Wood stove sits on the concrete floor.**

Basement Fireplace

9. Freestanding Stove: Not present
10. Fireplace Construction: Brick
11. Type: Wood burning



12. Fireplace Insert: Not present
13. Smoke Chamber: Brick
14. Flue: Chimney flue tile - **Not fully observable. Recommend all chimney flues be inspected, reviewed and cleaned as necessary by qualified service person prior to use with the transfer**

Fireplace/Wood Stove (Continued)

Flue: (continued)

of ownership of all properties. The National Fire Protection Association (NFPA) recommends annual inspection of all fireplaces, chimneys, and vents.

15. Damper: Metal

16. Hearth: Brick

kitchen gas stove Fireplace

17. Freestanding Stove: Gas stove - Not operated at the time of inspection. Recommend review by Town of Harvard Fire Marshall to ensure proper installation and compliance of all fire safety regulations. Recommend check for installation permit. A qualified contractor is recommended to evaluate and estimate repairs as or if needed.

18. Fireplace Construction: Brick hearth and walls

19. Type: Gas stove



20. Fireplace Insert: Not present

21. Smoke Chamber: Metal gas stove - The gas stove can and will become super heated and cause burns to any persons that may come in direct contact with the stove. Installation of a safety containment fence or a heat resistant face screen is strongly recommended to prevent direct contact with wood stove. A qualified contractor is recommended to evaluate and estimate repairs.

22. Flue: Metal stove pipe, chimney flue tile - Not fully observable. Recommend all chimney flues be inspected, reviewed and cleaned as necessary by qualified service person prior to use with the transfer of ownership of all properties. The National Fire Protection Association (NFPA) recommends annual inspection of all fireplaces, chimneys, and vents.

23. Damper: Not present

24. Hearth: Brick

Right side living room fireplace Fireplace

25. Freestanding Stove: Not present

26. Fireplace Construction: Brick

27. Type: Wood burning



28. Fireplace Insert: Not present

29. Smoke Chamber: Brick

30. Flue: Chimney flue tile - Not observable. Recommend all chimney flues be inspected, reviewed and cleaned as necessary by qualified service person prior to use with the transfer

Fireplace/Wood Stove (Continued)

Flue: (continued)

of ownership of all properties. The National Fire Protection Association (NFPA) recommends annual inspection of all fireplaces, chimneys, and vents.

31. Damper: Not observable

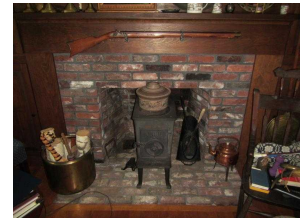
32. Hearth: Brick

Left side family room Fireplace

33. Freestanding Stove: Wood burning - Not operated at time of inspection. Question adequacy of wood stove installation and distance from combustible surfaces. Recommend review by the Town of Harvard Fire Marshall to ensure proper installation and compliance of all fire safety regulations. Recommend check for installation permit.

34. Fireplace Construction: Brick

35. Type: Originally wood burning



36. Fireplace Insert: Wood Stove - The wood stove can and will become super heated and cause burns to any persons that may come in direct contact with the stove. Installation of a safety containment fence or a heat resistant face screen is strongly recommended to prevent direct contact with wood stove. A qualified contractor is recommended to evaluate and estimate repairs.

37. Smoke Chamber: Cast iron wood stove

38. Flue: Chimney flue tile - Not observable. Recommend all chimney flues be inspected, reviewed and cleaned as necessary by qualified service person prior to use with the transfer of ownership of all properties. The National Fire Protection Association (NFPA) recommends annual inspection of all fireplaces, chimneys, and vents.

39. Damper: Not observable with the installation of wood stove and flue pipe

40. Hearth: Brick

41. Additional comments Fireplaces and flues, Wood stoves and flues - Fireplaces/wood stoves/pellet stoves/Gas stoves are not operated at time of inspection. Recommend review by Town of Harvard Fire Marshall and/or a qualified service contractor for cleaning and to ensure proper draft and venting prior to use.

42. Repair, Replace, Retro-fit or Upgrade: All components in above category Fireplace/Wood Stove with a Safety, Defective or Marginal rating should be reviewed by a licensed or specialty contractor familiar with the type of components and/or system. Review should include evaluation and estimate of repair.

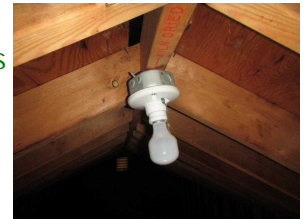
Attic

The inspector shall enter readily accessible under floor crawl spaces and attic spaces only after safe access is provided by the owner and or client EXCEPT when access is obstructed, when entry could damage to the property, or when dangerous or adverse situations are suspected by the inspector. Complete visual access to crawl space and/or attic and associated components is not possible due to potential safety issues, obstructions, inaccessibility, insulation and/or items stored.

A M D N I N A S

Main attic above the dwelling Attic

1. Method of Inspection: From the attic pull down stairs, From inside the attic
2. Unable to Inspect: 40% - Due to limited access and entry. Limited flooring or cat walk present.
3. Roof Framing: Rafters, ridge board, knee wall supports and ceiling joists
4. Sheathing: Plywood
5. Flooring: Partial wood flooring
6. Ventilation: Gable, ridge and soffit vents
7. Insulation: Fiberglass
8. Insulation Depth: Not measured
9. Vapor Barrier: Paper backing on fiberglass
10. Attic Fan: Not present
11. House Fan: Not present
12. Wiring/Lighting: 120 VAC lighting circuit - Light fixture pull chain fails to operate. Evaluation and estimate of repair by a licensed electrician is recommended.
13. Moisture Penetration: No moisture present at the time of inspection
14. Bathroom Fan Venting: Roof vented
15. Additional comments Attic space - Attic viewed from pull down stairs. Attic viewed from wood flooring. Attic viewed with high power LED flash-lite. Attic viewed with daylight through vents.



16. Repair, Replace, Retro-fit or Upgrade: All components in above category Attic with a Safety, Defective or Marginal rating should be reviewed by a licensed or specialty contractor familiar with the type of components and/or system. Review should include evaluation and estimate of repair.

Attic (Continued)

Final Comments

Home inspector recommends to prioritize all safety issues followed by defective and marginal issues. Repairs should be conducted by qualified service contractors familiar and experienced in the type of components and/or systems.

Home orientation front, rear, left and right is derived looking at the dwelling from the front entry door.

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Additional Comments: Throughout the report - All defects or conditions listed that exist at the time of inspection should be reviewed and repaired by specialty contractors familiar with the type of components and/or systems.

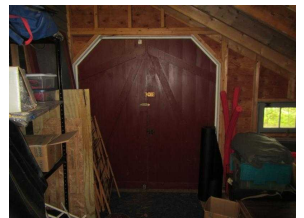
Exterior Surface and Components

2. Storm Doors: Front main entry wood, Left rear wood and glass at kitchen and porch - Missing hydraulic closures, missing safety Chains. A qualified contractor is recommended to evaluate and estimate repairs.
3. Hose Bibs: Front, Rear - Shut off at interior/not operated. Missing anti-siphon valves. A licensed plumber is recommended to evaluate and estimate repairs.
4. Additional comments Exterior of dwelling - Evidence of birds nest under rear porch at the time of inspection. Recommend a licensed pest control company inspect and remove nests.



Garage/Carport

5. Left side Garage Door Operation: Mechanized - Left hand overhead door lift fails to operate at the time of the inspection. A qualified contractor is recommended to evaluate and estimate repairs.
6. Left side Garage Service Doors: Left side wood barn doors at shed - Fail to operate at the time of the inspection. Doors are stuck and will not open. A qualified contractor is recommended to evaluate and estimate repairs.



Defective Summary (Continued)

7. Left side Garage Additional comments Garage interior - Evidence of past or present rodent activity (mice). Recommend a licensed pest control company for seasonal treatment.

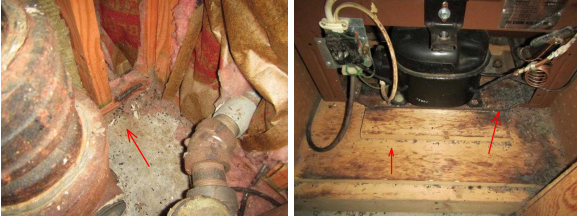


Outbuilding

8. Rear attached shed behind garage Outbuilding Doors: Left side barn doors - Fail to operate at the time of the inspection. Doors are stuck and will not open. A qualified contractor is recommended to evaluate and estimate repairs.

Basement

9. Main basement under the dwelling Basement Additional comments Basement area - Evidence of past and/or present rodent activity (mice) at the time of inspection, recommend further review by a licensed pest control company for seasonal treatment as needed.



Plumbing

10. Service Caps: Removed - With the installation of basement bar sink drain. Clean out cap has been removed to accommodate the bar sink drain. A licensed plumber is recommended to evaluate and estimate repairs.



Bathroom

11. First floor Bathroom Ventilation: Electric ventilation fan, Window - Exhaust fan fails to operate. A licensed electrician is recommended to evaluate and estimate repairs.
12. Master bedroom Bathroom Faucets/Traps: Chrome faucet and PVC trap - Drain is leaking in the cabinet under the sink. Leak appears limited and very slow. All water leaks should be addressed and repaired as soon as possible to prevent them from becoming a larger issue. A licensed plumber is recommended to evaluate and estimate repairs now.



Heating System

13. Individual room electric convection baseboards Heating System Distribution: Convection baseboards - Fail to operate at the first floor family room.

Defective Summary (Continued)

Living Space

14. First floor left side family room Living Space HVAC Source: Convection baseboards - **Fail to operate at the time of the inspection. A licensed electrician is recommended to evaluate and estimate repairs.**

Kitchen

15. First floor Kitchen Sink: Basement bar sink - **Improperly terminated into main drain pipe through cleanout trap. Improper type "S" trap under sink. A licensed plumber is recommended to evaluate and estimate repairs.**



Attic

16. Main attic above the dwelling Attic Wiring/Lighting: 120 VAC lighting circuit - **Light fixture pull chain fails to operate. Evaluation and estimate of repair by a licensed electrician is recommended.**



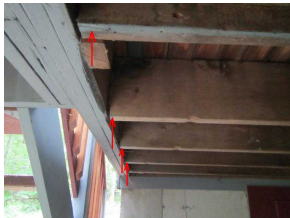
Safety Hazard Summary

Lots and Grounds

1. Steps/Stoops: Rear stone at retaining wall - **Missing handrails and balusters. Missing graspable handrails. A qualified contractor is recommended to evaluate and estimate repairs.**



2. Porch: Rear three season porch - **Missing platform (stoop) at left hand sliding glass door. Missing lag bolts at ledger board. Missing joist hangers at ledger boards. A qualified contractor is recommended to evaluate and estimate repairs.**



Roof

3. Electrical Mast: Surface mount left side of dwelling - **Remove tree branches that are in contact with service entry cable.**

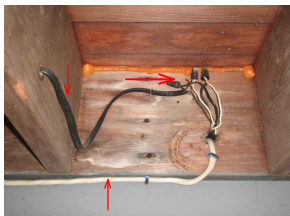


Exterior Surface and Components

4. Entry Doors: Left rear metal and glass sliders at porch - **Missing platform (stoop). A qualified contractor is recommended to evaluate and estimate repairs now.**



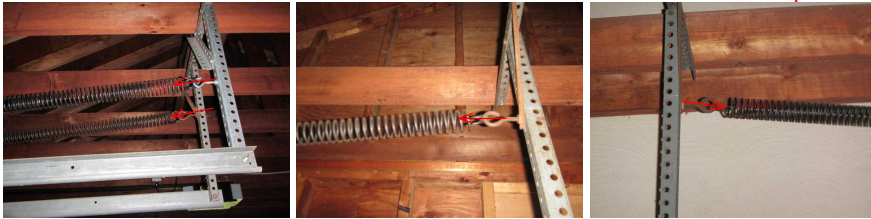
5. Exterior Electric Outlets: 120 VAC receptacles - **Improperly wired at front outlet. Non-GFCI protected outlet circuits exterior front and rear porch. Recommend GFCI protected outlet circuits be installed. Improper wiring under rear porch, open splice is not contained inside of a junction box. All exterior wiring should be contained inside of conduit pipe. Evaluation and estimate of repair by a licensed electrician is recommended.**



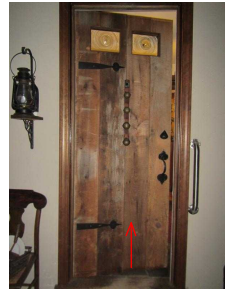
Safety Hazard Summary (Continued)

Garage/Carport

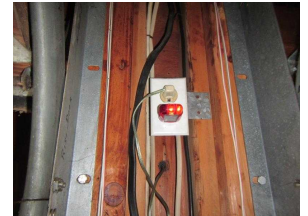
6. Left side Garage Garage Doors: Hardboard - **Missing safety cables at overhead door springs. A qualified contractor is recommended for evaluation and estimate of repair.**



7. Left side Garage Service Doors: Wood at house entry to mud room - **Recommend check with Town of Harvard Fire Marshall that the entry doors to the house mud room area meet all fire safety regulations. A qualified contractor is recommended to evaluate and estimate repairs as or if needed.**



8. Left side Garage Electrical: 120 VAC GFCI outlets and 120 VAC lighting circuits - **Non-GFCI protected outlet circuits right inside wall against laundry room and front between overhead doors. Recommend GFCI protected circuit be installed. A licensed electrician is recommended to evaluate and estimate repairs.**



9. Left side Garage Smoke Detector: Not present - **Not tested, Fire Marshall to inspect, Certificate of compliance required from home owners at closing.**

Outbuilding

10. Under kitchen Outbuilding Ceiling: Plaster and/or Sheetrock - **Home inspector questions the fire rating of the ceiling in this shed/storage area as there is a gasoline powered lawn mower stored on this area. This shed/storage area directly under the kitchen must meet all fire safety regulations in order to store fuel in it. Home inspector recommend review by the Town of Harvard Fire Marshall to ensure all fire safety regulations are being met. A qualified contractor is recommended to evaluate and estimate repairs as or if needed.**

Basement

11. Main basement under the dwelling Basement Smoke Detector: Wall mount shop room - **Not tested, Fire Marshall to inspect, Certificate of compliance required from home owners at closing.**
12. Main basement under the dwelling Basement HVAC Source: Wood stove - **Not operated at the time of inspection. Question adequacy of wood stove installation and distance from combustible surfaces. Recommend review by Town of Harvard Fire Marshall to ensure proper installation and compliance of all fire safety regulations. Recommend check for installation permit. A qualified contractor is recommended to evaluate and estimate repairs as or if needed.**

Safety Hazard Summary (Continued)

Bathroom

13. First floor Bathroom Electrical: 120 VAC outlets and lighting circuits - **Non-GFCI protected outlet circuit. Recommend GFCI protected circuit be installed. Improperly wired ceiling light fixture. Wire splice is not contained inside of a junction box. A licensed electrician is recommended to evaluate and estimate repairs.**



14. Master bedroom Bathroom Electrical: 120 VAC outlets and lighting circuits - **Non-GFCI protected outlet circuits. Recommend GFCI protected circuits be installed. A licensed electrician is recommended to evaluate and estimate repairs.**

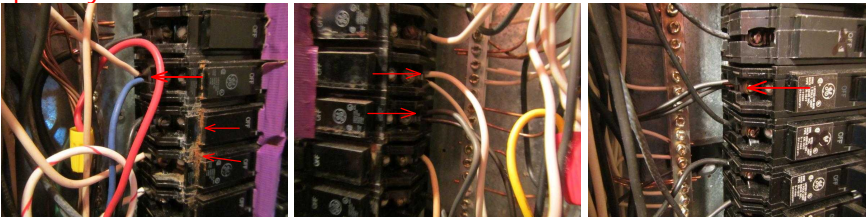


Laundry Room/Area

15. First floor bathroom Laundry Room/Area Electrical: 120 VAC outlets and lighting circuits - **Non-GFCI protected outlet circuit behind washing machine. Recommend GFCI protected circuit be installed. A licensed electrician is recommended to evaluate and estimate repairs.**
16. First floor bathroom Laundry Room/Area Smoke Detector: Not present - **Not tested, Fire Marshall to inspect, Certificate of compliance required from home owners at closing.**

Electrical

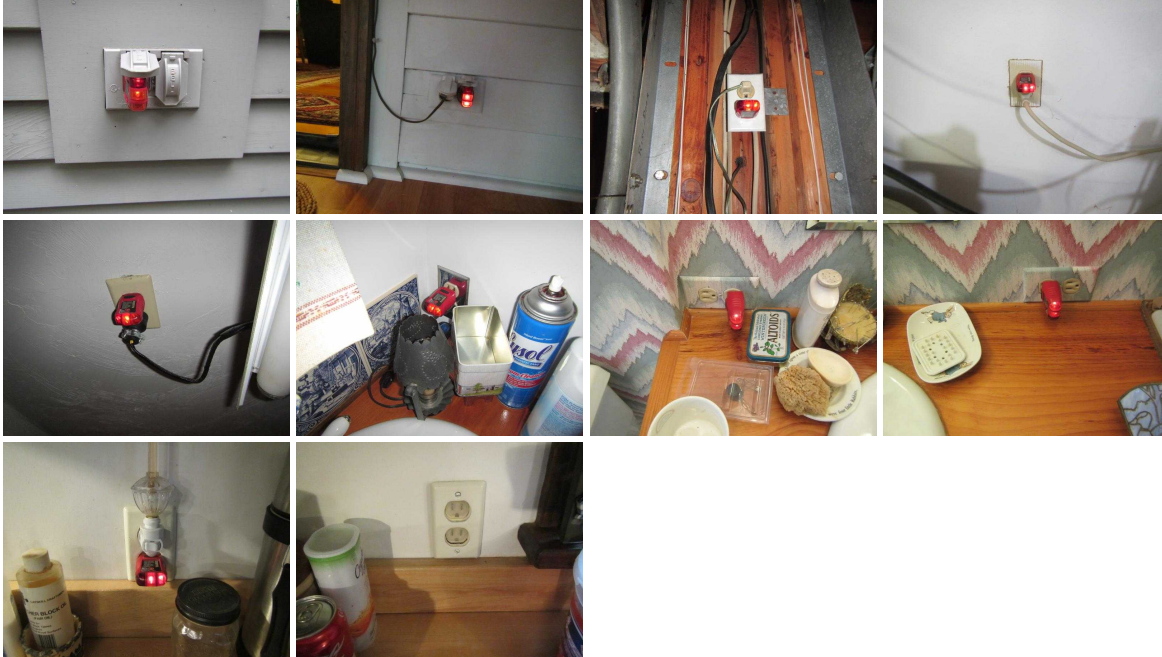
17. Smoke & Carbon Monoxide Detectors Battery operated smokes, no carbon monoxide detectors - **Not tested, Fire Marshall to inspect, Certificate of compliance required from home owners at closing.**
18. Basement Electric Panel Branch Circuits: 44 branch circuits - **Double tapped service breakers are present inside of the main electrical service panel. Corrosion is present on service breakers. Evaluation and estimate of repair by a licensed electrician is recommended.**



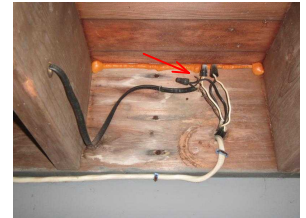
19. Basement Electric Panel GFCI: Not present - **Non GFCI protected outlets at exterior front and rear porch. Non GFCI protected outlets at basement shop area. Non GFCI protected outlets at interior of garage. Non GFCI protected outlets at first floor and master bathrooms. Non GFCI protected outlets at kitchen countertops. Non GFCI protected outlets in first floor bathroom at sink and behind washing machine. Evaluation and estimate of repair by a licensed electrician is recommended.**

Electrical (Continued)

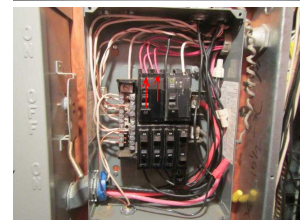
GFCI: (continued)



20. Basement Electric Panel Junction box's Not present - **Missing junction box at exterior under porch. Evaluation and estimate of repair by a licensed electrician is recommended.**



21. Basement Sub Panel Electric Panel Branch Circuits: 11 branch circuits - **Double tapped service breakers are present inside of the sub panel. Square D service breakers allow for two branch circuits to be connected to one service breaker. Evaluation and estimate of repair by a licensed electrician is recommended but not required.**



22. Basement Sub Panel Electric Panel Additional comments Fire safety - **Smoke detectors are recommended to be located in each Bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufacturers guidelines or every ten years. Carbon Monoxide detectors are now required in Massachusetts residential housing where a fossil fuel is in use, one per floor level and within 8 feet of bedroom entry doors. Smoke and Carbon Monoxide detectors are not tested. Fire Marshall to inspect, Certificate of compliance required from home owners.**

Living Space

23. First floor right side living room and dining room Living Space Smoke Detector: Not present - **Not tested, Fire Marshall to inspect, Certificate of compliance required from home owners at closing.**
24. First floor left side family room Living Space Smoke Detector: Not present - **Not tested, Fire Marshall to inspect, Certificate of compliance required from home owners at closing.**

Safety Hazard Summary (Continued)

25. First floor mud room Living Space Smoke Detector: Not present - **Not tested, Fire Marshall to inspect, Certificate of compliance required from home owners at closing.**
26. Rear porch Living Space Electrical: 120 VAC outlets and lighting circuits - **Non-GFCI protected outlet circuits. Recommend GFCI protected circuit be installed. A licensed electrician is recommended to evaluate and estimate repairs.**



Kitchen

27. First floor Kitchen Electrical: 120 VAC outlets and lighting circuits - **Non-GFCI protected outlet circuits. Recommend GFCI protected circuit be installed. A licensed electrician is recommended to evaluate and estimate repairs.**



28. First floor Kitchen HVAC Source: Gas stove - **Not operated at the time of inspection. Recommend review by Town of Harvard Fire Marshall to ensure proper installation and compliance of all fire safety regulations. Recommend check for installation permit. A qualified contractor is recommended to evaluate and estimate repairs as or if needed.**

Bedroom

29. Master bedroom Bedroom Closet: Large x3 - **Improper type incandescent light bulbs installed into closet ceiling light fixture. Recommend replace with cool burning compact florescent or LED type light bulbs.**
30. Master bedroom Bedroom Smoke Detector: Ceiling mount, Hallway location - **Not tested, Fire Marshall to inspect, Certificate of compliance required from home owners at closing.**
31. Bedrooms 2,3 and 4 Bedroom Closets: Large - **Improper type incandescent light bulbs installed into closet ceiling light fixture. Recommend replace with cool burning compact florescent or LED type light bulbs.**
32. Bedrooms 2,3 and 4 Bedroom Smoke Detector: Ceiling mount, Hallway location - **Not tested, Fire Marshall to inspect, Certificate of compliance required from home owners at closing.**

Fireplace/Wood Stove

33. Basement shop area Fireplace Freestanding Stove: Wood burning - **Not operated at time of inspection. Question adequacy of wood stove installation and distance from combustible surfaces. Recommend review by the Town of Harvard Fire Marshall to ensure proper installation and compliance of all fire safety regulations. Recommend check for installation permit.**
34. Basement shop area Fireplace Smoke Chamber: Cast iron wood stove - **The wood stove can and will become super heated and cause burns to any persons that may come in direct contact with the stove. Installation of a safety containment fence or a heat resistant face screen is strongly recommended to prevent direct contact with wood stove. A qualified contractor is recommended to evaluate and estimate repairs.**

Safety Hazard Summary (Continued)

35. Basement Fireplace Flue: Chimney flue tile - Not fully observable. Recommend all chimney flues be inspected, reviewed and cleaned as necessary by qualified service person prior to use with the transfer of ownership of all properties. The National Fire Protection Association (NFPA) recommends annual inspection of all fireplaces, chimneys, and vents.
36. kitchen gas stove Fireplace Freestanding Stove: Gas stove - Not operated at the time of inspection. Recommend review by Town of Harvard Fire Marshall to ensure proper installation and compliance of all fire safety regulations. Recommend check for installation permit. A qualified contractor is recommended to evaluate and estimate repairs as or if needed.
37. kitchen gas stove Fireplace Smoke Chamber: Metal gas stove - The gas stove can and will become super heated and cause burns to any persons that may come in direct contact with the stove. Installation of a safety containment fence or a heat resistant face screen is strongly recommended to prevent direct contact with wood stove. A qualified contractor is recommended to evaluate and estimate repairs.
38. kitchen gas stove Fireplace Flue: Metal stove pipe, chimney flue tile - Not fully observable. Recommend all chimney flues be inspected, reviewed and cleaned as necessary by qualified service person prior to use with the transfer of ownership of all properties. The National Fire Protection Association (NFPA) recommends annual inspection of all fireplaces, chimneys, and vents.
39. Right side living room fireplace Fireplace Flue: Chimney flue tile - Not observable. Recommend all chimney flues be inspected, reviewed and cleaned as necessary by qualified service person prior to use with the transfer of ownership of all properties. The National Fire Protection Association (NFPA) recommends annual inspection of all fireplaces, chimneys, and vents.
40. Left side family room Fireplace Freestanding Stove: Wood burning - Not operated at time of inspection. Question adequacy of wood stove installation and distance from combustible surfaces. Recommend review by the Town of Harvard Fire Marshall to ensure proper installation and compliance of all fire safety regulations. Recommend check for installation permit.
41. Left side family room Fireplace Fireplace Insert: Wood Stove - The wood stove can and will become super heated and cause burns to any persons that may come in direct contact with the stove. Installation of a safety containment fence or a heat resistant face screen is strongly recommended to prevent direct contact with wood stove. A qualified contractor is recommended to evaluate and estimate repairs.
42. Left side family room Fireplace Flue: Chimney flue tile - Not observable. Recommend all chimney flues be inspected, reviewed and cleaned as necessary by qualified service person prior to use with the transfer of ownership of all properties. The National Fire Protection Association (NFPA) recommends annual inspection of all fireplaces, chimneys, and vents.
43. Left side family room Fireplace Additional comments Fireplaces and flues, Wood stoves and flues - Fireplaces/wood stoves/pellet stoves/Gas stoves are not operated at time of inspection. Recommend review by Town of Harvard Fire Marshall and/or a qualified service contractor for cleaning and to ensure proper draft and venting prior to use.