



Inspection Report

Historic Sample

Property Address:
10 Sample Rd
Sample MA



Omega Home Inspections, LLC

**Stuart Cummings License #1054
17 Peach Highlands
Marblehead, Ma 01945
617-803-7781**

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Date: 9/16/2021	Time: 08:30 AM - 12:30 PM	Report ID: 20210916
Property: 10 Sample Rd Sample MA	Customer: Historic Sample	Real Estate Professional:

Report Overview

Comments in this inspection report are categorized as noted below. All comments by the inspector should be considered before purchasing this home. Any recommendation by the inspector for further investigation suggests immediate action. All costs associated with further inspection and repair or replacement of systems and components should be considered before purchasing this property.

Inspected: The inspector visually observed the system or component, and the system or component appeared to be functioning, allowing for normal wear and tear.

Major Deficiency: The system or component requires repair or replacement and the issue may be larger in terms of scope and cost to remedy, or may adversely affect the habitability of the dwelling. Items in this category are shown in blue font and tagged with a hammer symbol, and are included in the *Major Deficiencies* summary at the end of the report.

Future Repair: The system or component represents a larger issue in terms of future cost to repair or replace and may need to be addressed within the next five years. Items in this category are shown in green font and are included in the *Future Repair* summary at the end of the report.

Safety Issue: A condition in a readily accessible system or component that is determined by the inspector to be unsafe. Items in this category are shown in red font and tagged with a cross symbol, and are included in the *Safety Issues* summary at the end of the report (unless the item is otherwise categorized as a Major Deficiency).

In Need of Repair: The system or component requires repair or replacement. Items in this category are tagged with a hammer symbol and are included in the *In Need of Repair* summary at the end of the report (unless the item is otherwise categorized as a Safety Issue).

Not Readily Accessible or Visible: The system or component could not be reached quickly for visual inspection without requiring the inspector to climb over or move personal property, dismantle systems, components, or structures, or use any kind of destructive measure or any action that would involve risk to persons or property.

Not Present: The system or component was not installed in this home or building.

Items in need of repair or replacement should be repaired in compliance with applicable requirements of the governing codes and sound construction practices. Repairs should be completed by properly licensed or qualified tradesman, such as electricians, plumbers, contractors, masons, chimney sweeps, etc.

For information on the scope of this home inspection, please consult the Commonwealth of Massachusetts Standards of Practice 266 CMR 6.00, embedded in the report, [Here](#) and the contract that you signed prior to the inspection.

There are many pictures in this report. These pictures are intended to provide a graphical depiction of some of the issues found. There will be issues documented in this report that do not have a picture, and in some cases only one or a few pictures are provided for multiple occurrences of the same or similar issues.

The summaries at the end of the report do not include all items discussed in the report and should not be considered a substitute for the entire report. After the summaries are Massachusetts mandated attachments, 266 CMR. The report is best viewed online as there are many pictures and these attachments. If you decide to print the report, think about which sections you want to print.

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The house inspected was roughly 275-300 years old. All directional information given in this report is from the street perspective.

I recommend information be obtained regarding the pulling of any and all building permits for any work completed at the property. Information should be obtained from the building department in the town of Marblehead.

I recommend that all warranty information be obtained prior to closing on the property. This includes warranties from the manufacturers of the installed systems and appliances.

In Attendance:

Customer and both agents

Type of building:

Single Family (2 story)

Home Faces:

NW

Temperature:

Between 60-70

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

1. Roofing

The home inspector shall observe the readily accessible and observable; roof covering; roof drainage systems; flashings; skylights; chimneys and roof penetrations and signs of leaks on building components. The home inspector shall identify the type of roof covering materials; roof drainage system; chimney materials and the methods used to observe the roofing. The home inspector is not required to: walk on the roofing; observe the interior of chimney flues or attached accessories including but not limited to solar systems, antennae and lighting rods.

Styles & Materials

Roof Covering:

- Asphalt Shingles
- Rubber membrane

Viewed roof covering from:

- Ground
- From upper floor windows

Chimney (exterior):

Brick

Roof Drainage (gutters & downspouts):

- Wood
- Galvanized steel

		I	MD	FR	S	INR	NRA	NP
1.0	ROOF COVERINGS			•				
1.1	FLASHINGS	•						
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•						
1.3	ROOF DRAINAGE SYSTEMS					•		

I= Inspected, MD= Major Deficiency, FR= Future Repair, S= Safety Issue, INR= In Need of Repair, NRA= Not Readily Accessible or Visible, NP= Not Present

I MD FR S INR NRA NP

Comments:

1.0 (1) The roof covering on this house was asphalt shingles, which typically last between 20 and 30 years. Variations in the quality of manufacture and installation of shingles, weather conditions, and other factors can result in a shorter life span. This roof appeared to be roughly 20-25 years old.

1.0 (2) The flat roof at the second floor, left side was covered with a rubber membrane. Rubber membrane is a quality roof covering that usually lasts 20-30 years if properly maintained. This roof appeared to be approximately 15 years old. It is important that the seams between the sections of rubber stay sealed. I recommend that every couple of years the roof be inspected.



1.0 (3) There were missing asphalt shingles at the left side of the roof. I recommend that a licensed roofer repair the damaged areas.



1.3 (1) There were missing downspout extensions. Downspouts carry roof water to the ground and should have extensions that direct the water to an appropriate distance, 5 or 6 feet, from the foundation. If there are no downspout extensions, or if the extensions are too short, the roof water may eventually end up in the basement. I recommend that downspout extensions be installed to carry the water to an appropriate distance from the house.



1.3 (2) The gutter downspout at the right corner of the house discharged into underground drain. The portion of the pvc drain above ground was damaged and not connected to the downspout. I recommend this portion of the drain pipe be repaired. I also recommend obtaining information from the seller as to where the drain terminate, in case the drain becomes blocked and needs to be unclogged. I recommend testing operation of the drain to ensure that it is not clogged (by checking the drain during heavy rain or with a garden hose).



1.3 (3) There were wood gutters on this house. As well as cleaning the gutters out at least twice a year, wood gutters require regular oiling. Every couple of years the gutters should be cleaned, dried, and oiled. Wood gutters are notorious for leaking. I recommend that the gutters be monitored for leaks.

1.3 (4) The wood gutter at the rear of the building was decayed. I recommend a licensed contractor with wood gutter experience repair this gutter.



1.3 (5) Several of the wood gutters had been repaired with metal flashing. I would verify if the repairs are not leaking when it rains.



Our inspectors endeavor to find leaks or evidence of leaks but sometimes cannot. Some leaks do not become apparent until after an extended period of heavy rain or melting snow. Leaks can develop after the inspection due to continued wear in roof or skylight materials.

2. Exterior

The home inspector shall observe readily accessible and observable: wall cladding; entry doors and windows; decks/porches, balconies and applicable railings, stoops/landings, steps and area ways/window wells; exposed trim (eaves, soffits, fascia, rake, corner and other trim board); flashings; driveways, walkways, vegetation, grading, site drainage and retaining walls. The home inspector shall identify wall cladding materials and deck/porch component materials. The home inspector is not required to observe or report on: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; fences, landscaping, trees, swimming pools, sprinkler systems; safety glazing; geological conditions or soil conditions (engineering services); recreational facilities or underground utilities (pipes, buried wires or conduits).

Styles & Materials

Siding:

Wood clapboards

Decks Balconies Porches & Railings:

Wood

		I	MD	FR	S	INR	NRA	NP
2.0	TRIM AND SIDING		•					
2.1	EAVES, SOFFITS AND FASCIAS					•		
2.2	EXPOSED EXTERIOR FOUNDATION					•		
2.3	DOORS (Exterior)					•		
2.4	WINDOWS	•						
2.5	FLASHING	•						
2.6	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS				•			
2.7	VEGETATION, GRADING, DRAINAGE (with respect to their effect on the condition of the building)	•						
2.8	DRIVEWAYS, WALKWAYS, PATIOS	•						
2.9	RETAINING WALLS					•		

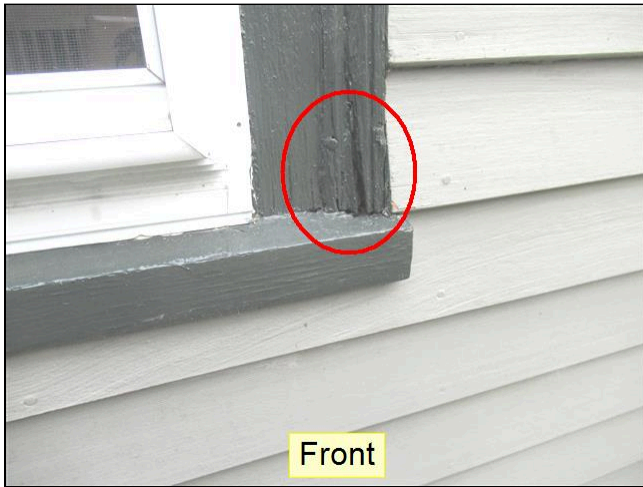
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Comments:

2.0 (1) The paint was chipping and peeling in many places on the siding. The longevity of a paint job depends primarily on the prep-work. The house should be scraped, caulked and a full coat of primer applied before the finish coat. I recommend that the house be properly prepped and re-painted.

2.0 (2) There was decayed window and door trim at various areas around the house. There is a potential for concealed damage behind the decayed areas. I recommend that a qualified contractor remove and replace all decayed wood prior to painting the building.



2.0 (3) The corner board trim was decayed at the left front corner of the house. There is a potential for concealed damage behind the corner board. I recommend that this area be further inspected by a licensed contractor and repaired as needed. I also recommend the left rear corner board be secured where it's loose and any remaining gaps be caulked.

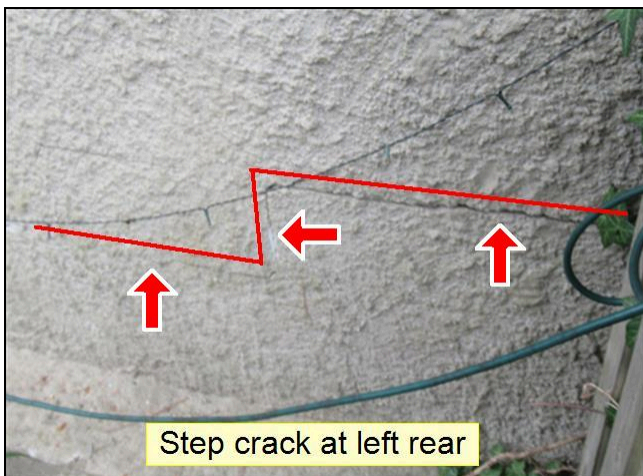
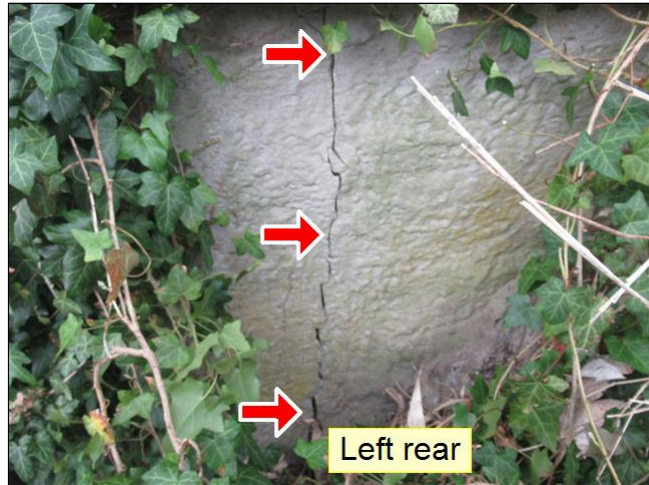
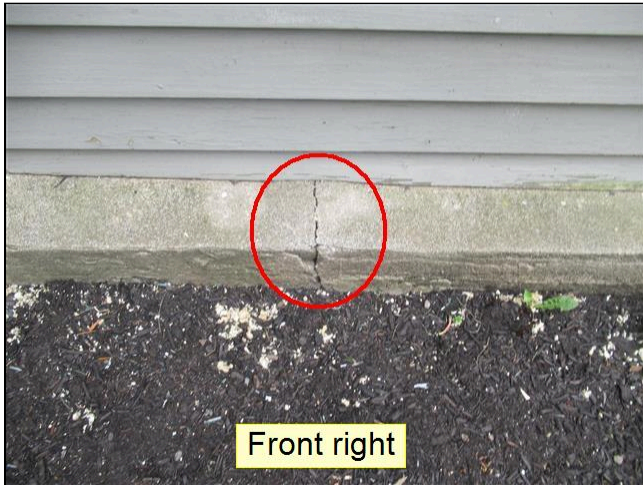


2.0 (4) The wood trim was decayed where it was in contact with the soil at the left side of the house. Wood in contact with soil decays and is easy access for wood destroying insects. There is the potential for further damage behind the trim and siding. I recommend a qualified carpenter replace the trim and further investigate the structure behind it. I also recommend that the earth be cleared away from this area. If found to be difficult due to grading, planting beds etc. plastic or cement based trim can be used that will not deteriorate as readily when in contact with soil.



2.1 There was daylight visible from the attic when looking at the eave space above the porch roof. I recommend a licensed contractor further investigate and repair the fascia/ soffit as necessary. The fascia boards have recently been painted but it was evident they are older material and may be original to the house. I recommend keeping this trim painted at all times to help preserve it.

2.2 There were several cracks in the exterior foundation walls. The cracks at the left rear appear to be in the parge coat. (A parge coat is a thin layer of concrete applied over masonry.) This portion of the foundation may be cement blocks based on the step cracking in the parge coat. I recommend that the cracks be repaired by a qualified mason and that the cracks be monitored for further movement.



2.3 (1) There was decay in the door jamb at the left front side of the house. I recommend that a qualified carpenter repair or replace this door jamb.



2.3 (2) There was an access door at the left rear wall of the house. The door was painted shut and could not be opened at the time of the inspection. I recommend that the seller be asked about the space behind the door. This side of the house may have been a later addition with this door being the access point to the area/ crawlspace beneath it. If you end up purchasing the house, Omega Home Inspections will return to the property, attempt to gain access and inspect the area beneath at no additional charge.



2.4 The first floor windows are not original to the house and are single pane. Some of the second floor windows appear to be original. If you experience cold drafts in the winter, I recommend that a licensed window contractor verify the caulking around the storm windows is not decayed and repair as necessary. This if for your information.

2.6 (1) There was rotted wood trim at the front porch column base. This a structural post that is supporting the porch roof. I recommend that the decayed wood be replaced and that the post behind the decayed wood trim is further inspected by a qualified carpenter.



2.6 (2) There was deterioration in the concrete on the steps at the front of the house. Over time, water will penetrate these areas, freeze, and worsen the deterioration. I recommend that a qualified mason repair these steps.



2.6 (3) The stone steps at the front of the house are not built to current building code requirements for riser heights, tread depths and handrail requirements. I recommend caution be used when using these steps.

2.9 The retaining wall at the front of the house was falling down. I recommend that a qualified mason repair the wall.



Lead paint can be an issue at the interior and exterior of older homes built before 1978. A licensed lead paint inspector can determine if lead is present. If lead is found, remediation in accordance with EPA guidelines is recommended. Lead paint that has been scraped off the exterior of a building collects along the foundation. Children should not be allowed to play in this area.

3. Structural Components

The home inspector shall observe exposed readily accessible and observable structural components including foundations, floors, walls, columns or piers, sills, ceilings and roof. The home inspector shall identify the type of foundation, floor structure, wall structure, columns or piers, sills, ceiling structure, roof structure. The home inspector shall: probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; report the methods used to observe under floor crawl spaces and attics; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: collect engineer data, enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Brick
 Stone
 Extra Info : Possible masonry block at left rear corner

Basement Floor:

Concrete
 Ledge

Method used to observe Crawlspace:

From entry

Sump Pump:

Not present

Dehumidifier:

Not present

Attic/Eaves info:

Light in attic
 Walk-up attic
 Eaves access
 Finished attic
 Floor in attic
 Extra Info : Partially finished attic

Method used to observe attic/eaves:

Walked

		I	MD	FR	S	INR	NRA	NP
3.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)					•		
3.1	SILLS					•		
3.2	BEAMS/GIRDERS					•		
3.3	WALLS (Structural)					•		
3.4	FLOORS (Structural)					•		
3.5	COLUMNS OR PIERS	•						
3.6	CEILINGS (structural)	•						
3.7	ROOF STRUCTURE AND ATTIC (Report signs of previous or active water penetration.)					•		

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I MD FR S INR NRA NP

Comments:

3.0 (1) Basements are by nature damp because they are below the exterior grade level. When basements are damp there are problems with mold and mildew. I recommend that a dehumidifier be used in the summer months. When the dehumidifier is running it is important to keep the exterior windows and doors shut so that the dehumidifier is not working to dry the exterior. The goal is to keep the relative humidity below 50%. For quality dehumidifiers see: www.thermastor.com

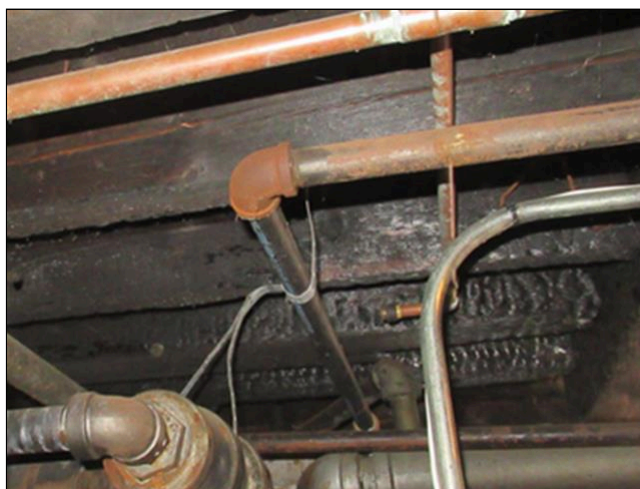
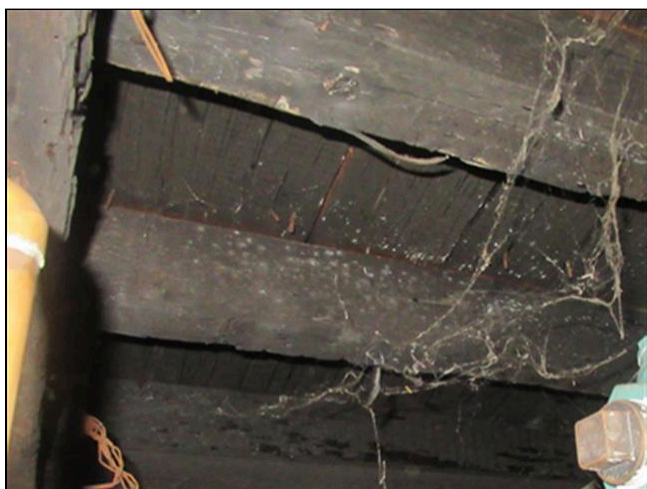
3.0 (2) There was a crack at the rear wall. The crack appeared to be from settlement. I recommend that this crack be repaired by a qualified mason and then monitored for further movement. The masonry at the exterior side of this wall had been repointed.



3.0 (3) The foundation in the basement had some loose mortar. Because mortar secures the stones in the foundation, too much loose mortar can cause serious structural problems. I recommend that the foundation in the basement be prepped and re-pointed.

3.0 (4) The foundation in the basement was damp in locations. Information should be obtained from the seller regarding the management of the water seepage in the basement. I also recommend downspout extensions per comments in section 1.3.

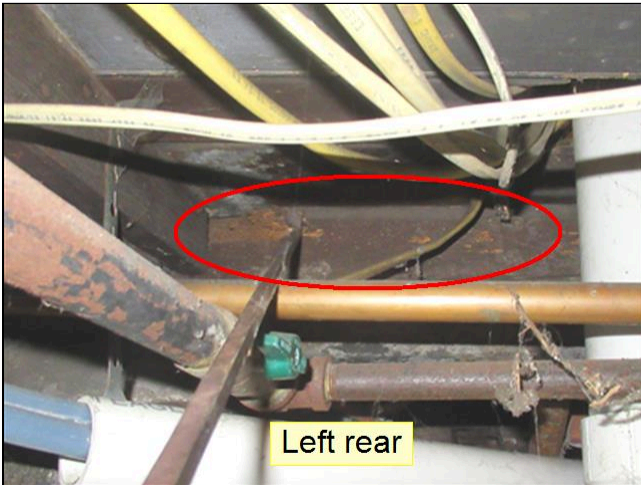
3.0 (5) There was a fire in the basement. There was charred wood above the boiler. I recommend that information be obtained from the seller and or local fire department regarding when the fire occurred and whether all subsequent inspections were done to ascertain whether the wood is still structurally sound.



3.0 (6) The basement stair stringers were decayed at the bottom. The stringers are slowly deteriorating. I recommend that the basement stairs be repaired or replaced.



3.1 (1) There were signs of wood destroying insect damage in the sill at the left rear and rear side of the building. Although no active insects were observed, I recommend that a full insect inspection be done by a reputable pest company.



3.1 (2) There was some decay in the sill at the right front side of the building, possibly caused by an old leak. I recommend further investigation by a licensed general contractor with experience in colonial houses.



3.2 There was wood destroying insect damage at the basement ceiling/first floor structure. There is the potential for concealed damage in the house. See previous recommendation in note 3.1.



3.3 (1) There were signs of water seepage at the right front basement wall. There was a crack at the exterior of the wall in approximately the same location. See note 2.2. The mortar was also loose at this location and in need of repointing. I recommend that a qualified mason repair these cracks and that they be monitored for further movement. I recommend the interior side of the foundation wall be repointed by the same mason.



3.3 (2) There was a noticeable bow in the exterior rear wall of the house which is not uncommon in houses of this vintage. That being said, all visible structure and finished walls, ceilings and floors in this area were inspected for cracking and signs of movement. I recommend monitoring the ceilings, walls and floors for cracking in the finishes. If found to be worsening or if you are unsure of it's stability, I recommend that a licensed general contractor with experience in houses of this vintage further investigate the structure. This is for your information.



3.4 (1) There was wood destroying insect damage at the first floor sub-floor. There is the potential for concealed damage in the house. See previous recommendation in note 3.1.



3.4 (2) There was a sag in the living room floor and the bedroom floor above, which is not uncommon in houses of this vintage. That being said, the visible structure under the living room was inspected and it appears that the foundation has settled over time. I recommend monitoring the ceilings, walls and floors for cracking in the finishes and for movement in the floors when walked on. If found to be worsening or if you are unsure of it's stability, I recommend that a licensed general contractor with experience in houses of this vintage further investigate the structure. This is for your information.

3.6 There was a sag in the living room ceiling which is not uncommon in houses of this vintage. That being said, the ceiling was inspected for cracks which would indicate movement, none were found. I recommend monitoring the ceiling and walls for cracks and the floor above for softness (movement when walked on). If found to be worsening or if you are unsure of it's stability, I recommend that a licensed general contractor with experience in houses of this vintage further investigate the structure. This is for your information.



3.7 (1) There were signs of wood destroying insect damage in the roof framing by the chimney. Although no active insects were observed, I recommend that a full insect inspection be done by a reputable pest company.



3.7 (2) The roof sheathing was stained at the chimney. I recommend monitoring the area for further deterioration and repair as needed. The flashing at this chimney may have to be sealed or replaced.



The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Heating / Central Air Conditioning

The home inspector shall observe permanently installed readily accessible and observable heating and cooling systems including: heating equipment; cooling equipment that is central to the home; normal operating controls; automatic safety controls; chimneys, flues, thimbles and vents, where readily visible; heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall identify: energy source; and heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: operate heating systems when weather conditions or other circumstances may cause equipment damage; dismantle system covers, operate automatic safety controls; observe the interior of flues; active underground fuel storage tanks; humidifiers; electronic air filters; or the uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heating System Equipment:

Forced Hot Water
Pressure relief valve present

Energy Source:

Natural gas

Heat Distribution:

Iron Pipe
Partially insulated
Possible Asbestos Insulation
Wall Convectors
Radiators

		I	MD	FR	S	INR	NRA	NP
4.0	HEATING EQUIPMENT	•						
4.1	NORMAL OPERATING CONTROLS (HEATING)	•						
4.2	AUTOMATIC SAFETY CONTROLS				•			
4.3	CHIMNEYS, FLUES, VENTS AND THIMBLES	•						
4.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•						
4.5	DISTRIBUTION SYSTEMS - HEATING/COOLING (including fans, pumps, ducts, piping and supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors)				•			

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I MD FR S INR NRA NP

Comments:

4.0 (1) The boiler was manufactured in 2014. This is for your information.



4.0 (2) The boiler requires regular maintenance for safe operation. I recommend that the system be serviced every year.

4.1 It was disclosed at the home inspection that this thermostat was no longer connected to the heating system.



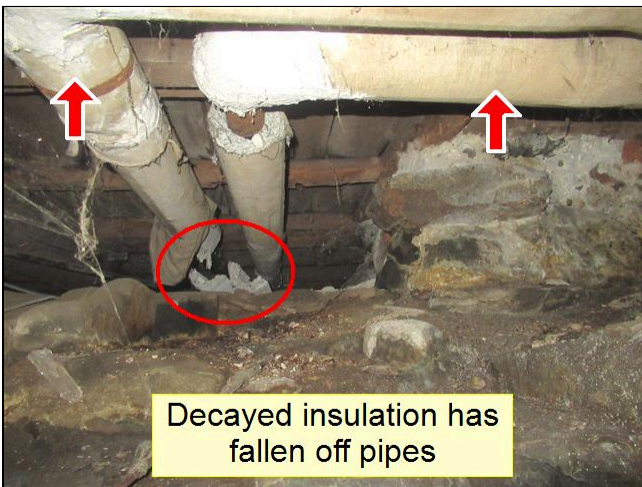
+ 4.2 The extension on the boiler back flow preventer was missing. All boilers are required to have a back flow preventer with an extension to release hot water and steam if there is a drop in the municipal water supply. These prevent cross connection of waste water and supply water. The extension should end between 6 and 12 inches from the floor so that a person will not get scalded should the back flow preventer release. A boiler without a back flow preventer or an improper extension is a safety hazard. I recommend that a licensed plumber remedy this situation.



4.4 The kitchen was supplied with a smaller heat source than other rooms of the same size. If you find the kitchen cold during the winter months, you may want to replace this heating unit with one that has a larger BTU output. This is for your information.



4.5 The insulation on the heating pipes may contain asbestos. This is a safety hazard. If this insulation becomes friable, the asbestos can become airborne making it dangerous. I recommend that this insulation be tested for asbestos. If the insulation tests positive, I recommend removal by a licensed asbestos abatement contractor.



A home inspection is not technically exhaustive. Inspection of the heat exchanger and other internal components of the heating system require dismantling of the system by a heating system technician. The system was not dismantled and the internal components were not inspected. Annual inspection and servicing of the heating system by a heating system technician is recommended.

5. Plumbing System

The home inspector shall observe permanently installed readily accessible and observable interior water supply and distribution systems including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent systems including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and sump pumps. The home inspector shall identify: water supply and distribution piping materials; drain, waste, and vent piping materials; water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: determine whether water supply and waste disposal systems are public or private; operate automatic safety controls; test tub overflows; observe water conditioning systems; fire and lawn sprinkler systems; on-site water supply (private wells) quantity and quality; on-site waste disposal systems (title V); foundation sub drainage systems; spas, except as to functional flow and functional drainage; swimming pools; solar water heating equipment; or observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Plumbing Water Distribution (inside home):

Copper
PEX

Plumbing Drain Waste and Vent Piping:

PVC

Water Heating Equipment:

Electric

Water Heater Capacity:

50 Gallon

		I	MD	FR	S	INR	NRA	NP
5.0	MAIN WATER SHUT-OFF VALVE					•		
5.1	PLUMBING WATER SUPPLY PIPING, MATERIALS, SUPPORTS AND INSULATION					•		
5.2	PLUMBING SUPPLY FIXTURES AND FAUCETS				•			
5.3	FUNCTIONAL FLOW (water pressure)	•						
5.4	PLUMBING DRAIN, WASTE AND VENT SYSTEMS					•		
5.5	WATER HEATER - EQUIPMENT	•						
5.6	WATER HEATER - NORMAL OPERATING CONTROLS	•						
5.7	WATER HEATER - AUTOMATIC SAFETY CONTROLS				•			
5.8	WATER HEATER - CHIMNEYS, FLUES, VENTS AND THIMBLES							•
5.9	MAIN FUEL SHUT OFF (Describe Location)	•						
5.10	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	•						
5.11	SUMP PUMP							•

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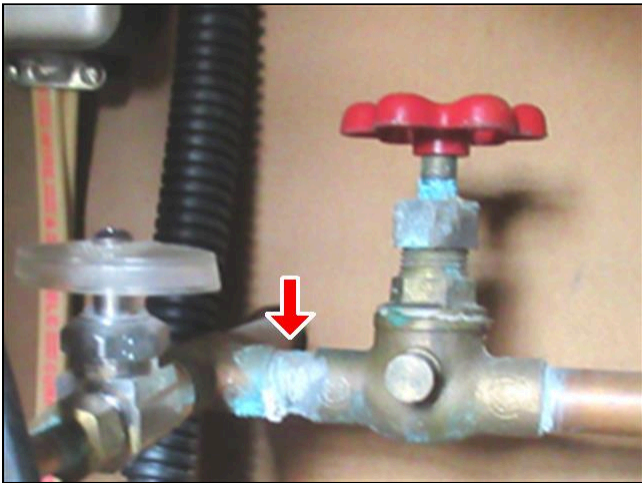
I MD FR S INR NRA NP

Comments:

5.0 The main shut off for the water supply was an old gate valve that could fail when used. I recommend that a licensed plumber install a ball valve for ease of use in an emergency.



5.1 (1) There was a corroded water supply pipe under the kitchen sink. I recommend that a licensed plumber further investigate and repair as needed.



5.1 (2) There were cut pipes in the upper kitchen cabinet adjacent to the bathroom wall. These pipes were uncapped. All cut pipes should be permanently capped. I recommend that a licensed plumber investigate further and properly cap this pipe if found to still be connected to a water source.



5.1 (3) There was a corroded water supply valves at the living room radiator. There is the potential for a leak at this valve. I

recommend that a licensed plumber repair or replace this valve.



5.2 (1) It is important that every fall the exterior hose bibs are shut off in the basement and drained. This will prevent freezing and the potential of bursting pipes.

+ 5.2 (2) There was a cross-connection at the second floor bathtub. The hand-held shower head could hang into the bathtub. Cross-connections in a plumbing system are a safety issue. A cross-connection is a condition that allows waste water to be siphoned back into the potable water system. I recommend that a licensed plumber remedy this problem.



5.2 (3) The washing machine was located in finished space. There was no catch pan under the washing machine. When a washing machine is located in a finished space there should be a catch pan. This pan should have a drain plumbed into it or a sensor mechanism that activates a water supply shut off valve to prevent flooding should the washing machine overflow. I recommend that a catch pan and drain or a catch pan and sensor activated water supply shut off be installed for this washing machine.



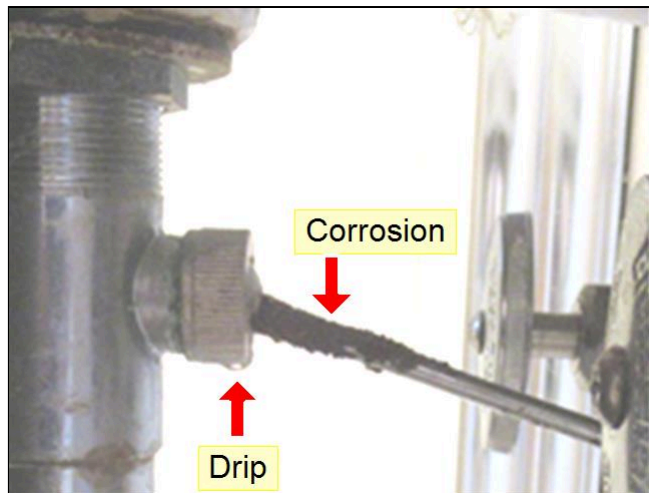
5.2 (4) Rubber lines supplied water to the washing machine. These lines are not rated to remain under constant pressure. Many people do not turn off the valve between loads of laundry. To prevent a burst hose and flooding, I recommend that these lines be upgraded to braided stainless steel lines.



5.4 (1) The main plumbing clean out was located at the right side of the basement. This is for your information.



5.4 (2) There was a leak at the first floor bathroom sink drain pop up. There was also corrosion on the bottom of the sink trap. I recommend that licensed plumber repair or replace these components.



5.4 (3) The pop-up did not operate in the second floor bathroom sink. It couldn't be opened after it was closed. I recommend that a licensed plumber repair or replace the pop-up.

5.5 Based on information obtained online, the electric water heater was manufactured in 2015. This is for your information.



+ 5.7 The pressure relief valve extension on the water heater was missing. All water heaters are required to have a

pressure relief valve with an extension to release hot water and steam if the hot water heater is not functioning properly. The extension should end between 6 and 12 inches from the floor so that a person will not get scalded should the water heater malfunction. A water heater without a pressure relief valve or an improper extension is a safety hazard. I recommend that a licensed plumber remedy this situation.



5.9 The main gas shut off was located at the gas meter at the right side of the basement. This is for your information.



Obstructed pipes and pipes concealed behind finished areas of the building were not accessible and could not be inspected. If iron waste pipes were present, the surface of accessible areas of these pipes was inspected. Corrosion on the inside of these pipes was not visible and could not be inspected. Iron pipes deteriorate over time. Planning for replacement of these pipes is recommended. The exterior of the oil tank was inspected. Oil tanks rust on the inside as well as the outside. The only way to fully determine the condition of an oil tank is for a heating system technician to inspect the tank with an ultrasound measuring device that measures the tank's thickness. If an oil tank is present in the building, this inspection is recommended.

6. Electrical System

The home inspector shall observe permanently installed readily accessible and observable service entrance conductors; service equipment, grounding equipment, main over current device, and main and sub panels; amperage and voltage ratings of the service; branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; the presence and the operation of ground fault circuit interrupters and arc fault circuit interrupters. The home inspector shall identify: service amperage and voltage; service entry conductor materials; service type as being overhead or underground; and location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector is not required to: insert any tool, probe, or testing device inside the panels; test or operate any over current device except ground fault circuit interrupters; dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or observe: low voltage systems; security system devices, heat detectors, or carbon monoxide detectors; telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or built-in vacuum equipment.

Styles & Materials

Electrical Service Entry:

Overhead service

Main Panel Capacity:

200 AMP

Interior Wire:

- Copper
- Plastic sheathed
- Cloth sheathed
- Active knob and tube
- Armored cable
- Plastic conduit

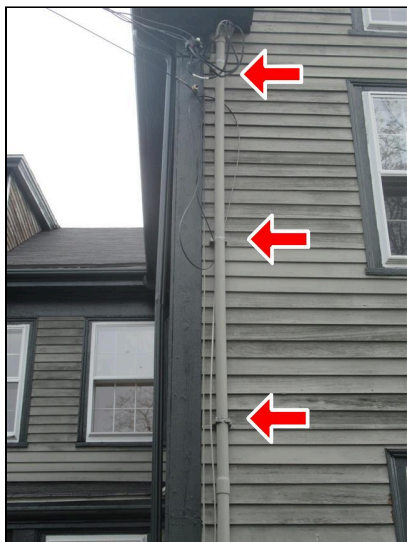
		I	MD	FR	S	INR	NRA	NP
6.0	SERVICE ENTRANCE CONDUCTORS				•			
6.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•						
6.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE				•			
6.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•			
6.4	POLARITY, GROUNDING, AND GROUND FAULT PROTECTION (GFCI) OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS, UNFINISHED AREAS OF BASEMENT				•			
6.5	ARC FAULT CIRCUIT INTERUPPTERS (AFCI)				•			
6.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	•						

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I MD FR S INR NRA NP

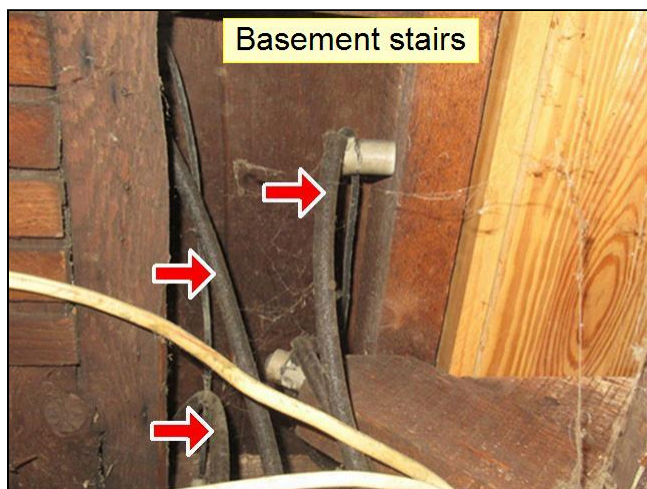
Comments:

6.0 The wall anchors for the electrical service entrance conduit were broken and or missing. This is often caused by the UV rays of the sun. I recommend that a licensed electrician replace the wall anchors.



6.1 Breaker manufactures suggest that breakers be exercised on a regular basis. This is simply flipping the breakers off and then on again. This ensures that they are operable and will trip if needed. I recommend that the breakers be exercised on a regular basis.

6.2 There was active knob-and-tube wiring in house. The extent of knob and tube wiring could not be determined. Knob-and-tube wiring is found in older houses built before the 1930's. Knob-and-tube wiring is a safety hazard because the junctions are not housed in junction boxes, the system includes a hot and neutral wire but no ground wire, and the wires are at least 80 years old. I recommend further investigation of the extent of this wiring in the building by a licensed electrician. I recommend replacement of the knob-and-tube wiring. It is critical to ensure that knob-and-tube wiring is removed before adding insulation to the house. Insulation in contact with knob-and-tube wiring is a fire hazard. Knob and tube wiring was also identified in the attic which should also be inspected by a licensed electrician.



⊕ 6.3 (1) There was a missing cover plate at the junction box above the water heater. There were live wires exposed at this location. I recommend that a cover plate be installed.



⊕ 6.3 (2) There was a loose electric receptacle in the living room. All receptacles should be properly affixed to the wall. I recommend that a licensed electrician properly secure this receptacle.

⊕ 6.3 (3) One of the electrical receptacles in the second floor left side room and the second floor front bedroom tested for open grounds. Devices plugged into these receptacles will not be grounded and are a safety hazard. I recommend that a licensed electrician repair these receptacles.

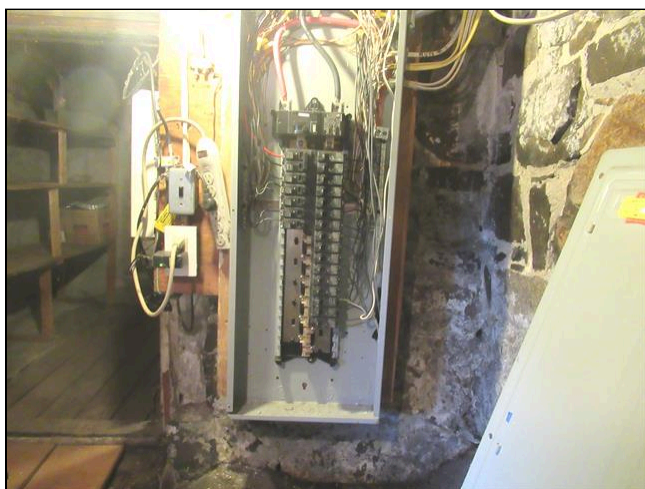


+ 6.4 The electric receptacle above the kitchen sink was not GFCI. All receptacles within 6 feet of water, in the garage, in unfinished areas of the basement, and on the exterior of the house should be equipped with ground fault circuit interrupters (GFCI). GFCI's detect the amperage flow going in and out of the receptacle. If this flow varies by as little as .005 amps, the receptacle will trip. These receptacles should be tested on a monthly basis. I recommend that a licensed electrician install a GFCI plug in this location.



+ 6.5 There were no AFCI breakers installed in the electrical panel. All bedroom receptacles should be protected with Arc Fault Circuit Interrupter breakers, AFCI. AFCI's detect arcing in the circuit that they are feeding. If an arc is detected the breaker will trip. Arcing in a circuit is a safety hazard. These breakers should be tested on a monthly basis. I recommend that a licensed electrician install AFCI breakers where needed.

6.6 The main panel was located on the right side of the basement. This is for your information.



Obstructed electrical receptacles and wires concealed behind finished areas of the building were not accessible and could not be inspected. Low voltage systems such as security systems, internet routers, intercoms, etc. were out of scope for this home inspection and were not inspected. The local fire department is responsible for inspecting smoke and carbon monoxide detectors and issuing a certificate of compliance. Installation of smoke and carbon monoxide detectors and scheduling of the inspection by the fire department is the responsibility of the seller. Smoke detectors should be replaced every 10 years, and carbon monoxide detectors should be replaced every 5-7 years. Fire departments do not always check the dates on the back of the smoke and carbon monoxide detectors when inspecting them. Replacement of old smoke and carbon monoxide detectors is recommended.

7. Interiors

The home inspector shall observe readily accessible walls, ceiling, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: operate a representative number of windows and interior doors; and report signs of water penetration into the building or signs of condensation on building components. The home inspector is not required to observe: paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; carpeting; or draperies, blinds, or other window treatments.

Styles & Materials

Dryer Fuel Source:

220 Electric

		I	MD	FR	S	INR	NRA	NP
7.0	CEILING AND WALLS	•						
7.1	FLOORS	•						
7.2	STEPS, STAIRWAYS, BALCONIES AND RAILINGS				•			
7.3	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•						
7.4	COOKING APPLIANCES, DISHWASHERS & DISPOSALS	•						
7.5	VENTING SYSTEMS (Kitchens, baths and laundry)					•		
7.6	DOORS (REPRESENTATIVE NUMBER)					•		
7.7	WINDOWS (REPRESENTATIVE NUMBER)					•		

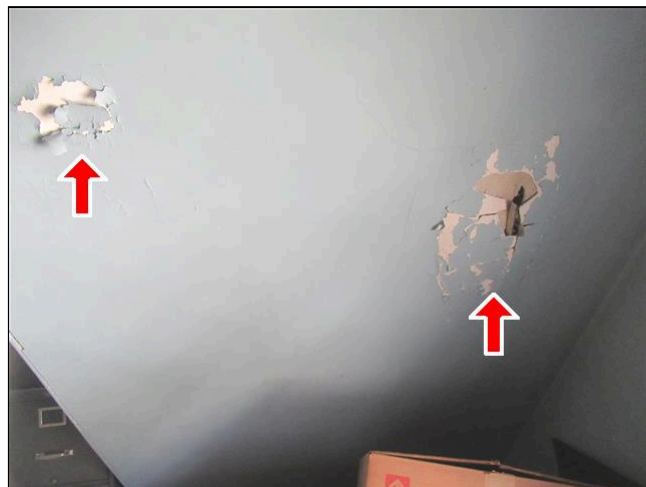
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I MD FR S INR NRA NP

Comments:

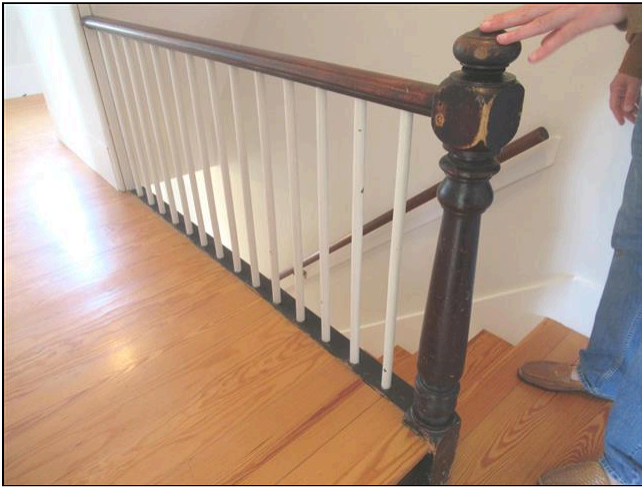
7.0 (1) See previous comment in section 3.6

7.0 (2) There were stains and decay in the ceiling in the finished room in the attic. The area was dry at the time of inspection when tested with a framex non invasive moisture meter. If you plan on using this room, I recommend that the ceiling be repaired and painted and then monitored for further decay.

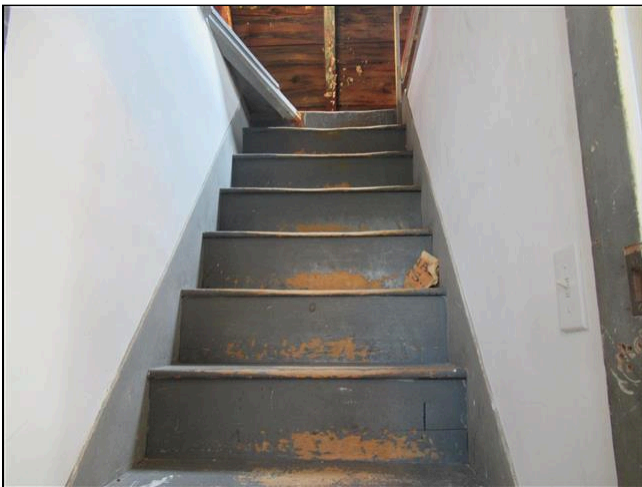


7.1 See previous comment in section 3.4

+ 7.2 (1) The stair railing at the second floor was loose. Current building practice states that guardrails should be able to withstand 200 pounds of pressure. I recommend that this railing be repaired.



+ 7.2 (2) There was no hand railing at the attic stairs. All stairs with three risers or more should have a handrail. I recommend that a handrail be installed.



+ 7.2 (3) The attic railing was loose and had no balusters. When balusters are installed, the space between each baluster should not exceed 4 inches. The railing should be able to withstand 200 pounds of force. I recommend installation of a railing with balusters.

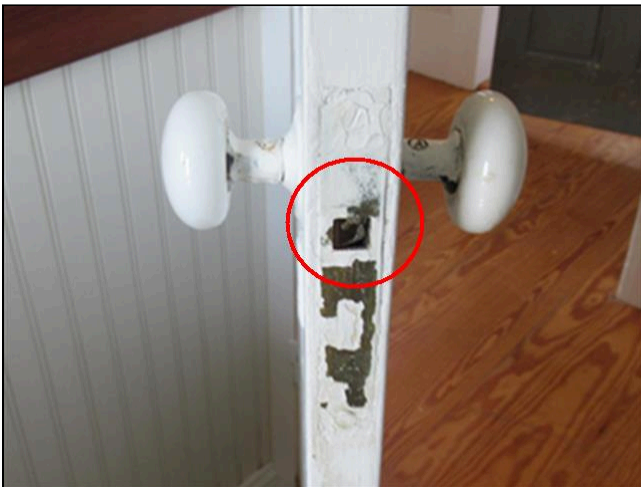


7.5 The dryer vent was flexible metal. This material is prone to clogging. I recommend that the dryer vent be replaced with stiff metal pipe to reduce lint build up and to increase the efficiency of the dryer.



7.6 (1) The kitchen door hardware at the door leading to the front yard was loose. Over time the condition will worsen. I recommend that the door hardware be tightened.

7.6 (2) The second floor bathroom door would not latch closed because the latch was stuck. I recommend that a qualified handyman repair this latch.



7.7 The kitchen window was difficult to open. I recommend a qualified carpenter further investigate and repair as needed.

Areas obstructed by furniture or other items, and floors obstructed by carpets, were not readily accessible and were not inspected. Lead paint can be an issue at the interior and exterior of older homes built before 1978. A licensed lead paint inspector can determine if lead is present. If lead is found, remediation in accordance with EPA guidelines is recommended.

8. Fireplaces and Wood Stoves

The home inspector shall observe permanently installed readily accessible and observable solid fuel heating devices: hearths, dampers, chimneys, flues, thimbles and vents, where readily visible. The home inspector shall note the presence of exposed flues in the smoke chamber being utilized by other appliances. The home inspector is not required to operate solid fuel heating devices.

Styles & Materials

Types of Fireplaces:

Conventional

Damper:

Steel

Flue Liner:

None

Not Visible

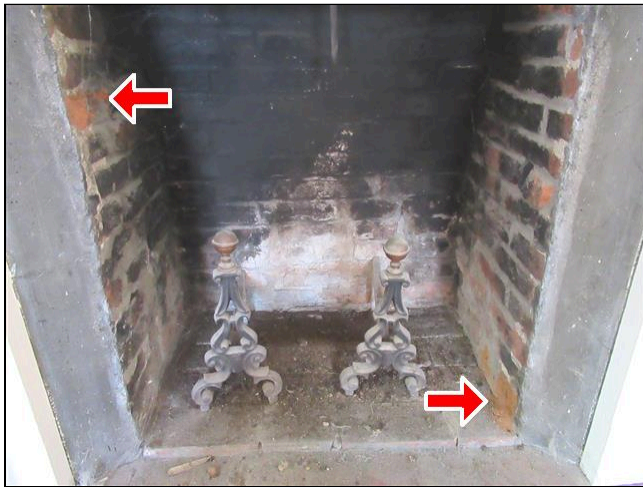
		I	MD	FR	S	INR	NRA	NP
8.0	FIREBOX				•			
8.1	VISIBLE FLUE				•			
8.2	DAMPER	•						
8.3	CLEARANCE	•						
8.4	HEARTH	•						
8.5	DOOR/SCREEN	•						

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I MD FR S INR NRA NP

Comments:

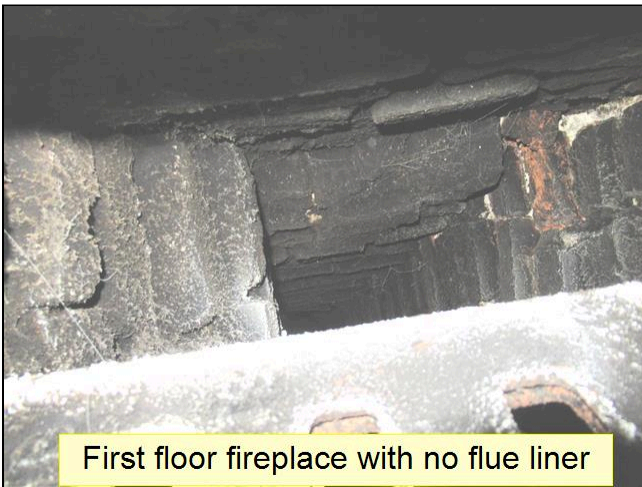
8.0 (1) There was spalling at a few bricks in the fireplace firebox. This happens when the outer layer of the masonry chips off. The inner softer portion of the masonry is then exposed. I recommend that a qualified chimney sweep repair or replace this brick. Recommended accreditations for chimney sweeps; CSIA Chimney Sweep Institute of America and NFI National Fire Place Institute.



8.0 (2) The masonry at the bottom of the second floor fireplace was deteriorated and in need of pointing. I recommend that a qualified chimney sweep repair this masonry. Recommended accreditations for chimney sweeps are: CSIA Chimney Sweep Institute of America; NFI National Fire Place Institute.



8.1 The first floor chimney appeared to be unlined. When the damper at the upstairs fireplace was opened a lot of masonry debris and soot fell down. If the fireplaces are to be used at all, I recommend that a liner be installed by a qualified chimney sweep. I also recommend the inside of both chimneys be inspected with a camera so the condition of the flues can be assessed. Recommended accreditations for chimney sweeps; CSIA Chimney Sweep Institute of America and NFI National Fire Place Institute.



The solid fuel heating devices of this home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe permanently installed readily accessible and observable: insulation and vapor retarders in unfinished spaces; ventilation of attics and foundation areas; kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall identify: insulation in unfinished spaces; and absence of insulation in unfinished space at conditioned surfaces. The home inspector is not required to report on: concealed insulation and vapor retarders; or venting equipment that is integral with household appliances.

Styles & Materials

Bathroom Exhaust Fans:

Present

		I	MD	FR	S	INR	NRA	NP
9.0	INSULATION IN ATTIC						•	
9.1	INSULATION UNDER FLOOR SYSTEM (above crawl space or in basement ceiling)					•		
9.2	VAPOR RETARDERS (on ground in crawl space or basement)							•
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	•						

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I MD FR S INR NRA NP

Comments:

9.0 It looks as if blown-insulation had been installed in the exterior walls and under the attic floor at some point. The extent of the insulation could not be determined. I recommend asking the seller for any knowledge they have about insulation in the walls and attic floor. I also recommend a Mass Save energy audit (masssave.com). The Mass Save program provides significant rebates for work to improve the energy efficiency of a home.

9.1 There was no insulation in the basement ceiling. It would be prudent to insulate between the joists directly above the foundation. Only the first 1-2 feet of the joist bay is necessary to insulate. A closed cell spray foam works well in this application.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Major Deficiencies

Omega Home Inspections, LLC

17 Peach Highlands
Marblehead, Ma 01945
617-803-7781

Customer
Historic Sample

Address
10 Sample Rd
Sample MA

These summaries are not the entire report. The complete report may include additional information of concern. It is recommended that you read the complete report.

2. Exterior

2.0 TRIM AND SIDING

Major Deficiency



(1) The paint was chipping and peeling in many places on the siding. The longevity of a paint job depends primarily on the prep-work. The house should be scraped, caulked and a full coat of primer applied before the finish coat. I recommend that the house be properly prepped and re-painted.

5. Plumbing System

5.1 PLUMBING WATER SUPPLY PIPING, MATERIALS, SUPPORTS AND INSULATION

In Need of Repair



(1) There was a corroded water supply pipe under the kitchen sink. I recommend that a licensed plumber further investigate and repair as needed.

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Safety Issues

Omega Home Inspections, LLC

17 Peach Highlands
Marblehead, Ma 01945
617-803-7781

Customer
Historic Sample

Address
10 Sample Rd
Sample MA

2. Exterior

2.6 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Safety Issue

- ⊕ (3) The stone steps at the front of the house are not built to current building code requirements for riser heights, tread depths and handrail requirements. I recommend caution be used when using these steps.

4. Heating / Central Air Conditioning

4.2 AUTOMATIC SAFETY CONTROLS

Safety Issue

- ⊕ The extension on the boiler back flow preventer was missing. All boilers are required to have a back flow preventer with an extension to release hot water and steam if there is a drop in the municipal water supply. These prevent cross connection of waste water and supply water. The extension should end between 6 and 12 inches from the floor so that a person will not get scalded should the back flow preventer release. A boiler without a back flow preventer or an improper extension is a safety hazard. I recommend that a licensed plumber remedy this situation.

4.5 DISTRIBUTION SYSTEMS - HEATING/COOLING (including fans, pumps, ducts, piping and supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors)

Safety Issue

- ⊕ The insulation on the heating pipes may contain asbestos. This is a safety hazard. If this insulation becomes friable, the asbestos can become airborne making it dangerous. I recommend that this insulation be tested for asbestos. If the insulation tests positive, I recommend removal by a licensed asbestos abatement contractor.

5. Plumbing System

5.2 PLUMBING SUPPLY FIXTURES AND FAUCETS

Safety Issue

- ⊕ (2) There was a cross-connection at the second floor bathtub. The hand-held shower head could hang into the bathtub. Cross-connections in a plumbing system are a safety issue. A cross-connection is a condition that allows waste water to be siphoned back into the potable water system. I recommend that a licensed plumber remedy this problem.

5.7 WATER HEATER - AUTOMATIC SAFETY CONTROLS**Safety Issue**

- +** The pressure relief valve extension on the water heater was missing. All water heaters are required to have a pressure relief valve with an extension to release hot water and steam if the hot water heater is not functioning properly. The extension should end between 6 and 12 inches from the floor so that a person will not get scalded should the water heater malfunction. A water heater without a pressure relief valve or an improper extension is a safety hazard. I recommend that a licensed plumber remedy this situation.

6. Electrical System**6.0 SERVICE ENTRANCE CONDUCTORS****Safety Issue**

- +** The wall anchors for the electrical service entrance conduit were broken and or missing. This is often caused by the UV rays of the sun. I recommend that a licensed electrician replace the wall anchors.

6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**Safety Issue**

- +** There was active knob-and-tube wiring in house. The extent of knob and tube wiring could not be determined. Knob-and-tube wiring is found in older houses built before the 1930's. Knob-and-tube wiring is a safety hazard because the junctions are not housed in junction boxes, the system includes a hot and neutral wire but no ground wire, and the wires are at least 80 years old. I recommend further investigation of the extent of this wiring in the building by a licensed electrician. I recommend replacement of the knob-and-tube wiring. It is critical to ensure that knob-and-tube wiring is removed before adding insulation to the house. Insulation in contact with knob-and-tube wiring is a fire hazard. Knob and tube wiring was also identified in the attic which should also be inspected by a licensed electrician.

6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**Safety Issue**

- +** (1) There was a missing cover plate at the junction box above the water heater. There were live wires exposed at this location. I recommend that a cover plate be installed.
- +** (2) There was a loose electric receptacle in the living room. All receptacles should be properly affixed to the wall. I recommend that a licensed electrician properly secure this receptacle.
- +** (3) One of the electrical receptacles in the second floor left side room and the second floor front bedroom tested for open grounds. Devices plugged into these receptacles will not be grounded and are a safety hazard. I recommend that a licensed electrician repair these receptacles.

6.4 POLARITY, GROUNDING, AND GROUND FAULT PROTECTION (GFCI) OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS, UNFINISHED AREAS OF BASEMENT**Safety Issue**

- +** The electric receptacle above the kitchen sink was not GFCI. All receptacles within 6 feet of water, in the garage, in unfinished areas of the basement, and on the exterior of the house should be equipped with ground fault circuit interrupters (GFCI). GFCI's detect the amperage flow going in and out of the receptacle. If this flow varies by as little as .005 amps, the receptacle will trip. These receptacles should be tested on a monthly basis. I recommend that a licensed electrician install a GFCI plug in this location.




6.5 ARC FAULT CIRCUIT INTERRUPTERS (AFCI)**Safety Issue**

- +** There were no AFCI breakers installed in the electrical panel. All bedroom receptacles should be protected with Arc Fault Circuit Interrupter breakers, AFCI. AFCI's detect arcing in the circuit that they are feeding. If an arc is detected the breaker will trip. Arcing in a circuit is a safety hazard. These breakers should be tested on a monthly basis. I recommend that a licensed electrician install AFCI breakers where needed.

7. Interiors

7.2 STEPS, STAIRWAYS, BALCONIES AND RAILINGS


Safety Issue

-  (1) The stair railing at the second floor was loose. Current building practice states that guardrails should be able to withstand 200 pounds of pressure. I recommend that this railing be repaired.
-  (2) There was no hand railing at the attic stairs. All stairs with three risers or more should have a handrail. I recommend that a handrail be installed.
-  (3) The attic railing was loose and had no balusters. When balusters are installed, the space between each baluster should not exceed 4 inches. The railing should be able to withstand 200 pounds of force. I recommend installation of a railing with balusters.

8. Fireplaces and Wood Stoves


8.0 FIREBOX

Safety Issue

-  (1) There was spalling at a few bricks in the fireplace firebox. This happens when the outer layer of the masonry chips off. The inner softer portion of the masonry is then exposed. I recommend that a qualified chimney sweep repair or replace this brick. Recommended accreditations for chimney sweeps; CSIA Chimney Sweep Institute of America and NFI National Fire Place Institute.

8.1 VISIBLE FLUE

Safety Issue

-  The first floor chimney appeared to be unlined. When the damper at the upstairs fireplace was opened a lot of masonry debris and soot fell down. If the fireplaces are to be used at all, I recommend that a liner be installed by a qualified chimney sweep. I also recommend the inside of both chimneys be inspected with a camera so the condition of the flues can be assessed. Recommended accreditations for chimney sweeps; CSIA Chimney Sweep Institute of America and NFI National Fire Place Institute.

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In Need of Repair

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Marblehead, Ma 01945
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Customer
Historic Sample

Address
10 Sample Rd
Sample MA

1. Roofing

1.0 ROOF COVERINGS

Future Repair

(3) There were missing asphalt shingles at the left side of the roof. I recommend that a licensed roofer repair the damaged areas.

1.3 ROOF DRAINAGE SYSTEMS

In Need of Repair

- (1) There were missing downspout extensions. Downspouts carry roof water to the ground and should have extensions that direct the water to an appropriate distance, 5 or 6 feet, from the foundation. If there are no downspout extensions, or if the extensions are too short, the roof water may eventually end up in the basement. I recommend that downspout extensions be installed to carry the water to an appropriate distance from the house.
- (2) The gutter downspout at the right corner of the house discharged into underground drain. The portion of the pvc drain above ground was damaged and not connected to the downspout. I recommend this portion of the drain pipe be repaired. I also recommend obtaining information from the seller as to where the drain terminate, in case the drain becomes blocked and needs to be unclogged. I recommend testing operation of the drain to ensure that it is not clogged (by checking the drain during heavy rain or with a garden hose).
- (4) The wood gutter at the rear of the building was decayed. I recommend a licensed contractor with wood gutter experience repair this gutter.

2. Exterior

2.0 TRIM AND SIDING

Major Deficiency

- (2) There was decayed window and door trim at various areas around the house. There is a potential for concealed damage behind the decayed areas. I recommend that a qualified contractor remove and replace all decayed wood prior to painting the building.
- (3) The corner board trim was decayed at the left front corner of the house. There is a potential for concealed damage behind the corner board. I recommend that this area be further inspected by a licensed contractor and repaired as needed. I also recommend the left rear corner board be secured where it's loose and any remaining gaps be caulked.
- (4) The wood trim was decayed where it was in contact with the soil at the left side of the house. Wood in contact with soil decays and is easy access for wood destroying insects. There is the potential for further damage behind the

trim and siding. I recommend a qualified carpenter replace the trim and further investigate the structure behind it. I also recommend that the earth be cleared away from this area. If found to be difficult due to grading, planting beds etc. plastic or cement based trim can be used that will not deteriorate as readily when in contact with soil.

2.1 EAVES, SOFFITS AND FASCIAS

In Need of Repair

There was daylight visible from the attic when looking at the eave space above the porch roof. I recommend a licensed contractor further investigate and repair the fascia/ soffit as necessary. The fascia boards have recently been painted but it was evident they are older material and may be original to the house. I recommend keeping this trim painted at all times to help preserve it.

2.3 DOORS (Exterior)

In Need of Repair

(1) There was decay in the door jamb at the left front side of the house. I recommend that a qualified carpenter repair or replace this door jamb.

2.6 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Safety Issue

(1) There was rotted wood trim at the front porch column base. This a structural post that is supporting the porch roof. I recommend that the decayed wood be replaced and that the post behind the decayed wood trim is further inspected by a qualified carpenter.

(2) There was deterioration in the concrete on the steps at the front of the house. Over time, water will penetrate these areas, freeze, and worsen the deterioration. I recommend that a qualified mason repair these steps.

2.9 RETAINING WALLS

In Need of Repair

The retaining wall at the front of the house was falling down. I recommend that a qualified mason repair the wall.

3. Structural Components

3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

In Need of Repair

(2) There was a crack at the rear wall. The crack appeared to be from settlement. I recommend that this crack be repaired by a qualified mason and then monitored for further movement. The masonry at the exterior side of this wall had been re-pointed.

(3) The foundation in the basement had some loose mortar. Because mortar secures the stones in the foundation, too much loose mortar can cause serious structural problems. I recommend that the foundation in the basement be prepped and re-pointed.

(4) The foundation in the basement was damp in locations. Information should be obtained from the seller regarding the management of the water seepage in the basement. I also recommend downspout extensions per comments in section 1.3.

(5) There was a fire in the basement. There was charred wood above the boiler. I recommend that information be obtained from the seller and or local fire department regarding when the fire occurred and whether all subsequent inspections were done to ascertain whether the wood is still structurally sound.

(6) The basement stair stringers were decayed at the bottom. The stringers are slowly deteriorating. I recommend that the basement stairs be repaired or replaced.

3.1 SILLS

In Need of Repair

(1) There were signs of wood destroying insect damage in the sill at the left rear and rear side of the building. Although no active insects were observed, I recommend that a full insect inspection be done by a reputable pest company.

3.3 WALLS (Structural)

In Need of Repair

(1) There were signs of water seepage at the right front basement wall. There was a crack at the exterior of the wall in approximately the same location. See note 2.2. The mortar was also loose at this location and in need of repointing. I recommend that a qualified mason repair these cracks and that they be monitored for further movement. I recommend the interior side of the foundation wall be repointed by the same mason.

3.7 ROOF STRUCTURE AND ATTIC (Report signs of previous or active water penetration.)

In Need of Repair

(1) There were signs of wood destroying insect damage in the roof framing by the chimney. Although no active insects were observed, I recommend that a full insect inspection be done by a reputable pest company.

5. Plumbing System

5.0 MAIN WATER SHUT-OFF VALVE

In Need of Repair

The main shut off for the water supply was an old gate valve that could fail when used. I recommend that a licensed plumber install a ball valve for ease of use in an emergency.

5.1 PLUMBING WATER SUPPLY PIPING, MATERIALS, SUPPORTS AND INSULATION

In Need of Repair

(2) There were cut pipes in the upper kitchen cabinet adjacent to the bathroom wall. These pipes were uncapped. All cut pipes should be permanently capped. I recommend that a licensed plumber investigate further and properly cap this pipe if found to still be connected to a water source.

(3) There was a corroded water supply valves at the living room radiator. There is the potential for a leak at this valve. I recommend that a licensed plumber repair or replace this valve.

5.2 PLUMBING SUPPLY FIXTURES AND FAUCETS

Safety Issue

(3) The washing machine was located in finished space. There was no catch pan under the washing machine. When a washing machine is located in a finished space there should be a catch pan. This pan should have a drain plumbed into it or a sensor mechanism that activates a water supply shut off valve to prevent flooding should the washing machine overflow. I recommend that a catch pan and drain or a catch pan and sensor activated water supply shut off be installed for this washing machine.

(4) Rubber lines supplied water to the washing machine. These lines are not rated to remain under constant pressure. Many people do not turn off the valve between loads of laundry. To prevent a burst hose and flooding, I recommend that these lines be upgraded to braided stainless steel lines.

5.4 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

In Need of Repair

(2) There was a leak at the first floor bathroom sink drain pop up. There was also corrosion on the bottom of the sink trap. I recommend that licensed plumber repair or replace these components.

(3) The pop-up did not operate in the second floor bathroom sink. It couldn't be opened after it was closed. I recommend that a licensed plumber repair or replace the pop-up.

7. Interiors

7.0 CEILING AND WALLS

Inspected

(2) There were stains and decay in the ceiling in the finished room in the attic. The area was dry at the time of inspection when tested with a tramex non invasive moisture meter. If you plan on using this room, I recommend that the ceiling be repaired and painted and then monitored for further decay.

7.5 VENTING SYSTEMS (Kitchens, baths and laundry)

In Need of Repair

The dryer vent was flexible metal. This material is prone to clogging. I recommend that the dryer vent be replaced with stiff metal pipe to reduce lint build up and to increase the efficiency of the dryer.

7.6 DOORS (REPRESENTATIVE NUMBER)**In Need of Repair**

(1) The kitchen door hardware at the door leading to the front yard was loose. Over time the condition will worsen. I recommend that the door hardware be tightened.

(2) The second floor bathroom door would not latch closed because the latch was stuck. I recommend that a qualified handyman repair this latch.

7.7 WINDOWS (REPRESENTATIVE NUMBER)**In Need of Repair**

The kitchen window was difficult to open. I recommend a qualified carpenter further investigate and repair as needed.

8. Fireplaces and Wood Stoves**8.0 FIREBOX****Safety Issue**

(2) The masonry at the bottom of the second floor fireplace was deteriorated and in need of pointing. I recommend that a qualified chimney sweep repair this masonry. Recommended accreditations for chimney sweeps are: CSIA Chimney Sweep Institute of America; NFI National Fire Place Institute.

9. Insulation and Ventilation**9.1 INSULATION UNDER FLOOR SYSTEM (above crawl space or in basement ceiling)****In Need of Repair**

There was no insulation in the basement ceiling. It would be prudent to insulate between the joists directly above the foundation. Only the first 1-2 feet of the joist bay is necessary to insulate. A closed cell spray foam works well in this application.

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