

Home / Building Inspection Report

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MA Home Inspector License # 801

NH Home Inspector License # 405

Report prepared for: John Doe

Property address: 123 Main St, Somewhere, MA, 012345

Date of Inspection: 10/20/2020

On site start time of inspection: 9:30 A.M.

On site finish time of inspection: 1:30 P.M.

Approx. year building constructed: 1881.

Property type: Two family, Victorian colonial.



The report contained herein is solely for the use and benefit of the client and is not to be relied upon by any third party. Terms and conditions of the report are contained in a separate Pre-Inspection Agreement. The report substantially conforms to the Massachusetts Home Inspectors Standards of Practice (SOP's). <https://www.mass.gov/doc/266-cmr-6-standards-of-practice/download>.

LIMITATIONS OF INSPECTION / MISC

Living areas had finished walls and ceilings. Stored items and furniture prevented full access / viewing. No attic / roof cavity access. Crawl space was partially inaccessible. Basement area had finished walls and ceilings. Further limitations can be viewed at: <https://www.mass.gov/doc/266-cmr-6-standards-of-practice/download>

Present at time of inspection: Clients and real estate agents.

Weather conditions at time of inspection: It was overcast, temperature at start of inspection was 46 degrees F.

Weather conditions previous night / day of inspection: Dry.

Building / main entry orientation to North: Southwest.

(Approx. based on compass true North reading.)

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ABOUT THIS REPORT

The perfect inspection would discover everything wrong and accurately predict when things would fail. The time and expense of hiring and scheduling experts in the fields of structural engineering, heating, electrical, plumbing, roofing, masonry, pests and insects, codes, environmental hazards, etc., would require weeks of appointments and several thousand dollars.

This report is only a snapshot of the property inspected earlier today. Major house component headings are listed in bold large type with sub-components listed underneath. The observed conditions are plainly stated. The statement of condition for any item is based only on the **visible / exposed** portion of it. The report does not pass or fail a home / building, nor gives it an overall rating. Explanations are given for problem conditions / items found, except for self-explanatory items.

If the property owner or a representative of the owner has made a statement/s pertaining to some situation / condition regarding the property, those statements may be incorporated into this report. Photos included with this report include some but not all defects uncovered. Determining ages of items / components is not required under MA SOP's. The inspection and / or report might comment on an item / issue not required to be reported on under the MA SOP's, however, doing so does not extend our responsibility / liability to other items / issues not required to be reported on under the MA SOP's.

DEFINITIONS FOR USE IN THIS REPORT:

Appeared Functional --The item appeared to be performing its intended function (i.e. the hot water heater heats water, the roof keeps water from seeping into the house, etc.) This term should not be taken to mean that the item is in excellent / good or "like new" condition.

Appeared Functional Except --There was a deficiency or defect that may or was impairing or adversely affecting the item, or there was a limiting factor in inspecting the item. A qualifying remark will be written next to the particular item.

Investigate Further --These are conditions or situations *that in the opinion of the inspector*, appear to warrant further investigation, or require additional information. This includes conditions that require destructive inspection, engineering, research, or analysis beyond the scope of a visual home / building inspection.

BASEMENT & STRUCTURAL COMPONENTS

Main Foundation Type: ----- Fieldstone. Main Basement Type: -----Full and small crawl space.
Support Column Type: -----Granite. Main Beam / Girder Type: -----Not visible.
Floor System Type:----- Wood joists.
Sub Floor Type:----- Wood.
Basement Floor Type: ----- Concrete, dirt & wood.
Basement Crawl Spaces:¹ -- Viewed only from access opening.

OBSERVED CONDITION:

Exposed Foundation:² ----- Appeared functional except; Limited interior observations.

Exposed Sills:----- Appeared functional except; Not fully visible.

Exposed Beams / Girders: -- Appeared functional except; Not fully visible.

Exposed Support Columns: - Appeared functional except; Not all visible.

Exposed Floor Joists: -----Appeared functional except; Not all visible.

Exposed Sub Floor: ----- Appeared functional except; Not all visible.

Exposed Wood Walls:----- Appeared functional except; Some water damage noted at bottom of wall at exterior door.

Exposed Basement Floor: --- Appeared functional except; Not all visible. Lack of a vapor barrier over the dirt crawl floor noted.

Chimney/s Basement:----- Not visible.

Interior Basement Stairs: ---- Appeared functional.

Exterior Basement Door: ---- Appeared functional except; Evidence of water seepage at the bottom of door noted.

Basement Windows: ----- Appeared functional except; Old / worn. Broken glass pane found.

Presence Of Dehumidifier:--- No.

Presence Of Sump Pump/s:- None found.

Evidence Of Past / Present

Water In Basement?¹ ----- No major evidence found except; Water stains were observed at the bottom of a finished wall in a basement utility room (next to garage.)

¹ Crawlspaces are only entered after safe access is provided by the owner or client: Exceptions: Crawlspaces are not entered if entry could damage the property, if the continuous head clearance is less than 3 feet, if water or mud is present or has other conditions that may adversely affect the health or safety of the inspector.

² The depth of the foundation below grade, and whether a proper footing exists, in most cases cannot be ascertained.

COMMENTS:

Suspected asbestos containing material was observed wrapped around an old (abandoned) heating pipe in the crawlspace. (The finished basement may be covering / concealing other abandoned pipes that could have the same insulation on them.) Identification of asbestos requires laboratory analysis that is outside the scope of a Home Inspection. If the material is damaged the fibers can be released and can mix with the dust and remain in the basement area for an indefinite period of time. In most cases the type of material observed on heating pipes such as these is identified as containing asbestos. <http://ablehomeinspection.com/asbestos.html>



The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report. If asbestos fibers are inhaled or swallowed, they can have serious effects on your health, which may not appear until 15 or more years later. Asbestos can cause asbestosis, a scarring of the lungs that leads to breathing problems and heart failure. It can also cause cancer of the lungs and mesothelioma, a rare cancer of the chest or abdomen lining. Special regulations exist for the removal and disposal of asbestos. The Inspector recommends that the client obtain the booklet "Asbestos in the Home" published by the U.S. Consumer Products Safety Commission. The EPA # is 800-368-5888. <http://www.epa.gov/iaq/asbestos.html>

Most older stone foundations exhibit some degree of deterioration. Loose stones and dried out mortar are commonly found conditions. In most cases the overall structural integrity is not adversely affected by a few loose stone or dried out mortar. A large number of loose stones with soil and water penetration coming through the joints would be more of a concern. Bowed in or bowed out sections would be a greater concern. An old foundation of this type is inherently porous by nature. Even with responsible exterior drainage control measures, seasonal water infiltration is to be expected. You should maintain the grading and the downspouts so that water is directed away from the foundation. Storage within the basement should be done with precaution and the basement should be monitored for water infiltration during rain cycles. Corner stones often exhibit signs of movement requiring masonry repairs. Foundations of this type have weak lateral stability and may exhibit bulging inward problems symptomatic of frost damage. Foundations of this type provide sheltered access for wood boring insects. Voids between stones provide easy access for rodents. Foundations of this type require seasonal monitoring and inspection for eroded mortar joints, loose or missing stones, settlement and frost movement. A common cause of foundation movement is from roof water discharge and poor yard drainage.

³ While this inspection may report on evidence of past water penetration into the basement or a lack of it, it is not possible to predict if water seepage will occur again and it is not always possible to determine the source of the water. If evidence of past water is found, the owner should be questioned about the source. Recent paint jobs or remodeling can hide evidence of past water seepage.

Finished rooms in older basements used to be unusual. They are prone to water seepage and they present a greater risk of termite entry into the home. The untreated wood studs are likely close to openings that exist in the basement floor and foundation walls. The termite species around this part of the country lives in the soil and feed on cellulose (wood). Unseen termite penetration is not unusual in homes with finished basements (whether the basement is old or newer.) Mold growth on the wood studs or drywall paper or wood paneling or wood trim is also a high risk potential.

Rodent droppings were observed in the small basement crawl space. A professional pest control operator should be contracted. Rodent poison was also found.

<https://www.ablehomeinspection.com/photo-chewed-circuit/>

http://www.health.state.ny.us/diseases/communicable/hantavirus/fact_sheet.htm



The suspect mold observed around the crawlspace access is an indication of excessive moisture levels in the crawl space. There was no vapor barrier observed over the dirt floor. The installation of a vapor barrier is recommended. 6 mil plastic overlapped a foot and weighted down with stones or bricks would be one method, another method can be found here: <http://neutocrete.com/>

Recommend using a dehumidifier set at a 50% relative humidity level in the basement.

<https://www.epa.gov/mold>

<http://www.moldtestingma.com/>

Mold, one type of fungus, is different from plants, animals and bacteria. Molds are decomposers of dead organic material such as leaves, wood and plants. Molds sometimes can infect living plants and animals. The spores and hair-like bodies of individual mold colonies are too small for us to see without a microscope. Without water mold cannot grow. Mold also needs food, oxygen and a temperature between 40 degrees and 100 degrees F. Since mold decomposes dead organic (once living) material it can grow on wood, the paper facing on gypsum board (drywall) and other materials made from wood. Molds secrete digestive fluids that decompose the substrate, making nutrients available. While mold cannot get nutrients from inorganic material such as concrete, glass and metal, it can grow on the dirt present on these surfaces. Some molds can get moisture from the air when the air is very damp, that is when the relative humidity is above 80%.

Mold can also make spores that are like very small seeds. Spores can survive conditions that are too sunny, hot, cold, dry or wet for mold to grow. In addition, mold can damage or destroy building materials such as the wood or gypsum board in our homes / buildings. Exposure to mold can cause allergy in susceptible people, but we don't know how much exposure is necessary to start the development of allergy. If you have asthma, exposure to mold can cause an asthma attack or make your chronic asthma get worse. Only a few molds seem to be able to sometimes cause an infection in healthy people; fortunately these molds do not usually grow in buildings. However, people with a suppressed immune system are much more susceptible to fungal (mold) infections and many of these fungi do grow in wet buildings. Individuals with AIDS, certain types of cancer and those with organ (heart, kidney) transplants on certain drugs are much more susceptible to fungal infections.



Broken glass pane at left side basement window



Evidence of minor water seepage found at rear basement door



Water stain found on basement utility room wall next to garage.

CENTRAL HEATING SYSTEM

Type/s: ----- Forced hot air.
Fuel/s:¹ ----- Natural gas.
Estimated Age Of Heating Plant/s: ----- 14 years old.
Estimated Age Of Burner/s: ----- 14 years old.
Heating System Chimney Type/s: ----- None, side & roof vented.
Did Heating Plant/s Respond To Thermostat Controls:? -----Yes.
(Thermostat/s must be operated by owner or agent.)
Presence Of Installed Heat Source In Each Habitable Room:? -----Yes.
Distribution Ducts / Pipe Type/s: ----- Sheetmetal and fiberglass.

OBSERVED CONDITION:

Heating Plant/s:² ----- Appeared functional.
Blower / Motor/s:----- Appeared functional.
Gas Burner/s: ----- Appeared functional.
Exposed Flue Pipe/s: ----- Appeared functional.
Distribution System:³ ----- Appeared functional except; Limited observations. Ducts were dirty inside.
Duct / Pipe Insulation: ----- Appeared functional except; Only a small section visible.

¹ This inspection does not include a search of the property for buried fuel storage tanks.

² The inspection of the heating system consists of verifying that the system operates through the use of normal thermostatic controls, checking for the presence of safety components, checking the distribution components and looking for detectable types of failure. In a small percentage of homes, an inspection done by a heating system specialist will identify defects that this inspection would not. Situations such as exhaust back drafting may occur only during certain seasonal and household conditions and may not be detectable at the time of the inspection. **It is strongly recommended that carbon monoxide detectors be installed near the fossil fueled appliances and near the bedrooms.** Portable or space heaters are not inspected.

³ Uniformity or adequacy of heat distribution or conditioned / cool air is not determined or analyzed during this inspection.

COMMENTS:

Recommend having the air conveyance system properly cleaned out. Molds / pet hairs / rodent droppings / lint / and more can be found inside heating / cooling ducts, as well as other interior surfaces of a building's air distribution system. (The warm air heating the house and or the cool conditioned air passes through all of this material.) Guidelines for this process have been established by the National Air Duct Cleaners Association in their publication NADCA 1992-01 Mechanical Cleaning Of Non-Porous Air Conveyance System Components. This publication is a good reference for persons considering having air duct cleaning performed in their home. You can visit their web site at <http://www.NADCA.com/> The EPA neither establishes duct cleaning standards nor certifies, endorses, or approves duct cleaning companies. The EPA web site for duct cleaning is <http://www.epa.gov/iaq/pubs/airduct.html>

Recommend using a pleated type air filter with a MERV rating of at least 10. http://en.wikipedia.org/wiki/Minimum_efficiency_reporting_value

Condensation leakage evidence was found behind the attic furnace cover. Small puddles of water were visible. This indicates that that condensation line may be leaking. Repair needed.

These furnaces are high efficiency types. The exhaust is cooler than that produced by conventional furnaces and the exhaust must be blown out of the system. The exhaust temperature is not hot enough for the exhaust to rise up the flue pipe on its own. This is why the exhaust pipe can be made of PVC. The exhaust also produces a lot of water / condensation which drips down the flue pipe into a pump. This pump then sends the water either outside or to a drain. Draft induced systems have a higher risk factor of exhaust leakage occurring at loose flue pipe joints. The joints should be checked for leakage each year.



PLUMBING SYSTEM¹

Water Supply Pipe Type/s:--- Copper & Chlorinated polyvinyl chloride (CPVC).

Location Of Main Shut Off:--- In front center area of basement.

Waste Water Pipe Type/s:--- Plastic (PVC.)

Water Heater Type/s:----- Gas fired.

Water Heater Age, Est:----- Under a year & 2 years old.

Capacity:----- 75 Gallons.

Presence Of WH Pressure / Temperature Valve:?-- Yes.

Presence Of WH Vacuum Relief Valve:?----- Yes.

Water Heater Chimney Type/s: ----- None, side vented.

OBSERVED CONDITION:²

Main Shut Off Valve: ----- Present, appeared functional, (not actually tested.)

Water Heater/s:³ ----- Appeared functional.

Supply Pipes: (where visible) Appeared functional except; Limited observations.

Waste Pipes: (where visible)- Appeared functional except; Limited observations.

Water Flow: ----- Appeared functional.

Main Drainage Flow: ----- Appeared functional.

Bath Sink/s: ----- Appeared functional except; Water leakage observed at faucet valve stem (basement).

Bath Tub/s: ----- Appeared functional.

Bath Toilet/s: ----- Appeared functional except; Toilet not secured tightly to floor (2nd floor).

Shower Stall/s:⁴ ----- Appeared functional except; Water hammering detected when faucet was shut. (3rd floor)

Kitchen Sink/s: ----- Appeared functional.

¹ Water supply shut-off valves are not tested, due to the potential for failure / leakage. Shut off valves, plumbing fixtures & faucets over 30 years old should be considered items for replacement. Overflow drains at bathtubs and sinks are not tested and are not part of the inspection. Heat tape is not checked.

² Steam units, spas, jacuzzis, whirlpool systems, exterior faucets / bibs & swimming pools are not part of this inspection or report and are excluded under the MA Home Inspector Standards of Practice.

³ The temperature of the hot water is usually not measured with instrumentation; the water temperature of most water heater systems can be adjusted to suit your needs. Scalding hazards increase when the water temperature exceeds 120 degrees F.

⁴ Small leaks are difficult to detect especially if the shower is not used daily.

COMMENTS:

Water hammering is a term used to describe the banging noise made by water supply pipes when a faucet or automatic washer solenoid valve shuts off quickly. Corrective action would consist of re-securing the water pipes and or installing an air chamber device on the water pipes. The air chamber acts as a shock absorber and reduces or prevents the water hammering from occurring.

The bath sink faucet leaked through the valve stem when opened, repair / replacement needed.

The loose toilet needs to be properly secured / tightened to the floor.

Investigate Further - Water stains were observed at a 2nd floor bedroom closet ceiling under a 3rd floor bathroom. Recommend having the owners ensure all leakage issues have been repaired.



ELECTRICAL SYSTEM¹

Supply voltage is a 120 / 240 (+ - 10%) volt service. Main service cable from street is an: Overhead type

Main service entry material: Aluminum. Are tips coated with corrosion inhibitor? Yes.

Main service panel located: On the exterior next to the electric meters. It contains: Circuit breakers.

Sub / branch panel located: 3rd floor hallway, 2nd floor hallway, basement hallway.

Main disconnects: (3) 100 amp circuit breakers. Located: On the exterior next to the meters.

10 gauge wiring & smaller where visible: Copper in nonmetallic-sheathed cable.

Any Circuit Breakers In Off Position? No.

OBSERVED CONDITIONS:

Exterior Service Cable:----- Appeared functional.

Service Ground Connection:-----Connection present at main inlet water pipe.

Main Panel:----- Appeared functional.

Branch Panel/s:-----Appeared functional.

Wiring: (where visible)----- Appeared functional except; Limited observations.

Over Current Compatibility:² ----- Appeared functional.

Interior Receptacles:----- Appeared functional (random testing.)

Exterior Receptacles:----- Appeared functional.

Interior GFI Protection:³----- Appeared functional.

Interior Arc Fault Protection:⁴----- Appeared functional.

Permanent Light Fixtures:----- Appeared functional.

Permanent Wall Switches:----- Appeared functional.

¹ The inspection does not include smoke detectors or saunas. Not all receptacles, light fixtures, or switches can be or are checked.

² Overcurrent devices (fuses / circuit breakers) are usually not tripped or tested during the inspection.

³ A ground fault circuit interrupter is an electrical device, either a receptacle or circuit breaker, which when working properly is designed to help protect people from electric shock: <http://www.ablehomeinspection.com/wp-content/uploads/2014/06/gfci.pdf>

⁴ An arc-fault circuit interrupter is a device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected. Using microprocessor technology, the device senses fluctuations in electrical waves that indicate arcing or sparking along the conductors. The AFCI's will open a circuit inside walls that have been damaged by nails, screws, staples, and many other ways.

COMMENTS:

An arc-fault circuit interrupter is a device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected. This requirement became effective January 1, 2002 initially for bedrooms and now also for other locations, although not a retroactive requirement, it would be a good idea to upgrade. Using microprocessor technology, the device senses fluctuations in electrical waves that indicate arcing or sparking along the conductors. The AFCI's will open a circuit inside walls that have been damaged by nails, screws, staples, and many other ways. It may take a year or even ten years before it becomes a fire. The new circuit breaker (microchip) senses the slow build-up of heat from the damaged conductor or loose connection and opens the circuit before it turns into a damaging fire. We test the operation of the arc-fault only by depressing the manufacturer's test button built into the circuit breaker. This test procedure does not guarantee that the arc-fault breaker will trip under all arc-fault conditions.

GENERAL EXTERIOR FEATURES¹

Siding / Exterior Cladding Type:-----Vinyl.

Trim Type:-----Vinyl, aluminum & wood.

Deck / Porch Type:----- Wood.

Fireplace Chimney Type/s:²-----Brick.

OBSERVED CONDITION:³

Siding / Cladding :----- Appeared functional except; A couple small holes were observed.

Trim:----- Appeared functional except; Couple cracked / broken sections observed.

Chimney/s Exterior:⁴----- Appeared functional.

Exterior Doors: ----- Appeared functional.

Steps: ----- Appeared functional except; Some decay noted at the left rear stairway.

Attached Sun Decks: ----- Appeared functional.

Porches: ----- Appeared functional except; Very limited access to check underneath front porch. Rear side porch had rotted sections.

Walkways: ----- Appeared functional.

Driveways:⁵ ----- Appeared functional.

Grading and Drainage: ----- Appeared functional.

¹ Fire escapes are not part of this inspection. The safety of using any fire escape is not part of this inspection.

² Please be aware that the National Fire Safety standard requires that a Level II Internal Chimney Inspection be conducted whenever a house is bought or sold. (NFPA 211). The National Fire Protection Association (NFPA) recommends that all chimneys, fireplaces and vents be inspected annually. In addition to this requirement, there are other times when chimney and venting systems should be inspected, such as: - After any unusual, or sudden occurrence event, such as a chimney fire, lightning strike, or earthquake – or whenever changes are made to a chimney or vent system, including replacement of connected appliances. Recommend having the chimney flues, smoke chambers and throat areas cleaned by a qualified person and then inspected for cracks or damaged sections.

³ Fencing is not part of the inspection. The client is advised to check with local officials regarding fence requirements for pools.

⁴ Chimneys for fireplaces and wood burning stoves should be cleaned on a regular basis to prevent a buildup of creosote in the flue which can catch fire. A fire is not started to test the fireplace. Wood and coal burning stoves are not checked in this inspection, installation permits for their use are required from the local municipal building department or fire department.

⁵ Repairs to the driveway are usually a discretionary item; most older paved driveways have some depressions, frost heaves or cracks. The home inspection usually evaluates driveways in terms of their effect on the home / building.

COMMENTS: ¹

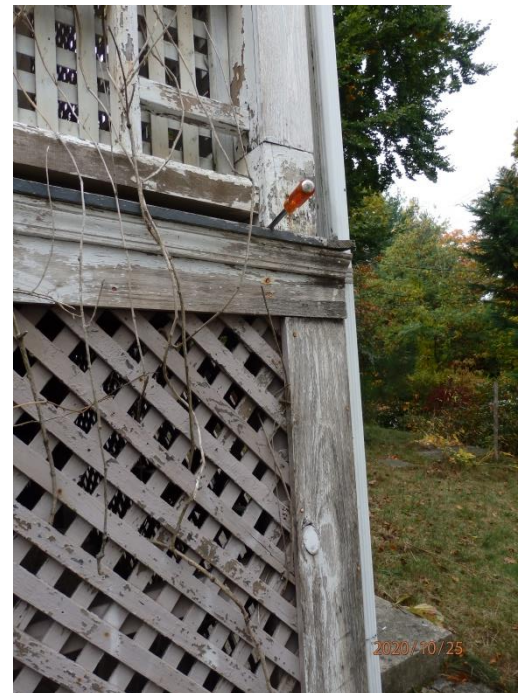
A few basic rules of vinyl siding installation are: The panels should not be fastened too tightly or too loosely. There should be 1/32" clearance between the fastener head and the siding panel. They must not be face nailed. A minimum of 1/4" clearance should be left at all openings to allow for normal expansion and contraction. Installed panels must move freely from side to side. Vinyl siding and trim become brittle after a number of years. Replacement of individual pieces is possible, however, it will be almost impossible to match the color and texture.



The left rear porch needs numerous repairs or it should be rebuilt.



Support column at left rear porch was rotted



Corner support was rotted / loose at left rear porch.

¹ Under MA SOP's only retaining walls which are likely to adversely affect the building are required to be reported on.



Left rear porch was sloped / pitched down away from house.



Rotted wood at left rear porch



Recommend removing the shrub growing around the front porch corner support

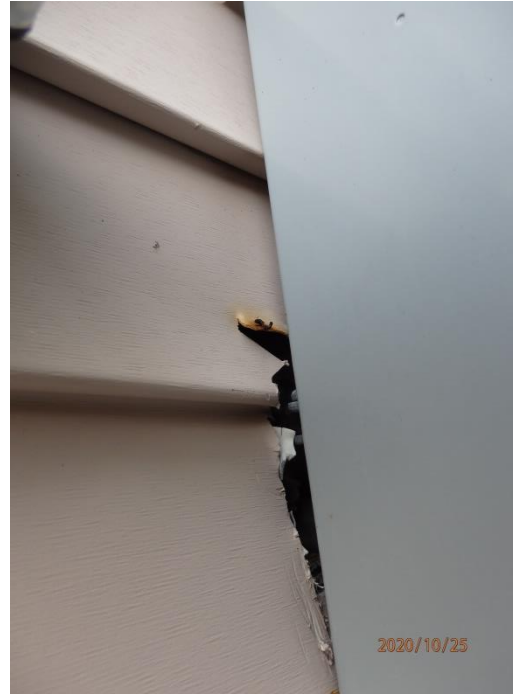


A few broken / missing lattice trim sections were found at the front porch

Investigate Further - The roof overhang at the entrance area next to the newer sunroom porch did not have a corner support. Recommend checking with owner to determine if a building permit was obtained for the sunroom porch / carport roof.



Vertical support might be needed here



This opening behind the exterior electric meters needs to be properly sealed up.



Most of the house wood trim is in need of scraping and re-painting (be aware that lead paint is likely present.)



Aluminum trim was loose at a couple of right side windows, repair needed.



Finishing work / trim needed at right side dormer window.



Front porch trim in ground contact is subject to rot and insect damage.



Proper siding covering was lacking next to stairway at new sun porch.



Rotted railing section at left rear porch

GENERAL INTERIOR FEATURES ¹

Window Type/s:-----Mostly thermal pane double hung sash.

Fireplace Type/s: ---- Metal pre-fabricated, gas fired. Masonry.

OBSERVED CONDITION:

Primary Windows:²----- Appeared functional except; Evidence of water seepage was found above several. A couple were difficult to open. Insulation & window coverings limited some observations. Broken pane & thermal seal noted at fixed 3rd floor window. Some bedroom windows opened less than 20" high.

Interior Doors:----- Appeared functional.

Floors:³----- Appeared functional except; Sloped / pitched areas detected.

Walls:----- Appeared functional except; Several cracks observed.

Fireplace/s:⁴----- Appeared functional except; Unable to fully view due lit candles.

Kitchen Cabinets & Drawers: Appeared functional.

Kitchen Counter Tops:----- Appeared functional.

Bathtub/Shower Stall Walls:- Appeared functional except;

Ceilings:----- Appeared functional except; Several cracks were observed. Water stains were observed.

Stairways:----- Appeared functional.

Presence Of Bathroom⁵

Ventilation / Type?----- Yes: Windows and exhaust fans.

Presence Of Kitchen

Ventilation / Type?----- Yes.: Appeared functional.

Any Water Stains Observed

On Finished Ceilings / Walls: Yes, several stains at different locations were found.

¹ The inspection does not include any evaluation of space considerations, the layout or floor plan of the home, design, closet space, cleanliness, the quality or appearance of the bathroom, kitchen or any room area and their components beyond a determination of functionality.

² Statements of condition refer only to the physical condition and operation of the windows, heat efficiency is not part of this inspection. Not all windows are checked for proper operation. Storm windows, screens, storm doors, shutters and other seasonal accessories are not part of this inspection.

³ The degree of floor levelness is not measured with instrumentation. Sloped floors are often found in older homes. Floor coverings such as carpeting or linoleum are not part of this inspection.

⁴ Chimneys built to serve fireplaces were not built for wood / coal stove use. Wood, coal or pellet stove installations into existing fireplaces prevents a full inspection of the fireplace area.

⁶ Ventilation adequacy is not determined. Venting equipment integral with household appliances is not part of this inspection.

COMMENTS:

There were some water stains found at the upper casing trim sections of a couple or more windows. The exact cause / source of the stains was not determined, however, ice dam caused roof leakage is one possibility and direct leakage at the window itself is another possibility.

The thermal seal at a front 3rd floor fixed window was broken; the foggy type stains indicate that condensation has occurred between the glass panes. The only way to correct this situation is to replace the thermal glass pane.

Water damage found at 3rd floor master bath wall.



2nd floor pantry ceiling, this appeared to be the area between the rear sloped roof and the rear vertical wall.

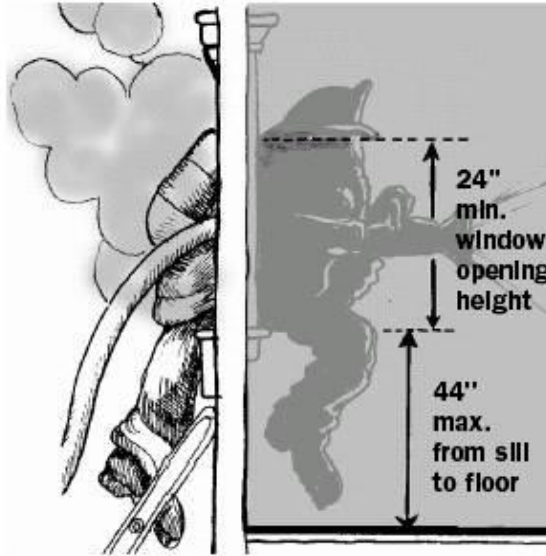


Wall crack with a water stain found at a rear 3rd floor stairway hall closet

All sleeping rooms should have at least one means of emergency egress, either a door leading to grade level or one openable window with a sill height no higher than 44" from the floor that has an opening size of at least 24" high by 20" wide. This safety standard was not in effect for homes built before around 1975. The dimensions of the opening are to ensure the occupants an escape route, but equally important, they are designed to allow a firefighter with a backpack to enter. The installation of at least one window in every bedroom (sleeping room) that meets the existing safety standards for emergency egress should be considered. (3rd floor windows opened up under 18 inches high.)

Fig. b13
Bedroom Window Egress

The second exit required in a bedroom is usually a window. The dimensions of the openings are to ensure the residents an escape route, but equally important, they are designed to allow a firefighter with a backpack to enter. The opening must be at least 24" high and at least 20" wide, with a net area at least 5.7sq.ft., per T-b9. The window sill must not be higher than 44" from the floor.



Old brick fireplace chimneys without flue liners such as this are potentially hazardous as openings could have / can develop over the years that allow sparks or embers to possibly contact wood framing members in close contact to the chimney. If a chimney fire were to occur, there is a greater risk of the fire spreading into the structure. Further inspection should be performed by a qualified chimney person before use. Flue liner installation is recommended. http://en.wikipedia.org/wiki/Chimney_fire

Investigate Further - Recommend having a level 2 chimney inspection conducted by a professional. No liner was visible (exterior drone observations). There was no access to the chimney or basement sections. Burning candles blocked interior observations of the fireplace.

The gas fireplace did not respond to normal controls. Recommend having the owner demonstrate that the fireplace functions properly.

ROOF AND ATTIC¹

AREA 1. Main house

This roof surface was viewed from the ground with the aid of binoculars & a drone.

Roof Surface Covering Type: Asphalt fiberglass shingles.

Roof Framing: Not visible.

The roof cavity section was not visible.

Ventilation Type: Not able to determine.

Attic Light Present? No.

AREA - 2. Porches

Roof surface was viewed from the ground with the aid of binoculars.

Roof Surface Covering Type: Asphalt fiberglass shingles.

Roof Framing: Not visible.

These roof cavities were not visible.

AREA - 3. Sunroom Porch

This roof surface was viewed from the ground with the aid of binoculars.

Roof Surface Covering Type: Asphalt fiberglass shingles.

Roof Framing: Conventional rafters sheathed with plywood.

¹ Roof surface age determination is not required under MA SOP's.

OBSERVED CONDITION:¹

Roof Supports / Rafters: ----- Not visible.

Roof Backings / Sheathing: ----- Not visible.

Presence Of Collar Ties:----- Unable to determine.

Roof Surface Area² -1:----- Appeared functional except; Some nail popping (uplifted shingles) observed.

Roof Surface Area -2:----- Appeared functional.

Roof Surface Area -3:----- Appeared functional.

Any Evidence Of Water Leakage:

Through Roof Surface?----- Yes.

Around Roof Windows?-----Yes, at two of them

Chimney/s Attic Portion:----- Section was not visible.

Gutters And Leaders:³ -----Type: Aluminum. Appeared functional.

Attic / Roof Cavity Ventilation:----- Unable to determine, no access to view roof cavities.

Attic Insulation:⁴ (where visible)----- Only a small section was visible.

¹ Unless it is raining at the time of the inspection, a full determination of the water tightness of the roof surface and flashings cannot be made. Enclosed ceilings or roof cavities such as found in cathedral ceilings or vaulted ceilings, are not open to view. Insulation, moisture or structural deficiencies cannot be evaluated in those areas.

² Chimneys, vent stacks, and other roof protrusions are frequent sources of exterior leaks.

³ The amount of debris in the gutters may not be able to be determined when they are viewed from the ground. Drywell drain function not determined.

⁴ Under MA SOP's the inspector is not required to determine the amount or type of insulation present.

COMMENTS:¹

Asphalt shingles are the most common type of roof surfacing material. They can be either fiberglass or an organic base type. The life expectancy of shingles can vary from 15 to 25 years depending on a number of factors including but not limited to: shingle thickness, orientation to the sun, slope of the roof, color of the shingle, attic ventilation, and adverse environmental conditions.

Asphalt roof shingles are not water tight, but designed to shed water. If ice and snow build up on the lower portions of the roof surface and subsequent melting of snow on the upper portions of the roof runs down into this "ice dam", water can back up under the roof shingles and into the attic or walls of the house. There is a water tight membrane referred to as "ice and water shield" that most roofers today will install to the lower 6 feet of the roof sheathing and other high risk areas such as valleys, (all existing roof shingles need to be removed before this can be done.) Ice dams can also be minimized by adequate attic ventilation and properly installed insulation.



A few nails were observed that are "popping", or rising up out of the wood sheathing. Sometimes these can wear small holes through the shingle above the nail that they are pressing up into. Repair recommended.

Tree branches overhanging and or touching the sun room porch roof surface need to be trimmed back before they damage the roof covering.



¹ The report is not conclusive regarding the lifespan of the roofing system or how long it will remain watertight. The inspection and report are based on visible & apparent conditions at the time of the inspection. Under MA SOP's the Inspector is not required to walk on the roof. If the Inspector is provided safe access and the seller or seller's representative provide authorization that relieves the Inspector of all liability of possible damage to the roofing components, and in the opinion of the Inspector, walking on the roof will pose no risk of personal injury or damage to the roofing components, the Inspector may walk on the roof. Roof leakage that occurs due to ice dams or from a lack of gutter maintenance cannot be predicted from a one-time visual inspection. Heat cables are not part of this inspection. The number of layers of shingles may not always be determined; this is usually due to rake and soffit flashings that might cover existing layers of shingles so that only the top layer would be visible.



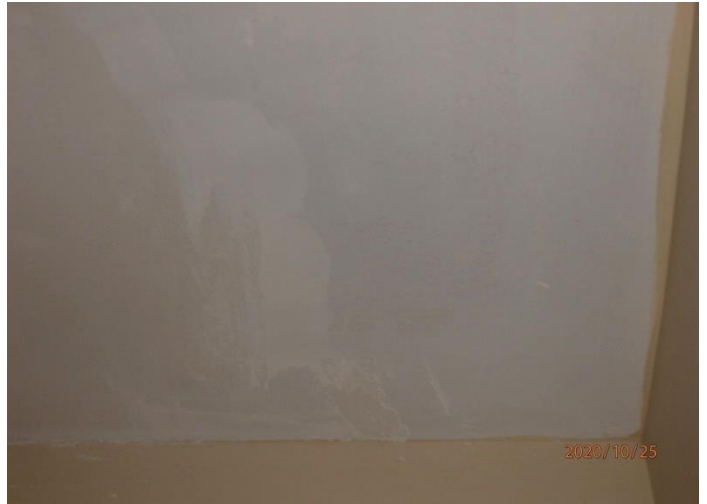
A few water spots / stains were found under a skywindow



Faint stain streaks were found under another skywindow



There was a damaged shingle section on the right side of the roof. Check further with owner. Repair needed.



Water stain found at 3rd floor closet ceiling

CENTRAL AIR CONDITIONING ¹

Please note: Air conditioning units are sealed and are not disassembled for this inspection. Condition is based on apparent operating condition. Air conditioning systems cannot be run or tested when the outside air temperature is below 60 degrees or has been less than 60 degrees during the 12 hours prior to the inspection.

Outdoor Temperature During Inspection: -----Under 50 degrees.

Estimated Age Of Indoor Air Handler/s: ----- 14 years old.

Estimated Age Of Exterior Compressor/s:----- 14 years old.

Did Cooling System Or Heat Pump

Respond To Thermostat Control? ----- Unable to observe in operation.

Is Cold Line Insulated?----- Yes.

Is Electrical Disconnect Located Near Unit:--- Yes.

Condensate Drain:----- Appeared functional.

COMMENTS:

Taking into consideration the outside temperature and the age of the systems, the systems were not tested.

The systems are at the age where replacement should be expected. See footnote below.

Please note that as of January 23, 2006, the U.S. Department of Energy requires that all central air conditioners and heat pumps manufactured or imported for use in residential buildings must meet a new, higher energy-efficiency standard, up from a 10 Seasonal Energy Efficiency Ratio (SEER) to a 13 SEER. When faced with replacing a central air conditioner or heat pump system, this new standard can present additional cost implications (over and above the higher cost of the new central air conditioner or heat pump system itself), as the newer 13 SEER equipment may not be compatible with the existing furnace (or air handler in some cases), the existing interior ductwork, the existing refrigerant "line set" (tubing), and/or the existing thermostat. Only a licensed and qualified professional HVAC technician or contractor can make these unique case-by-case determinations. For more information, contact a licensed and qualified professional HVAC technician or contractor, or surf the Internet at sites like <http://www.getSEERious.com>

¹ The report should not be read as conclusive regarding the lifespan of the HVAC System. Typical lifespan of equipment may range from 12-18 years, but regular servicing or a lack of servicing can alter the lifespan. No report is made on the lack of regular service in the past. Air filters should be replaced every year the system is in use. Portable A/C window units are not inspected. Manufacturers recommend that heat pumps not be operated in the cooling mode when the outdoor temperature is below 65. Uniformity or adequacy of conditioned air distribution is not determined or analyzed during this inspection.

APPLIANCES¹

Stove Type:--- Natural gas.

Oven Type:---- Natural gas.

OBSERVED CONDITION

Range / Stove Top:----- Appeared functional except; Could not ignite one burner at each stove..

Oven:----- Appeared functional.

Kitchen Exhaust Fan:-----Appeared functional.

Dishwasher:----- Appeared functional.

Disposal / Food Grinder:-----None.

Bathroom Exhaust Fan/s:---- Appeared functional.

COMMENTS:

Investigate Further - Have owner demonstrate that all the stove top gas burners operate properly.

¹ Appliances are tested by turning them on briefly. No assurance is given that the appliances will continue to work in the future. Extensive testing of timers, thermostats, and other controls is not performed. No report is made regarding the effectiveness of any appliances. Refrigerators, washer / dryers, whole house fans and trash compactors are not checked. The Inspector recommends that appliances and all other components be tested again during a pre-closing walk through.

GARAGE/s

Type:--- One car, under.

OBSERVED CONDITION:

Walls: ----- Appeared functional.

Ceiling:----- Appeared functional.

Floor: ----- Appeared functional except; Stored items limited observations.

Front Door/s:----- Not tested due to stored items.

Entrance Door/s:----- Appeared functional.

COMMENTS:

Stored items in garage limited observations.



FINAL COMMENTS, MISC. AND OPINIONS¹

If you have any questions about this report, please e-mail the Inspector at evanrobitaille123@gmail.com

A word about mold and other indoor air contaminants: Susceptibility to mold and other contaminants has become an issue for homebuyers and homeowners. There are no acceptable or unacceptable levels of mold contamination set by the Center for Disease Control, the Environmental Protection Administration, or any other independent authoritative source. I do not inspect for or provide an opinion on the potential for, or the existence of mold or related damage in the home / building. If any mention of mold or other indoor air quality issues are made, I recommend that you contact specialists in the field such as mold and indoor air quality experts. If any comments or observations are made regarding mold, they are provided as a courtesy only and are not by any means a definitive or conclusive statement regarding mold at this property.
<http://www.ablehomeinspection.com/wp-content/uploads/2014/06/controllingmold.pdf>

Recommend checking with your real estate attorney regarding the legal issues and the State Department Of Public health concerning the health concerns of lead paint in the house. A lead paint test was not conducted; however, experience has shown that when multiple layers of paint are found in older buildings such as this one, the presence of lead paint is likely. A lead paint inspection by a licensed inspector is recommended.

The Report should not be construed as a Building Code Compliance Report. If Building Codes are mentioned, they are pointed out solely as a point of reference to what is acceptable practice. It is not possible for any home inspector to find every defect in a home / building or to predict when or if problem conditions will occur in the future. When professional tradespersons are called in to make repairs, they might well discover or recommend that additional work needs to be done. Items that require further investigation should be investigated before your home inspection clause expires. When an item or component is identified as being "original", "old", or "older", you should be aware that its useful remaining service life may be limited.

A reasonable effort to provide you with an accurate assessment of the property condition and its components has been made. However, not every electrical outlet or every light switch was tested or every window and door opened etc.. Also because inspectors are not specialists and because the inspection is essentially visual, latent defects could exist. Therefore, you should not regard the inspection as conferring a guarantee or warranty. It is simply a report on the general condition of a particular property at a given point in time.

END OF REPORT.

¹ All repairs should be carried out by properly licensed contractors. Ask the seller to provide you with the invoices for the repair work. Items that require further investigation should be investigated before your home inspection clause expires.