

# Inspection Report

**Joe Smith**  
**Mr. Joe Smith**

**Property Address:**  
1313 Mockingbird Lane  
Medford MA 02155



**Omega Home Inspections, LLC**

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

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<b>Date:</b> 7/9/2020	<b>Time:</b> 12:00 PM - 03:00 PM	<b>Report ID:</b> Sample Townhouse Report
<b>Property:</b> 1313 Mockingbird Lane Medford MA 02155	<b>Customer:</b> Joe Smith Mr. Joe Smith	<b>Real Estate Professional:</b> Janet Jones ACME Realtors

**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 townhouse inspected was in a 15-17 year old building. 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 City of Medford.

I recommend that any shared maintenance documents with 1315 Mockingbird Lane be carefully reviewed for information on past and possible future maintenance needs.

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

**In Attendance:**

Customer and both agents, Inspector, Owner

**Type of building:**

Townhouse

**Home Faces:**

East

**Temperature:**

Between 50-60

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

# 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:**

Architectural style - asphalt

**Viewed roof covering from:**

Ground  
Binoculars  
From upper floor windows

**Roof Drainage (gutters & downspouts):**

Aluminum

		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** The roof covering on this house was asphalt shingles, which typically last between 20 and 30 years. This roof was the original roof from when the house was built in 2004.

**1.3** A roof water downspout discharged on to the driveway. There is the potential for slippery conditions in winter. If found to be a problem, I recommend that a landscape contractor install an underground drain and drywell for this downspout.



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:** Vinyl  
**Decks Balconies Porches & Railings:** Wood  
 Composite

		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							•
2.10	OTHER	•						

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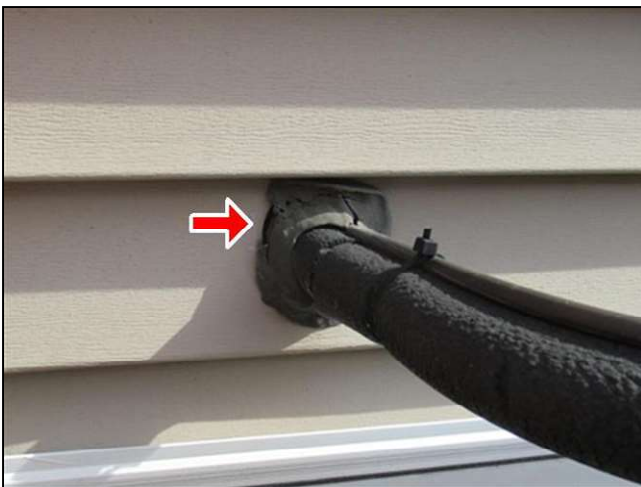
I MD FR S INR NRA NP

**Comments:**

2.0 (1) The paint was chipping and peeling at the garage and back door trim. The longevity of a paint job depends primarily on the prep-work. The decayed areas should be scraped, caulked and a full coat of primer applied before the finish coat. I recommend that the decayed areas be properly prepped and re-painted.



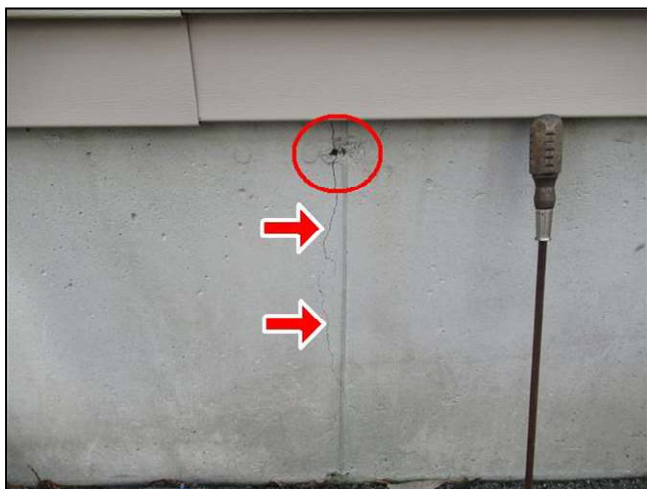
2.0 (2) There was a gap where the AC refrigerant line penetrated through the wall of the house. This gap will reduce the energy efficiency of the house and could potentially allow insects access in to the house. I recommend that this gap be properly sealed.



2.2 (1) There was a crack at the interior and exterior right side of the house where the garage foundation abutted the house foundation. The crack appeared to be from settlement. I recommend that this crack be repaired by a qualified mason and then monitored for further movement.



2.2 (2) There were unsealed holes from where form ties had been removed from the foundation. Steel form ties are used during construction to keep the forms in place while the concrete foundation is poured. These form ties are then broken off from the interior and exterior and the small voids are filled with concrete. If the form ties are left exposed the metal can expand due to rust. This will crack adjacent areas of the foundation. I recommend that the form ties be sealed with concrete to prevent rusting.





❗ 2.6 (1) The hand railings at the front and rear steps were not graspable. These hand railings were constructed of pieces of 2x4's turned on their sides. All hand railings should be graspable for safety. I recommend that these hand railings be repaired or replaced.

❗ 2.6 (2) The railing at the rear deck steps was loose. Current building practice states that guardrails should be able to withstand 200 pounds of pressure. I recommend that this railing be repaired or replaced.

2.6 (3) The posts supporting the hand rails at the front and rear steps were set directly on top of the concrete pad, instead of on stand-off post anchors. Water will wick up into these posts from the concrete. There is the potential for decay in the posts. I recommend monitoring the posts for decay, and repair or replacement of the posts if needed by a licensed contractor.



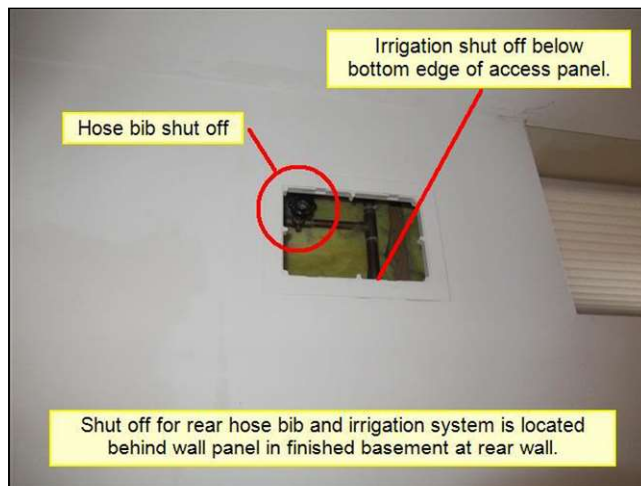
2.6 (4) The perimeter joist on the right side of the rear deck was split and pulling away from the ledger board due to inadequate fasteners. One nail, at the split, could be pulled out by hand. This can threaten the structural integrity of the deck. I recommend that a qualified contractor replace the spilt rim joist and use the appropriate mechanical fasteners to secure it to the ledger board.



2.6 (5) There was a hole under the lattice at the front porch. There is a potential for critters to get under the porch. I recommend that the holes be filled back in.



2.10 There was irrigation system plumbing at the rear of the building. It is important that a irrigation system company blow water out of the lines before the ground freezes. This irrigation system was out of scope for this home inspection and was 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. 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. Garage**

		I	MD	FR	S	INR	NRA	NP
3.0	EXTERIOR OF GARAGE	•						
3.1	GARAGE STRUCTURE							•
3.2	GARAGE WALLS & CEILINGS (INCLUDING FIREWALL SEPARATION)	•						
3.3	GARAGE FLOOR	•						
3.4	GARAGE DOOR (S)				•			
3.5	GARAGE WINDOWS	•						
3.6	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	•						
3.7	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)				•			

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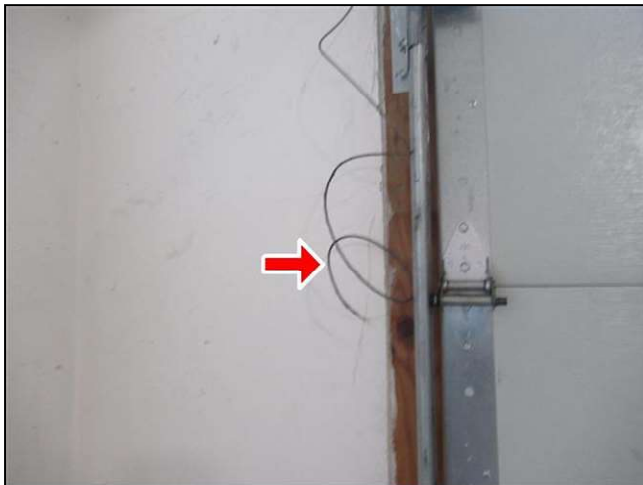
I MD FR S INR NRA NP

**Comments:**

3.1 The garage was finished. The structure in the garage was not visible and could not be inspected.

3.4 (1) The exterior side of the garage door was dented. The door still operated at the time of inspection. If the cosmetic dents become an issue, the damaged panels can be replaced.

**+** 3.4 (2) The safety cable on the right side of the garage door was damaged. In the event of a spring breaking the safety cables would prevent the spring from injuring people or property. I recommend the safety cable be repaired.



3.7 The garage door did not reverse when met with resistance. All garage doors should have two means of safety reverse; one a pressure switch in the opener and the 2nd a beam along the bottom of the door opening. I recommend repair or replacement of the garage door opener so that the door reverses properly.



**4. 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**

<b>Foundation:</b> Poured concrete Slab on grade	<b>Basement Floor:</b> Concrete	<b>Method used to observe Crawlspace:</b> No crawlspace
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<b>Sump Pump:</b> Present	<b>Dehumidifier:</b> Not present	<b>Attic/Eaves info:</b> No Attic
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**Method used to observe attic/eaves:**  
Inaccessible

		I	MD	FR	S	INR	NRA	NP
4.0	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.)	•						
4.1	SILLS	•						
4.2	BEAMS/GIRDERS	•						
4.3	WALLS (Structural)	•						
4.4	FLOORS (Structural)	•						
4.5	COLUMNS OR PIERS	•						
4.6	CEILINGS (structural)	•						
4.7	ROOF STRUCTURE AND ATTIC (Report signs of previous or active water penetration.)						•	

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I MD FR S INR NRA NP

**Comments:**

**4.0 (1)** Much of the basement was finished. The structure in these areas was not visible and could not be inspected.

**4.0 (2)** There was a sump pump at the right front corner of the basement in the mechanical room. The sump pit had about 8 inches of water, indicating a high water table. There is the potential for the basement to flood during certain weather conditions, especially if there is a power outage or the sump pump fails. Consideration should be given to keeping a spare sump pump on hand, or a battery back up system for the pump as well as buying a generator and having a generator transfer panel installed.

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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.

**5. 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 Air

**Energy Source:**

Natural gas

**Heat Distribution:**

Galvanized Steel  
Flex duct

**Cooling Equipment Type:**

Combo HVAC unit

**Cooling Distribution:**

Galvanized Steel  
Flex Duct  
Shared with Heat

		I	MD	FR	S	INR	NRA	NP
5.0	HEATING EQUIPMENT					•		
5.1	NORMAL OPERATING CONTROLS (HEATING)	•						
5.2	AUTOMATIC SAFETY CONTROLS	•						
5.3	CHIMNEYS, FLUES, VENTS AND THIMBLES				•			
5.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•						
5.5	DISTRIBUTION SYSTEMS - HEATING/COOLING (including fans, pumps, ducts, piping and supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors)	•						
5.6	INSULATION ON EXPOSED SUPPLY DUCTWORK	•						
5.7	COOLING/HEAT PUMP EQUIPMENT (including condenser and air handler)			•				
5.8	NORMAL OPERATING CONTROLS (COOLING)						•	
5.9	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•						

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**Comments:**

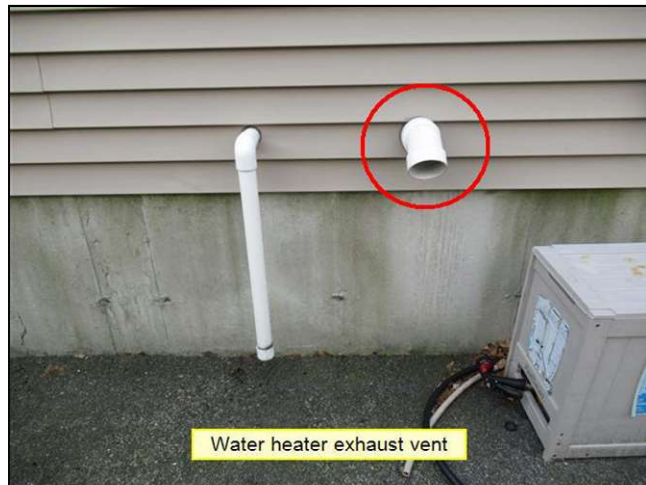
5.0 (1) The American Standard furnace was manufactured in 2004. This is for your information.

5.0 (2) There was no neutralizer on the furnace condensate drain. The condensate from a heating system is very acidic and can deteriorate the waste pipes. I recommend that a neutralizer be installed on the condensate drain for the furnace.



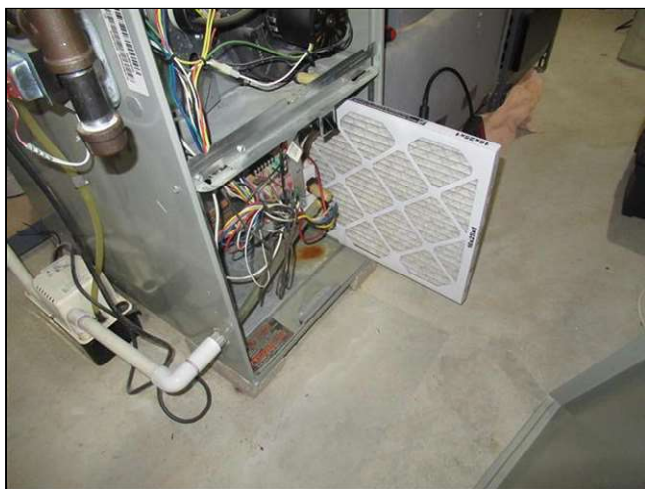
5.0 (3) The furnace and air conditioning system should be serviced yearly by a Heating, Ventilation, Air Conditioning (HVAC) company. From the available documentation located at the furnace, it appeared that 2018 was the last time the furnace was serviced. I recommend verifying this information with the seller.

**+** 5.3 There were gas intake and exhaust vents at the right side of the structure. If these vents become covered with snow or other debris the system can vent into the basement creating dangerous carbon monoxide conditions. This is a **safety issue**. I recommend that these vents be kept clear of snow and other debris at all times. This is for your information.





5.5 The air filter size for the forced air unit supplying the first floor is 16 x 25 x 1. This is for your information.



5.7 (1) Due to the exterior air temperature the air conditioning system was not operated during the inspection. Temperatures must be at least 60 degrees Fahrenheit for the previous 24 hours prior to turning on the system to avoid damage to the compressor. I recommend that information be obtained from the seller regarding the functionality of the air conditioning system.

5.7 (2) The exterior AC compressor/condenser unit was manufactured in 2004. These units typically last 15-20 years if well maintained, less if not. The Seasonal Energy Efficiency Rating, or SEER, has changed, requiring AC systems to be more efficient. When the exterior compressor condenser unit is replaced the copper line set and the interior AC coil will also have to be updated to keep in line with the new efficiency standards. This increases the scope and cost of the work. I recommend planning for replacement of the air conditioning system.



5.8 The air temperature was too cold to turn on the air conditioning system.

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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.

**6. 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:**

Gas

**Water Heater Capacity:**

50 Gallon

		I	MD	FR	S	INR	NRA	NP
6.0	MAIN WATER SHUT-OFF VALVE	•						
6.1	PLUMBING WATER SUPPLY PIPING, MATERIALS, SUPPORTS AND INSULATION	•						
6.2	PLUMBING SUPPLY FIXTURES AND FAUCETS					•		
6.3	FUNCTIONAL FLOW (water pressure)	•						
6.4	PLUMBING DRAIN, WASTE AND VENT SYSTEMS					•		
6.5	WATER HEATER - EQUIPMENT	•						
6.6	WATER HEATER - NORMAL OPERATING CONTROLS	•						
6.7	WATER HEATER - AUTOMATIC SAFETY CONTROLS	•						
6.8	WATER HEATER - CHIMNEYS, FLUES, VENTS AND THIMBLES	•						
6.9	MAIN FUEL SHUT OFF (Describe Location)	•						
6.10	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	•						
6.11	SUMP PUMP	•						

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I MD FR S INR NRA NP

**Comments:**

6.0 The main water shut off was located at the water meter at the left side of the basement under the stairs and under a storage platform. This is for your information.



6.2 (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.

6.2 (2) The second floor bathroom shower head leaked. I recommend that the shower head be repaired or replaced.



6.4 (1) The main plumbing clean out was located at the front of the basement behind an access panel. This is for your information.

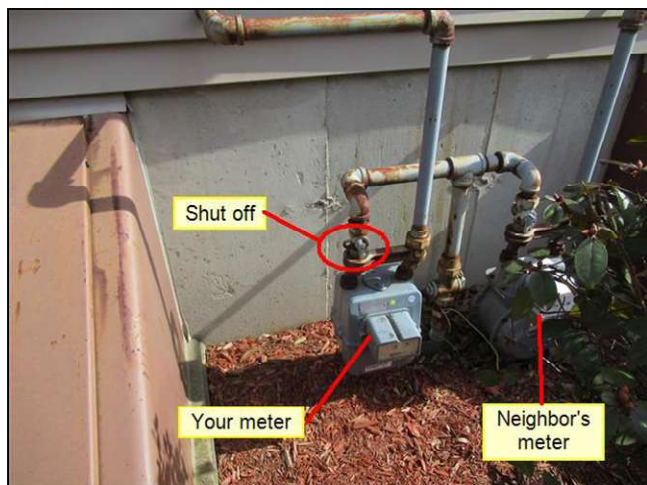


6.4 (2) The pop-up did not operate in the third floor bathroom tub. There is no way to hold water in the fixture with this pop-up. I recommend that a licensed plumber repair or replace the pop-up.



6.5 The Rheem water heater was manufactured in August of 2017. This is for your information.

6.9 The main gas shut off was located at the gas meter at the back of the house. 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.

**7. 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:**

100 AMP

**Interior Wire:**

Copper

		I	MD	FR	S	INR	NRA	NP
7.0	SERVICE ENTRANCE CONDUCTORS	•						
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•						
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•						
7.3	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)				•			
7.4	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				•			
7.5	ARC FAULT CIRCUIT INTERUPPTERS (AFCI)	•						
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	•						

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I MD FR S INR NRA NP

**Comments:**

7.1 Breaker manufacturers 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.

**+** 7.3 There was a loose electric light fixture at the third floor bathroom over the sink. It was not operating at the time of the inspection. All fixtures should be properly affixed to the wall. I recommend that a licensed electrician properly secure this fixture and verify it is properly wired.

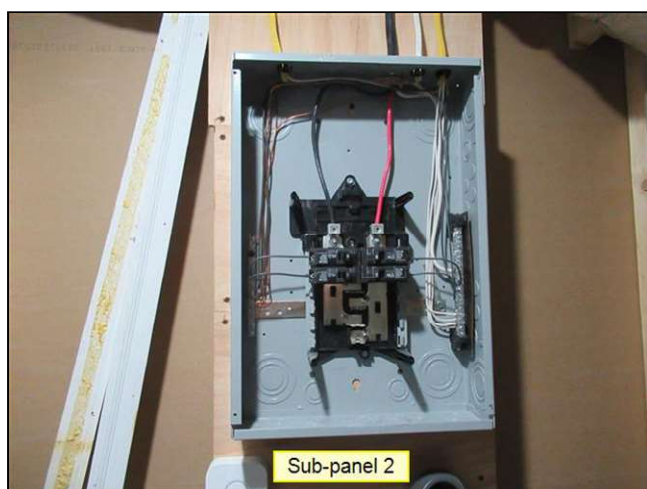
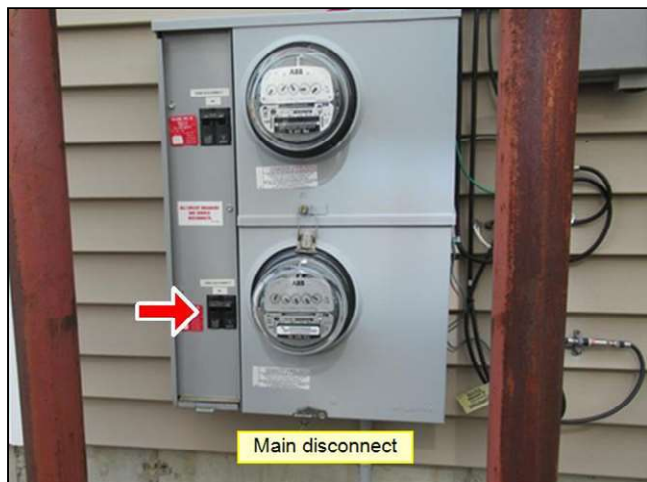


7.4 (1) The exterior outlets located at the front porch and rear deck are connected to the GFCI circuit that is connected to the GFCI receptacle adjacent to sub-panel 1 in the mechanical room. These two electrical receptacles have to be reset in the mechanical room. For convenience you may want to replace these receptacles with GFCI's. This is for your information.

**+** 7.4 (2) The GFCI in the garage did not trip when tested. The receptacle just outside the garage door on the right did not trip either. The two may be on the same circuit. 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, if they are not tested they frequently get stuck in the "on" position and will not trip when needed. I recommend that a licensed electrician replace the GFCI's where needed.



7.6 The main disconnect was located at the exterior right front corner of the building and the sub panels were located in the basement mechanical room. 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.

**8. 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:**

110 Volt electric

Extra Info : Electric

		I	MD	FR	S	INR	NRA	NP
8.0	CEILING AND WALLS					•		
8.1	FLOORS	•						
8.2	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•						
8.3	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS					•		
8.4	COOKING APPLIANCES, DISHWASHERS & DISPOSALS					•		
8.5	VENTING SYSTEMS (Kitchens, baths and laundry)					•		
8.6	DOORS (REPRESENTATIVE NUMBER)					•		
8.7	WINDOWS (REPRESENTATIVE NUMBER)					•		

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:**

**8.0** There were cracks in the ceiling in the third floor bedroom. I recommend that a qualified painter prep and paint these areas. I recommend monitoring the cracks for further movement.





8.1 The floor in the kitchen was dented at the end of the peninsula cabinet. If the aesthetics of this are an issue, then I recommend replacing the damaged flooring with new floor, taking care to match the finish.



8.3 (1) Kitchen cabinet door was loose to the right of the sink base cabinet. I recommend that a handyman repair/adjust the kitchen door hinge.



8.3 (2) The countertop was broken off at the end of the peninsula. I recommend that this be replaced by a qualified kitchen countertop company.



**8.4** There was a leak at the dishwasher lower left corner possibly from a faulty gasket. I recommend that this issue be resolved by a qualified handyman.

**8.5** More than one of the bathroom ceiling mounted heating/cooling diffusers were showing signs of corrosion. I recommend that these be replaced or refinished. I also recommend that newer more powerful fans be installed in all the bathrooms to ensure moisture is being removed from the bathrooms and properly vented outside.

**8.6** The door trim at the door from the house into the garage has pulled away from the door jamb. I recommend that a qualified carpenter repair this gap.



**8.7** The paint finish at the third floor bathroom window trim was deteriorating. I recommend this surfaces be properly sanded, primed and refinished with a finish coat of moisture resistant paint.



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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.

**9. Fireplaces and Wood Stoves**

There was a direct vent gas fireplace in the home. At the time of the inspection, the homeowner demonstrated how to operated the gas fireplace unit to the buyers.

**Styles & Materials**

**Types of Fireplaces:**

Sealed gas fireplace

**Damper:**

N/A

**Flue Liner:**

Direct vent stainless steel

		I	MD	FR	S	INR	NRA	NP
9.0	FIREBOX							•
9.1	VISIBLE FLUE							•
9.2	DAMPER							•
9.3	CLEARANCE							•
9.4	HEARTH							•
9.5	DOOR/SCREEN							•

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

**10. 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
10.0	INSULATION IN ATTIC						•	
10.1	INSULATION UNDER FLOOR SYSTEM (above crawl space or in basement ceiling)	•						
10.2	VENTILATION OF ATTIC AND FOUNDATION AREAS	•						

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I MD FR S INR NRA NP

**Comments:**

**10.2 No access to the attic to view the presence of, type of or volume of insulation.**

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.

## Future Repair

### Omega Home Inspections, LLC

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

#### Customer

Joe Smith  
Mr. Joe Smith

#### Address

1313 Mockingbird Lane  
Medford MA 02155

## 5. Heating / Central Air Conditioning

### 5.7 COOLING/HEAT PUMP EQUIPMENT (including condenser and air handler)

#### Future Repair

(2) The exterior AC compressor/condenser unit was manufactured in 2004. These units typically last 15-20 years if well maintained, less if not. The Seasonal Energy Efficiency Rating, or SEER, has changed, requiring AC systems to be more efficient. When the exterior compressor condenser unit is replaced the copper line set and the interior AC coil will also have to be updated to keep in line with the new efficiency standards. This increases the scope and cost of the work. I recommend planning for replacement of the air conditioning system.

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## Safety Issues

### Omega Home Inspections, LLC

17 Peach Highlands  
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### 1. Roofing

#### 1.3 ROOF DRAINAGE SYSTEMS



##### Safety Issue

-  A roof water downspout discharged on to the driveway. There is the potential for slippery conditions in winter. If found to be a problem, I recommend that a landscape contractor install an underground drain and drywell for this downspout.

### 2. Exterior

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


##### Safety Issue

-  (1) The hand railings at the front and rear steps were not graspable. These hand railings were constructed of pieces of 2x4's turned on their sides. All hand railings should be graspable for safety. I recommend that these hand railings be repaired or replaced.
-  (2) The railing at the rear deck steps was loose. Current building practice states that guardrails should be able to withstand 200 pounds of pressure. I recommend that this railing be repaired or replaced.

### 3. Garage


#### 3.4 GARAGE DOOR (S)

##### Safety Issue

-  (2) The safety cable on the right side of the garage door was damaged. In the event of a spring breaking the safety cables would prevent the spring from injuring people or property. I recommend the safety cable be repaired.

#### 3.7 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)


##### Safety Issue

-  The garage door did not reverse when met with resistance. All garage doors should have two means of safety reverse; one a pressure switch in the opener and the 2nd a beam along the bottom of the door opening. I recommend repair or replacement of the garage door opener so that the door reverses properly.

## 5. Heating / Central Air Conditioning

### 5.3 CHIMNEYS, FLUES, VENTS AND THIMBLES


#### Safety Issue

-  There were gas intake and exhaust vents at the right side of the structure. If these vents become covered with snow or other debris the system can vent into the basement creating dangerous carbon monoxide conditions. This is a **safety issue**. I recommend that these vents be kept clear of snow and other debris at all times. This is for your information.

## 7. Electrical System


### 7.3 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

-  There was a loose electric light fixture at the third floor bathroom over the sink. It was not operating at the time of the inspection. All fixtures should be properly affixed to the wall. I recommend that a licensed electrician properly secure this fixture and verify it is properly wired.

### 7.4 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

-  (2) The GFCI in the garage did not trip when tested. The receptacle just outside the garage door on the right did not trip either. The two may be on the same circuit. 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, if they are not tested they frequently get stuck in the "on" position and will not trip when needed. I recommend that a licensed electrician replace the GFCI's where needed.

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## In Need of Repair

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17 Peach Highlands  
Marblehead, Ma 01945  
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**Customer**  
Joe Smith  
Mr. Joe Smith

**Address**  
1313 Mockingbird Lane  
Medford MA 02155

## 2. Exterior

### 2.0 TRIM AND SIDING

#### In Need of Repair

(1) The paint was chipping and peeling at the garage and back door trim. The longevity of a paint job depends primarily on the prep-work. The decayed areas should be scraped, caulked and a full coat of primer applied before the finish coat. I recommend that the decayed areas be properly prepped and re-painted.

(2) There was a gap where the AC refrigerant line penetrated through the wall of the house. This gap will reduce the energy efficiency of the house and could potentially allow insects access in to the house. I recommend that this gap be properly sealed.

### 2.2 EXPOSED EXTERIOR FOUNDATION

#### In Need of Repair

(1) There was a crack at the interior and exterior right side of the house where the garage foundation abutted the house foundation. The crack appeared to be from settlement. I recommend that this crack be repaired by a qualified mason and then monitored for further movement.

(2) There were unsealed holes from where form ties had been removed from the foundation. Steel form ties are used during construction to keep the forms in place while the concrete foundation is poured. These form ties are then broken off from the interior and exterior and the small voids are filled with concrete. If the form ties are left exposed the metal can expand due to rust. This will crack adjacent areas of the foundation. I recommend that the form ties be sealed with concrete to prevent rusting.

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

#### Safety Issue

(3) The posts supporting the hand rails at the front and rear steps were set directly on top of the concrete pad, instead of on stand-off post anchors. Water will wick up into these posts from the concrete. There is the potential for decay in the posts. I recommend monitoring the posts for decay, and repair or replacement of the posts if needed by a licensed contractor.

(4) The perimeter joist on the right side of the rear deck was split and pulling away from the ledger board due to inadequate fasteners. One nail, at the split, could be pulled out by hand. This can threaten the structural integrity of the deck. I recommend that a qualified contractor replace the split rim joist and use the appropriate mechanical fasteners to secure it to the ledger board.



(5) There was a hole under the lattice at the front porch. There is a potential for critters to get under the porch. I recommend that the holes be filled back in.

## 5. Heating / Central Air Conditioning

### 5.0 HEATING EQUIPMENT

#### In Need of Repair

(2) There was no neutralizer on the furnace condensate drain. The condensate from a heating system is very acidic and can deteriorate the waste pipes. I recommend that a neutralizer be installed on the condensate drain for the furnace.

## 6. Plumbing System

### 6.2 PLUMBING SUPPLY FIXTURES AND FAUCETS

#### In Need of Repair

(2) The second floor bathroom shower head leaked. I recommend that the shower head be repaired or replaced.

### 6.4 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

#### In Need of Repair

(2) The pop-up did not operate in the third floor bathroom tub. There is no way to hold water in the fixture with this pop-up. I recommend that a licensed plumber repair or replace the pop-up.

## 8. Interiors

### 8.0 CEILING AND WALLS

#### In Need of Repair

There were cracks in the ceiling in the third floor bedroom. I recommend that a qualified painter prep and paint these areas. I recommend monitoring the cracks for further movement.

### 8.3 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

#### In Need of Repair

(1) Kitchen cabinet door was loose to the right of the sink base cabinet. I recommend that a handyman repair/adjust the kitchen door hinge.

(2) The countertop was broken off at the end of the peninsula. I recommend that this be replaced by a qualified kitchen countertop company.

### 8.4 COOKING APPLIANCES, DISHWASHERS & DISPOSALS

#### In Need of Repair

There was a leak at the dishwasher lower left corner possibly from a faulty gasket. I recommend that this issue be resolved by a qualified handyman.

### 8.5 VENTING SYSTEMS (Kitchens, baths and laundry)

#### In Need of Repair

More than one of the bathroom ceiling mounted heating/cooling diffusers were showing signs of corrosion. I recommend that these be replaced or refinished. I also recommend that newer more powerful fans be installed in all the bathrooms to ensure moisture is being removed from the bathrooms and properly vented outside.

### 8.6 DOORS (REPRESENTATIVE NUMBER)

#### In Need of Repair

The door trim at the door from the house into the garage has pulled away from the door jamb. I recommend that a qualified carpenter repair this gap.

### 8.7 WINDOWS (REPRESENTATIVE NUMBER)

**In Need of Repair**

The paint finish at the third floor bathroom window trim was deteriorating. I recommend this surfaces be properly sanded, primed and refinished with a finish coat of moisture resistant paint.

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# INVOICE

Omega Home Inspections, LLC  
 17 Peach Highlands  
 Marblehead, Ma 01945  
 617-803-7781

**Inspection Date:** 7/9/2020  
**Report ID:** Sample Townhouse Report

**Inspected By:** Stuart Cummings

<b>Customer Info:</b>	<b>Inspection Property:</b>
Joe Smith Mr. Joe Smith  <b>Customer's Real Estate Professional:</b> Janet Jones ACME Realtors	1313 Mockingbird Lane Medford MA 02155

**Inspection Fee:**

Service	Price	Amount	Sub-Total
			<b>Tax \$0.00</b>
			<b>Total Price \$0.00</b>

**Payment Method:**  
**Payment Status:**  
**Note:**