STILL RIVER HOME INSPECTIONS, INC.

Inspection Report

John Smith

Property Address:
123 Main Street
Anytown MA

123 Main Street

Still River Home Inspections, Inc.

Dan Jones - MA License #741
2 West Road
Acton, MA 01720
978-456-7713

Table of Contents

Date: 10/23/2017	**Time:** 09:00 AM - 12:00 PM	**Report ID:** 082817 sample
Property: 123 Main Street Anytown MA	**Customer:** John Smith	**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 inspection or investigation suggests immediate action. Further inspection or investigation should be completed before signing the purchase and sale agreement and committing to the purchase of the property. 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 Major Deficiency or a Safety Issue).

Monitor: The system or component has an issue or issues that may require repair soon or in the future. The system or component should be monitored. Items in this category are included in the *Monitor* summary at the end of the report.

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 at the end of this report) and the contract that you signed with the inspector.

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 14 years old. All directional information given in this report is from the street perspective.

Two radon test kits were placed in the basement. The test kit vial numbers were 3476369 and 3476370. Still River Home Inspections, Inc. holds no responsibility for the tests once they have been placed. Results from the test will be sent to you from Accustar Labs via email. The results can also be obtained by visiting www.accustarlabs.com.

In Attendance:	Type of building:	Approximate age of building:
Customer and both agents	Single Family (2 story)	Over 10 Years

Temperature:	Weather:	Ground/Soil surface condition:
Between 70-80	Clear	Dry

Rain in last 3 days:
No

1. Roofing

Styles & Materials

Roof-Type:
Gable
Hip

Roof Covering:
Architectural style - asphalt

Viewed roof covering from:
Ground
Binoculars
From upper floor windows

Sky Light(s):
None

Chimney (exterior):
Brick

Roof Drainage (gutters & downspouts):
Aluminum

Roof Drainage (extensions):
None

Items

1.0 ROOF COVERINGS

(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 was the original roof from when the house was built 14 years ago.

(2) There was wear on the roof likely caused by a person removing snow and ice. There were water stains on ceilings in the house, likely from leaks from ice dams. Improvements in the energy efficiency and ventilation of the attic may reduce the chance of issues, see Insulation and Ventilation section later in this report. If leaks from ice dams are found to be a problem, a qualified contractor should remove snow from the roof before ice dams can form. I recommend monitoring the roof for excessive snow and ice build up.

(3) The was a complex section of roof at the front of the house that may trap snow in winter. There is the potential for leaks from ice dams. I recommend monitoring this area for excessive snow and ice build up.

(4) There were deteriorated ridge shingles at the back of the house. There is the potential for leaks. A licensed roofer should replace these shingles.

1.1 FLASHINGS

(1) There was no kick out flashing between sections of the roof and the side walls of the house. Kick out flashing diverts water out and away from the side of the house. This prevents water from running down in front of and behind the siding, which can cause decay and damage. A licensed roofer or siding contractor should install kick flashing.

(2) There was a split in the rubber boot at the plumbing vent flashing. There is the potential for leaks. The best time to replace plumbing vent flashing is when the roof is replaced. In the meantime, the flashing can be repaired with a product called Perma-Boot which eliminates the need to re-shingle around the plumbing vent after the repair.

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected

1.3 ROOF DRAINAGE SYSTEMS

(1) The downspout extensions were missing. 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. Proper downspout extensions should be installed to carry the water to an appropriate distance from the house.

(2) There was debris in the gutters. The gutters should be cleaned out twice a year. One cleaning should occur late in the spring and the other late in the fall.

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. Ice dams are a common cause of roof leaks in New England. Ice dams occur when heat from the house melts the underside of the snow pack on the roof. Water runs down the underside of the snow pack to a cold section of roof, freezes, and creates an ice dam. Water accumulates behind the dam, and when it reaches the height of the top of the first row of shingles, can leak into the house. Except in winter when ice dams are present on the house, it is difficult or impossible during a home inspection to determine whether or not a house will experience ice dam issues.

2. Exterior

Styles & Materials

Siding:
Wood clapboards

Exterior Entry Doors:
Steel
Fiberglass
Insulated glass

Decks Balconies & Porches:
Wood
Composite

Railings:
Wood
Composite

Driveway:
Asphalt

Items

2.0 TRIM AND SIDING

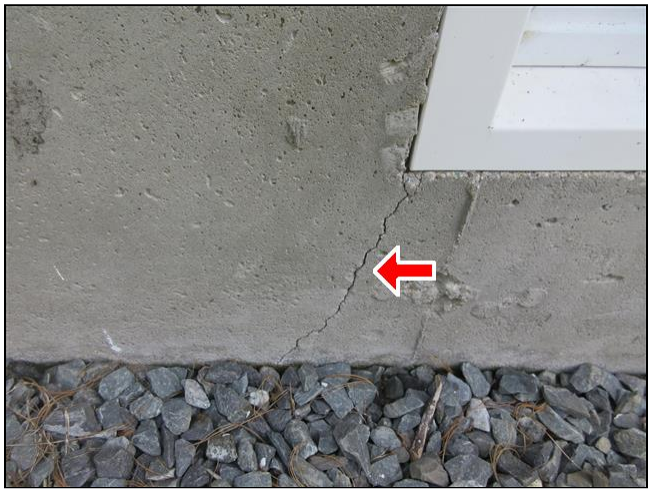
There were gaps around the AC refrigerant lines where they passed from the compressor/ condenser units through the side of the house. These gaps will reduce the energy efficiency of the house and may enable pests to enter the house. These gaps should be properly sealed.

2.1 EAVES, SOFFITS AND FASCIAS

Inspected

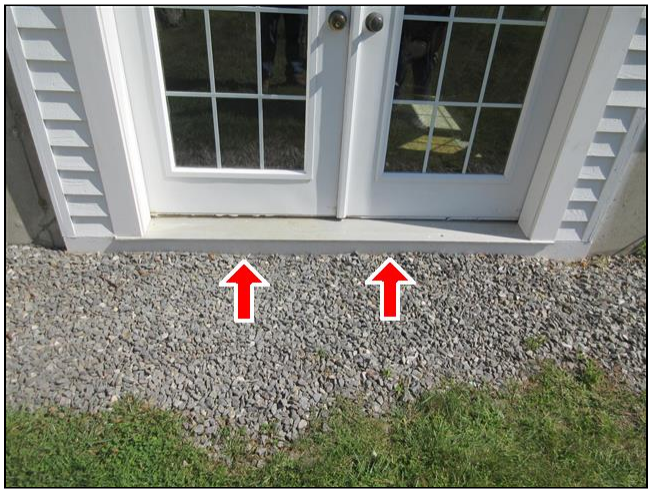
2.2 EXPOSED EXTERIOR FOUNDATION

There were cracks in the foundation. The cracks should be monitored for moisture intrusion and further movement.

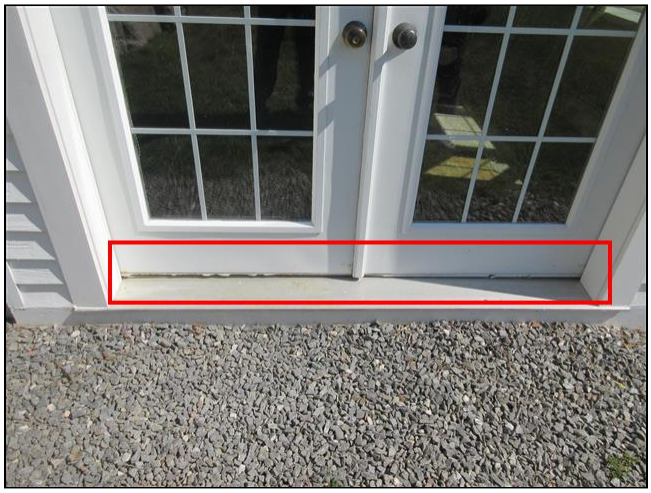


2.3 DOORS (Exterior)

(1) Wood was in contact with the ground at the french doors at the back of the basement. Wood in contact with the ground decays and is easy access for wood destroying insects. A qualified contractor should remedy this situation.



(2) The weather stripping at the french doors at the back of the basement was deteriorated. A qualified contractor should repair or replace the weather stripping.



(3) The steel at the french doors at the back of the basement was rusting through the paint. The doors should be wire brushed, primed with paint designed for rusty metal, and painted with a finish coat designed for metal.

2.4 WINDOWS

Inspected

2.5 FLASHING

Inspected

2.6 DECKS, BALCONIES, AND PORCHES

There were safety issues with the back deck:

The lower deck and deck steps were hung from the upper deck with wood boards. These wood boards were hung from a single joist at the side of the upper deck. A single board is not sufficient support for the weight of the lower deck and steps. The upper deck was bowed downwards in this area. Concrete piers and posts should be installed under this area.

The ledger board at the upper deck was bolted to the house rim joist at the overhang at the back of the house. Due to the overhang, the house rim joist is not supported on a concrete foundation or studs in a wall. Instead the house rim joist is nailed into the ends of house floor joists. This connection is not sufficient to support heavy loads on the deck. Concrete piers and posts should be installed under this area.

I recommend that a qualified contractor complete these repairs.

Lower deck and steps

Lower deck and steps hung from a single joist at the upper deck

Upper deck bowed downwards

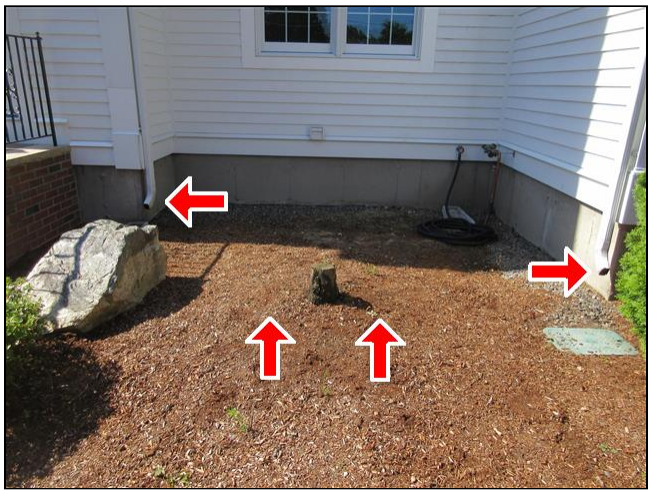
Ledger board attached to house overhang

2.7 STOOPS, STEPS, AND AREAWAYS

Inspected

2.8 VEGETATION, GRADING, DRAINAGE (with respect to their effect on the condition of the building)

There was reverse grading at the front of the house. Proper grading sends water away from the house. Reverse grading allows water to flow towards the foundation, and this excess water may eventually end up in the basement. The land should slope away from the house at least 1 inch per foot for the first 6-10 feet. I recommend that a landscape contractor regrade this area. Downspouts discharged into this area. I recommend that a landscape contractor install underground drains for these downspouts.



2.9 DRIVEWAYS, WALKWAYS, PATIOS

(1) The driveway was cracked and deteriorated. I recommend planning for replacement of the driveway.

(2) There were raised edges in the brick walk at the front of the house. This is a trip hazard. A landscape contractor should repair this walk.

2.10 RETAINING WALLS

Not present

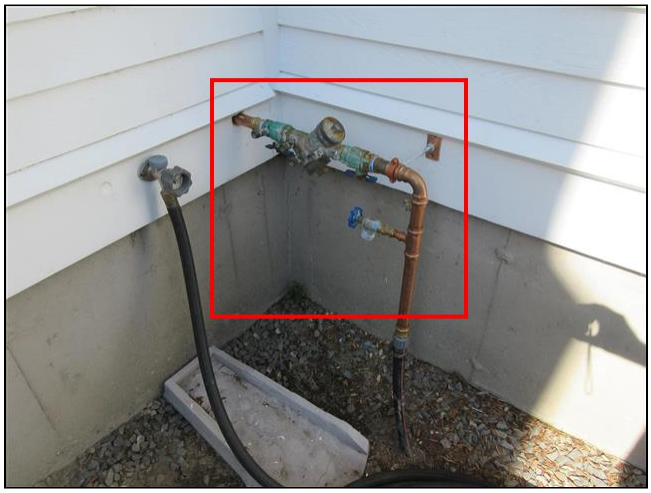
2.11 ADDITIONAL BUILDINGS ON PROPERTY

Not present

2.12 OTHER

(1) There was a hole in the backyard for a sprinkler head. This is a trip hazard. An irrigation system company should correct this issue.

(2) There was irrigation system plumbing at the exterior of the house. It is important that an irrigation system company blow water out of the lines each fall before the ground freezes. The irrigation system was out of scope for this home inspection and was not inspected.



(3) There were intake and exhaust vents for the boiler at the exterior. These vents were close to the ground. If these vents become covered with snow or other debris exhaust gases can vent into the basement creating dangerous carbon monoxide conditions. This is a safety issue. These vents should be kept clear of snow and other debris at all times.

(4) There was a stump at the front of the house. This is a trip hazard. This stump should be removed.

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

Styles & Materials

Garage Door Type:
Two automatic

Garage Door Material:
Metal

Items

3.0 GARAGE CEILINGS/STUCTURE

(1) The garage was finished. Most of the structure in the garage was not visible and could not be inspected.

(2) There were cracks in the garage foundation. I recommend monitoring these cracks for further movement.

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Inspected

3.2 GARAGE FLOOR

The garage floor was recently painted. If the floor was not painted with paint specifically designed for garage floors, the heat from car tires will cause the paint to peel. I recommend monitoring the garage floor for peeling paint.

3.3 GARAGE DOOR (S)

Inspected

3.4 GARAGE WINDOWS

Inspected

3.5 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Inspected

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

The garage doors 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. The garage door openers should be adjusted so that the doors reverse properly.

3.7 EXTERIOR OF GARAGE

Inspected

4. Structural Components

Styles & Materials

Foundation:	Basement Floor:	Sump Pump:
Poured concrete	Concrete	Not present

Dehumidifier:
Present

Columns/ Piers:
Not visible

Beams/Girders:
Built-up Wood
Not visible

Sills:
Not visible

Joists:
Wood joists

Sub-floor:
Plywood

Wall Structure:
2 X 4 Wood

Ceiling Structure:
Not visible

Roof Structure:
Rafters
Collar Ties
Plywood
Floor in attic
No floor in attic

Attic/Eaves info:
Light in attic
Pull Down stairs
Eaves access

Method used to observe attic:
From entry
Walked

Method used to observe Crawlspace:
No crawlspace

Items

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.)

(1) At the time of inspection the basement was dry. It is very difficult to locate the water table from a visual inspection. Furthermore it is very difficult to determine whether the basement will get wet under certain weather conditions. I recommend that the seller be asked to disclose any information of the history of water in the basement.

(2) 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 spring, summer, and fall. 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. To ensure that the dehumidifier runs continuously, and for convenience, I recommend that the dehumidifier discharge into a central air conditioning condensate pump (<$100 at Home Depot/ Lowes) and then to the exterior of the house.

(3) The basement was finished. The structure was not visible and could not be inspected.

4.1 SILLS

Not readily accessible and visible

4.2 BEAMS/GIRDERS

Not readily accessible and visible

4.3 WALLS (Structural)

Not readily accessible and visible

4.4 FLOORS (Structural)

Not readily accessible and visible

4.5 COLUMNS OR PIERS

Not readily accessible and visible

4.6 CEILINGS (structural)

Not readily accessible and visible

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

(1) There were water stains in the eaves space and on a wall at the right side of the second floor, likely caused by leaks from ice dams, see section 1.0 (2).

(2) There were cathedral ceilings in parts of the house. The roof structure and insulation in these areas was not visible and could not be inspected.

5. Heating / Central Air Conditioning

Styles & Materials

Heating System Equipment:
Forced Hot Water
Forced Air
Pressure relief valve present

Energy Source:
Propane

Heat Distribution:
Copper pipe
Galvanized Steel
Flex duct
Insulated

Heat System Brand:
Munchkin
Whirlpool

Heat System Age:
10-20 Yrs

Filter Type:
Pleated Paper

Heating System Vent Pipe Thimble:
No chimney connection

Cooling Equipment Type:
Combo HVAC unit

Cooling Equipment Energy Source:
Electricity

Cooling Distribution:
Shared with Heat

Central Air Manufacturer:
BRYANT

Central Air System Age:
10-20 Yrs

Refridgerant Line Insulation:
Insulation Deteriorated

Service Receptacle and Disconnect:
Service Receptacle Not Present
Service Disconnect Present

Items

5.0 HEATING EQUIPMENT

(1) The furnaces were the original furnaces from when the house was built in 2004. This is for your information.

(2) The boiler was manufactured in May 2005. This is for your information.

5.1 NORMAL OPERATING CONTROLS (HEATING)

Inspected

5.2 AUTOMATIC SAFETY CONTROLS

Inspected

5.3 CHIMNEYS, FLUES, VENTS AND THIMBLES

There was insufficient clearance between the metal chimney at the attic furnace and the plastic wrapping on the insulation on the duct next to it. This is a fire hazard. I recommend repair by an HVAC technician.

5.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Inspected

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

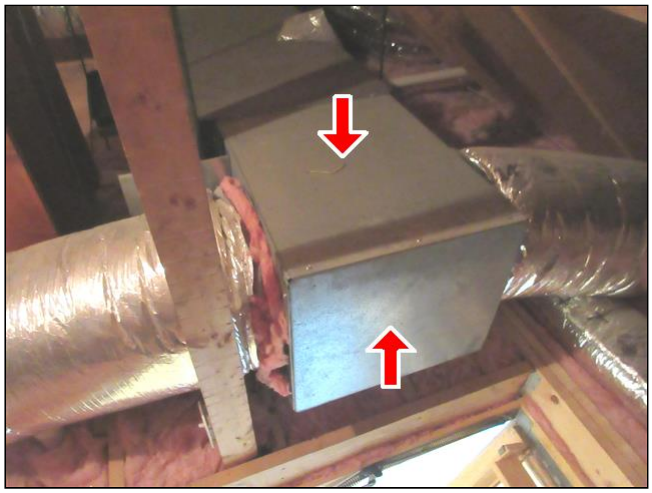
(1) There was a forced hot water heating zone in the garage. In the winter, when this zone is turned off, there is the potential for the pipes running to the heating unit to freeze and break. I recommend keeping the garage doors closed in winter. I recommend using this heating system to maintain sufficient heat in the garage to prevent freezing pipes.

(2) The bedrooms did not have return ducts. For a balanced system, air from all areas should circulate back to the HVAC air handler. Generally if there is no return duct in a room, the return air flows under the door to the

closest return duct. In this house, the doors were close to the floor. I recommend monitoring the bedrooms for sufficient heating and cooling. If found to be an issue, a wider gap should be cut at the bottom of the bedroom doors.

5.6 INSULATION ON EXPOSED SUPPLY DUCTWORK

There was exposed HVAC ducting in the attic. This reduces the efficiency of the HVAC system. An HVAC technician should insulate these areas.

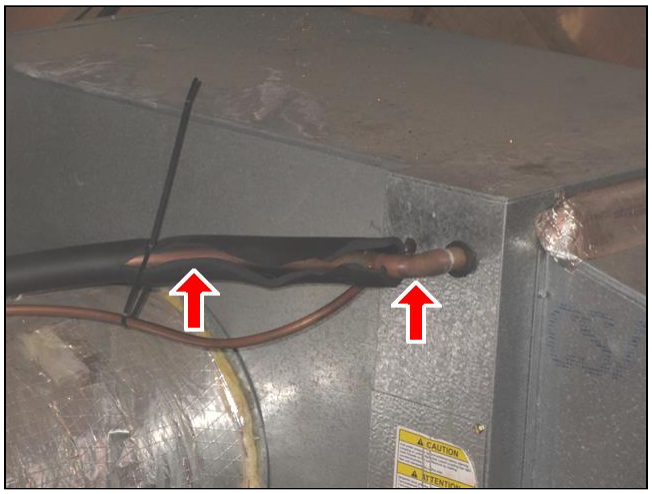


5.7 COOLING/HEAT PUMP EQUIPMENT (including condenser and air handler)

(1) The exterior AC compressor/condenser units were manufactured in June 2003 and March 2004. These units are approaching the end of their typical service lives. The Seasonal Energy Efficiency Rating, or SEER, has changed, requiring AC systems to be more efficient. When the exterior compressor condenser units are replaced the copper line sets and the interior AC coils 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 these systems.

(2) There was no electrical receptacle near the exterior AC compressor condensers. A GFCI receptacle should be installed so that service technicians can plug in diagnostic equipment.

(3) There was missing insulation on the refrigerant lines in the attic. This will reduce the efficiency of the system and produce condensation. The refrigerant line insulation should be repaired or replaced by an HVAC technician.



5.8 NORMAL OPERATING CONTROLS (COOLING)

Inspected

5.9 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

There was no air conditioning in the basement. This is for your information.

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

Repair or replacement of plumbing system components should be completed by a licensed and qualified plumber.

Styles & Materials

Plumbing Water Supply (water main):
Copper

Water Main Shut Off Valve Location:
At the well tank

Plumbing Water Distribution (inside home):
Not visible

Plumbing Drain Waste and Vent Piping:
PVC

Water Heating Equipment:
Gas

Water Heater Capacity:
75 Gallon

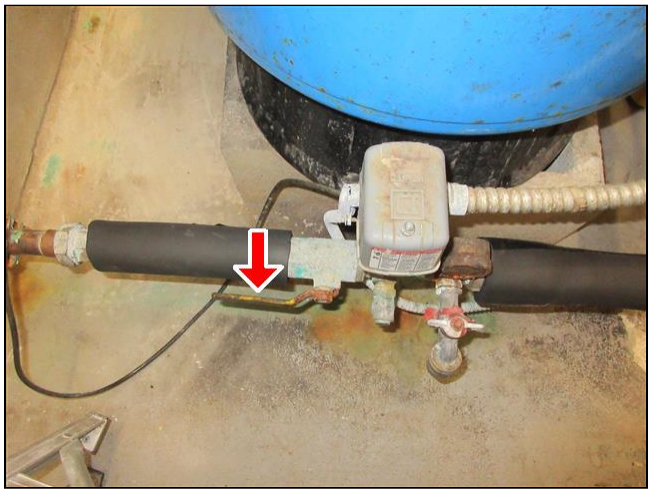
Pressure/temperature relief valve present
Vacuum relief valve present

Water Heater Brand:	Water heater Age:	Water Heater Vent Pipe Thimble:
BRADFORD-WHITE	3-6 years	No chimney connection

Items

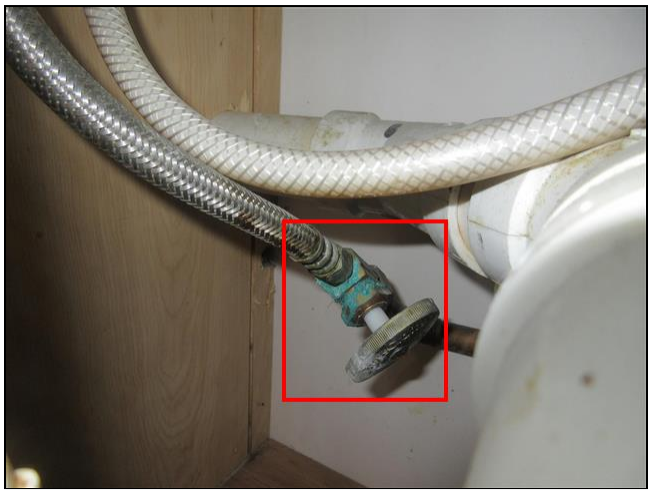
6.0 MAIN WATER SHUT-OFF VALVE

The main water shut off was located at the well tank. This is for your information.



6.1 PLUMBING WATER SUPPLY PIPING, MATERIALS, SUPPORTS AND INSULATION

(1) There were corroded water supply pipes and valves under the sinks. There is the potential for leaks. I recommend monitoring these areas for leaks.



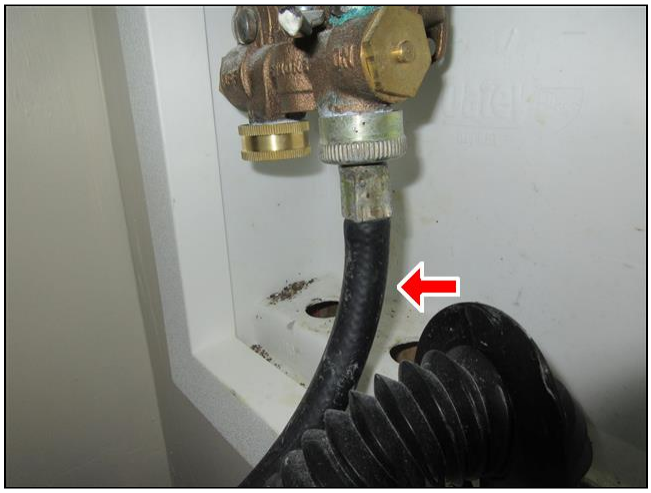
(2) There was water hammer at the toilet in the basement bathroom. The water flush valve may be worn or there may be loose pipes in the wall. If left as is, this water hammer can lead to leaks. A licensed plumber should repair or replace the flush valve and further secure the water supply pipes if needed.

6.2 PLUMBING SUPPLY FIXTURES AND FAUCETS

(1) There was a cross-connection at the irrigation system plumbing. A cross-connection is a condition that allows waste water to be siphoned back into the potable water system. At the irrigation system plumbing, there was no vacuum break to prevent water from the sprinkler heads from being siphoned back into the water supply pipes in the house, were the house to loose water pressure. Cross-connections in a plumbing system are a safety issue. A licensed plumber should remedy this problem.

(2) It is important that every fall the water supplies to the outdoor shower are shut off in the basement and drained. This will prevent freezing and the potential of bursting pipes.

(3) A rubber line supplied water to the washing machine (no hot water was connected). 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, this line should be upgraded to a braided stainless steel line.



(4) There was a laundry closet on the first floor. There was no catch pan for 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 to prevent flooding should the washing machine overflow. If a washing machine is installed in this closet, a catch pan and drain should be installed.

(5) The shower head in the master bathroom sprayed water on the wall. A licensed plumber should repair or replace this shower head.

(6) The mechanism that diverts water from the tub faucet to the shower head in the second floor hall bathroom was not functioning properly. Water ran out of both the shower head and the tub faucet, reducing water pressure at the shower head and wasting water at the tub faucet. A licensed plumber should repair or replace this plumbing.

6.3 FUNCTIONAL FLOW (water pressure)

Inspected

6.4 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

(1) There was a sewage ejector pump located under the washing machine. This pump was not readily accessible and was not inspected.

(2) The drain under the kitchen sink was leaking. I recommend repair by a licensed plumber.

(3) There was a trap located in the unused first floor laundry closet for the washing machine drain. There was no washing machine hooked up to this drain. If the drain is left unused there is a potential for the water in the trap to evaporate and then sewer gasses may enter the house. This is an unsanitary condition. A washing machine should be hooked up to this drain or the drain properly capped off. If the basement washing machine is removed, the basement drain should be capped off.

(4) The drain stopper control did not fully seat a drain stopper in a closed position in the whirlpool tub. Water drained out of the tub with the drain stopper engaged. The drain stopper control lever was stiff and difficult to operate. I recommend repair by a licensed plumber.

(5) The drain stopper control did not seat a drain stopper in a closed position in the second floor hall bathroom bathtub. There is no way to hold water in the tub with this drain stopper. The drain stopper should be repaired or replaced.

6.5 WATER HEATER - EQUIPMENT

The water heater was manufactured in April 2012. This is for your information.

6.6 WATER HEATER - OPERATING AND SAFETY CONTROLS

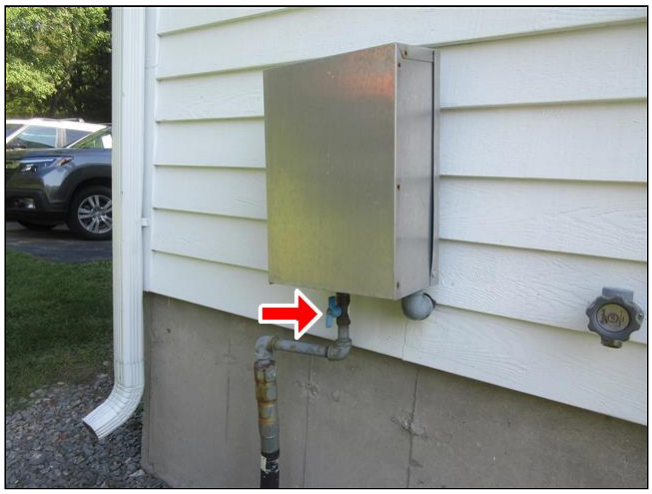
The hot water was set to 138 degrees Fahrenheit. This is a safety hazard, especially when small children are present. I recommend that the hot water be set to 120 degrees Fahrenheit.

6.7 WATER HEATER - CHIMNEYS, FLUES, VENTS AND THIMBLES

Inspected

6.8 MAIN FUEL SHUT OFF (Describe Location)

The main propane shut offs were located at the propane tank and at the regulator at the back of the house. This is for your information.



6.9 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

The gas pipe for the gas grill was rusted. A licensed plumber should check this pipe and replace if needed.

6.10 SUMP PUMP

Not present

6.11 OTHER

(1) The well, well pump, well tank, and the line from the well pump to the well tank were out of scope for this home inspection and were not inspected.

(2) There was a whole house sediment filter. When the filter is replaced, a replacement O ring should be on hand in case the existing O ring gets damaged when the filter housing is removed. A small amount of bleach should be added to the filter housing when the new filter is installed to kill any bacteria introduced into the water piping. The filter should be thoroughly flushed by running water at an outdoor faucet or any sink inside 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

Repair or replacement of electrical system components should be completed by a licensed and qualified electrician.

Styles & Materials

Electrical Service Entry:
Overhead service
PVC Conduit

Main Conductor:
Not Visible

Main Panel:
Circuit breakers

Sub Panel:
Circuit Breakers
Neutral terminal bars isolated from panel ground
Ground terminal bars bonded to panel box
Panel over-fused

Main Panel Capacity:
200 AMP
120/240 Volts

Interior Wire:
Copper
Plastic sheathed

Branch Circuits:
Sub panel in the basement: 7 @

Electrical System:
Grounded to water main with jumper wire

240-volts & 26 @ 120-volts
Sub panel in the basement: 1 @ 240-volts & 11 @ 120-Volts

Grounded to a ground rod
Bonded to water piping

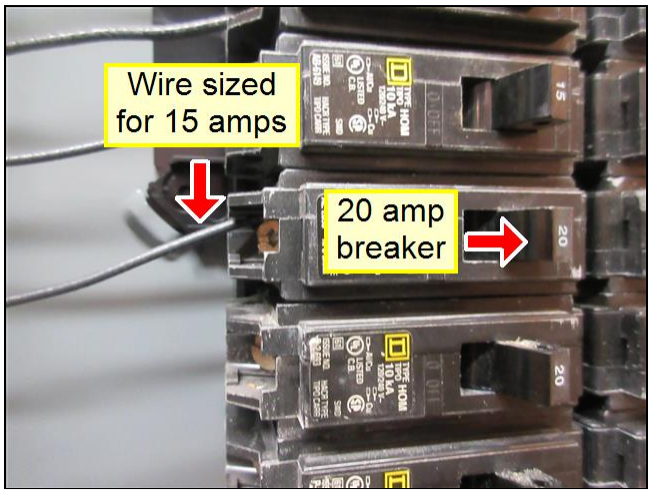
Items

7.0 SERVICE ENTRANCE CONDUCTORS

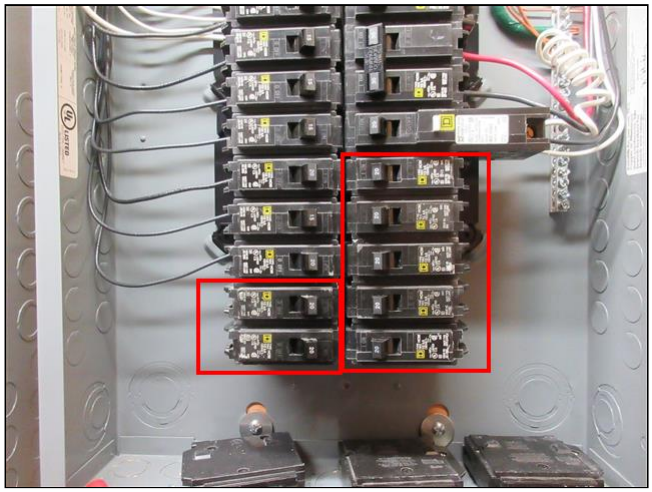
The service entrance cables ran through trees en route to the house. There were tree branches rubbing against the cables. There is the potential for the insulation on the cables to wear through and the electrical service to short circuit. The electric company should prune the branches away from the service entrance cables.

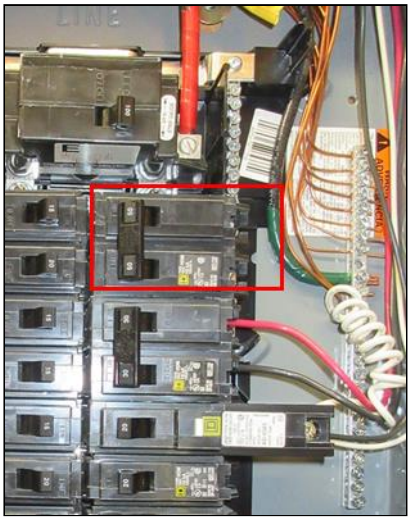
7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

(1) There was an over-fused circuit in the smaller sub panel. An over-fused circuit is a circuit that has a breaker sized larger than the wire that it serves. A 20 amp breaker served a wire sized for 15 amps. When a circuit is over-fused, the branch circuit wires can heat up and cause a fire. A licensed electrician should correct this issue.



(2) There were a number of unused, spare breakers in the smaller sub panel. These breakers should be shut off.





7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected

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)

(1) There was a damaged recessed light in the kitchen. A licensed electrician should repair or replace this fixture.

(2) There were broken cover plates next to the basement sink and in the back right bedroom. A licensed electrician should replace these cover plates.

(3) The electric receptacle at the back right corner of the family room in the basement tested for reverse polarity. A receptacle with reverse polarity is a shock hazard. A licensed electrician should repair this receptacle.

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

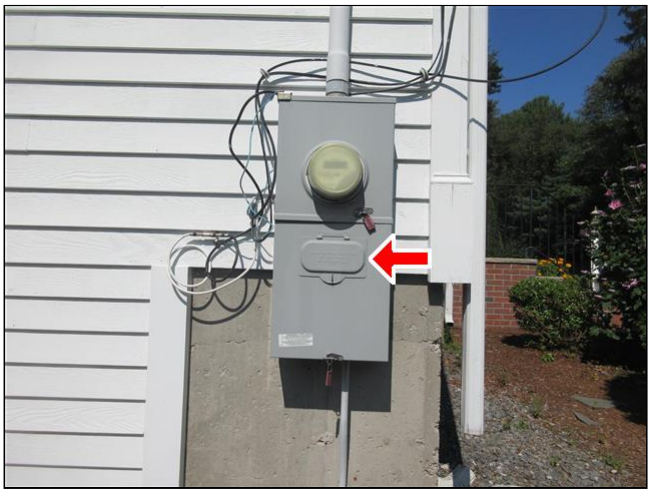
The electric receptacle next to the basement sink was not GFCI. All receptacles within 6 feet of water, in unfinished areas of the basement, and at the exterior of the house should be equipped with ground fault circuit interrupters (GFCI). GFCI's detect the amperage flow going in and out of the receptacle.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

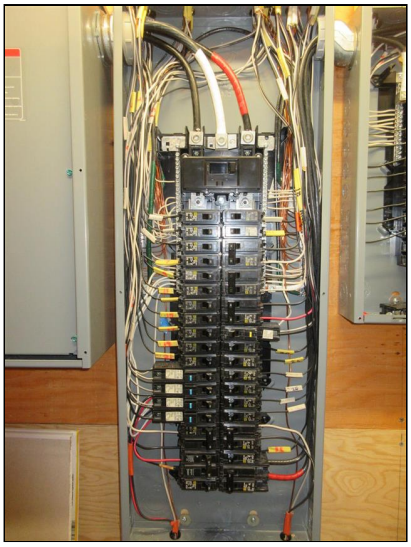
7.5 ARC FAULT CIRCUIT INTERUPPTERS (AFCI)

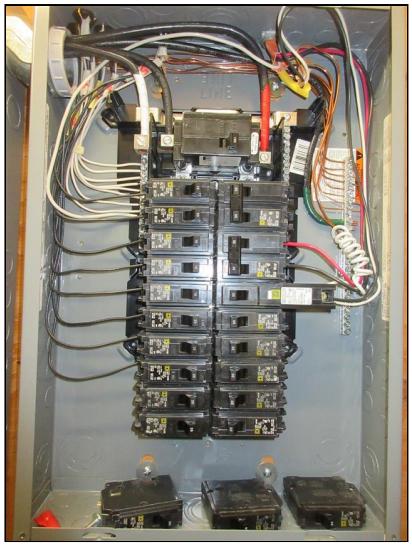
Inspected

7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

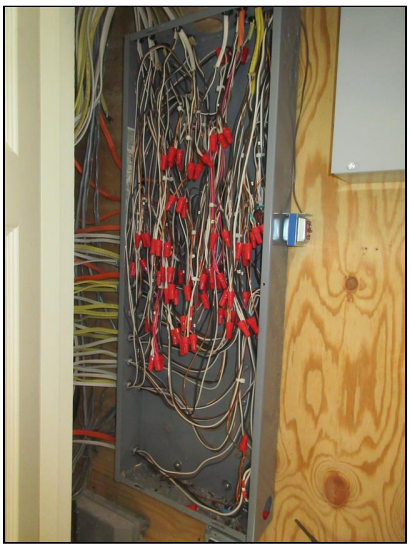
(1) The main electric shut off was located at the exterior of the left front corner of the house. There were two sub panels at the front of the basement. This is for your information.







(2) The original main electric panel had been converted into a large junction box. 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, door bells, 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. The breakers in electric panels have moving parts. To keep the parts moving freely, breakers should be turned off and back on once each year. This will help to ensure that the breakers will trip if needed.

8. Interiors

Styles & Materials

Ceiling Materials:
Drywall
Suspended ceiling panels

Wall Materials:
Drywall

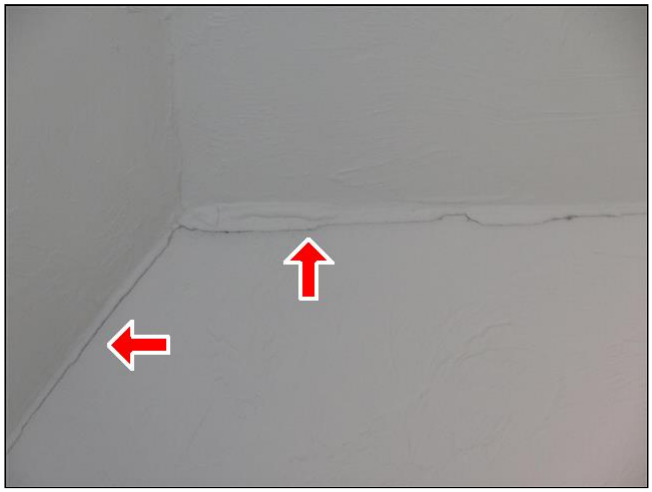
Floor Covering(s):
Hardwood T&G
Tile
Carpet

Window Types:
Double-hung
Casement

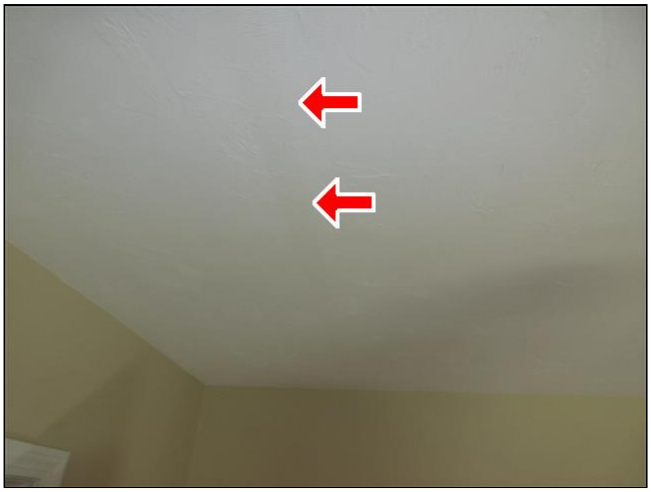
Items

8.0 CEILING AND WALLS

(1) There were cracks in the walls and ceilings. A qualified painter should repair these cracks and the cracks monitored for further movement.



(2) There were water stains on the ceilings in the back right bedroom and in the master bathroom, likely caused by leaks from ice dams, see section 1.0 (2).

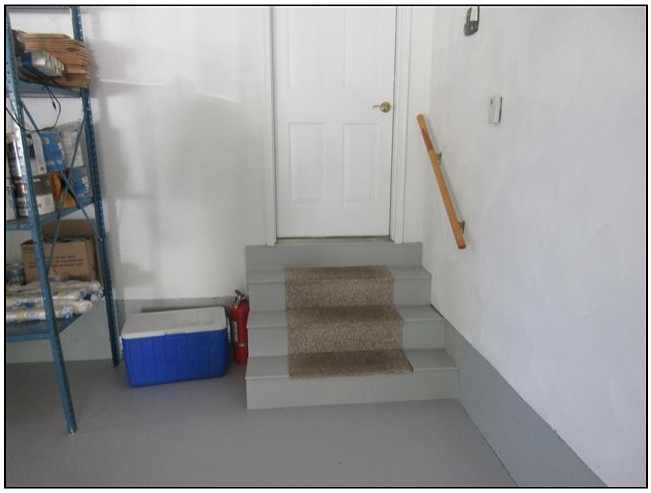


8.1 FLOORS

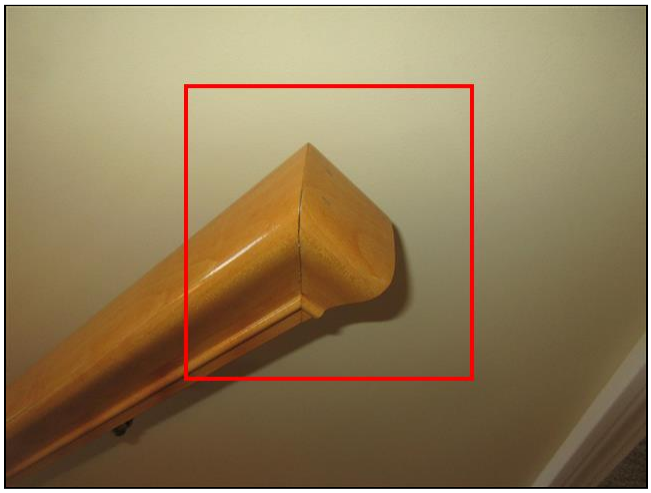
Inspected

8.2 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

(1) There was no landing in front of the door between the garage and the house. A person leaving the house could trip when starting down the stairs. These stairs are a trip hazard. I recommend that a landing be installed.



(2) There was no railing return at the second floor stairs. All railings should return back to the wall to avoid a trip hazard should someone get their clothing caught on the end of the railing. This railing should be repaired or replaced.



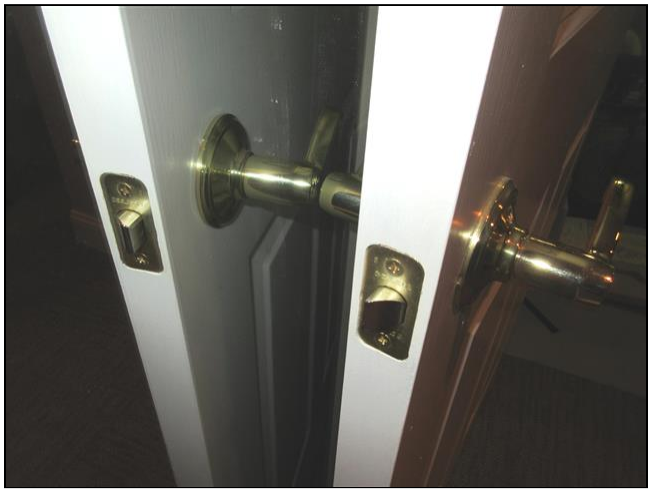
8.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

(1) At the cabinet next to the kitchen sink, a notch had been cut in the wood strip that supports the back of the cabinet. Two of the screws had been removed. This cabinet is not properly supported. This is a safety hazard. A qualified contractor should repair this cabinet.

(2) The rotating cabinet (lazy susan) in the kitchen did not spin freely. A qualified contractor should repair this cabinet.

8.4 DOORS (REPRESENTATIVE NUMBER)

(1) The door handle at the door to the closet next to the basement bathroom made contact with a mirror. This is a safety hazard. A door stop should be installed.



(2) There was no deadbolt at the basement french doors. This is a security issue. A qualified carpenter or locksmith should install a deadbolt.

(3) One of the handles to the closet where the electric panels are located was loose. A qualified contractor should repair this door.

8.5 WINDOWS (REPRESENTATIVE NUMBER)

The insulated double paned window in the basement had broken seals. Moisture gets between the two panes of glass and fogs the window. A new window was leaning against the wall in the basement. I recommend that this new window be installed.

8.6 FIRE SEPERATION WALLS, CEILINGS, AND DOORS

Inspected

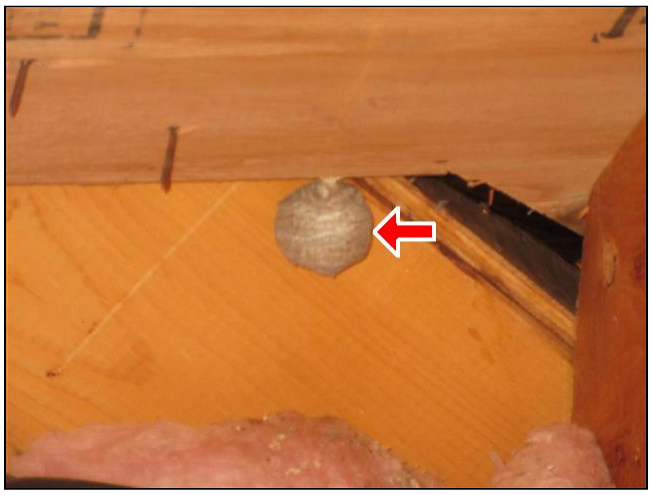
8.7 OTHER

(1) In the eaves space at the right side of the second floor, there was an ant piece with a wing attached. This indicates that carpenter ants have been nesting in the house. There is the potential for concealed damage. I recommend that a pest control company treat the house for ants on an annual basis.

(2) There was a chip in the bathtub in the second floor hall bathroom. I recommend repair by a qualified contractor.

(3) The glass shower door at the master bathroom shower made contact with the toilet. This is a safety hazard. I recommend repair by a qualified contractor.

(4) There were wasp nests in the attic. A pest control company should treat for wasps.



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

Styles & Materials

Types of Fireplaces:
Conventional

Operable Fireplaces:
One

Number of Woodstoves:
None

Damper:
Steel

Flue Liner:
Terracotta

Items

9.0 FIREBOX

Inspected

9.1 VISIBLE FLUE

The fireplace flue was only partially visible from the fireplace. I recommend that a qualified chimney sweep clean and inspect the flue.

9.2 DAMPER

Inspected

9.3 CLEARANCE

Inspected

9.4 HEARTH

Inspected

9.5 DOOR/SCREEN

One of the doors at the fireplace was loose. A qualified contractor should repair this door. The glass doors should be kept open and the screens should be kept closed when a fire is burning in the fireplace.

10. Insulation and Ventilation

Styles & Materials

Attic Ventilation:
Ridge vents
Soffit Vents
Thermostatically controlled fan

Attic Insulation:
Fiberglass

Floor System Insulation:
Fiberglass

Bathroom Exhaust Fans:
Fan

Dryer Power Source:
220 Electric

Dryer Vent:
Flexible Metal

Items

10.0 INSULATION IN ATTIC

(1) There was less insulation in the attic than required for optimal energy efficiency. The tops of floor joists were exposed. There will be heat loss in the cold weather. Today's standards call for r-37-r-49 in the attic. This is roughly 12-18 inches of fiberglass or cellulose insulation. Proper insulation increases the energy efficiency of the house, keeps the house cooler in summer, and reduces the chance of ice dams. I recommend a Mass Save energy audit (masssave.com). The Mass Save program may provide significant rebates for work to improve the energy efficiency of the house. Adding insulation to the attic will require that the plywood floor be removed or raised.

(2) The roof penetrations may not be sealed where they penetrate the attic floor. For an efficient building envelope the top floor ceiling should be sealed. Air from the finished space can flow up into the attic around plumbing vent pipes, electrical wires, bathroom exhaust fans, at the top plates of walls below the attic, etc. Air sealing increases the energy efficiency of the house, reduces the chance of ice dams, and reduces the chance of mold growth in the attic. All attic floor penetrations should be sealed with a foam to reduce air flow into the attic. Air sealing is work that a Mass Save contractor would do as part of energy improvements to the house.

(3) Access to the attic was gained from pull down stairs. These stairs will contribute to heat loss during the heating season. A foam board insulation box should be installed above the pull down stairs, with weatherstripping installed between the insulation box and the attic floor. This will help to prevent heat loss and ice damming and will reduce energy costs.

10.1 INSULATION UNDER FLOOR SYSTEM (above crawl space or in basement ceiling)

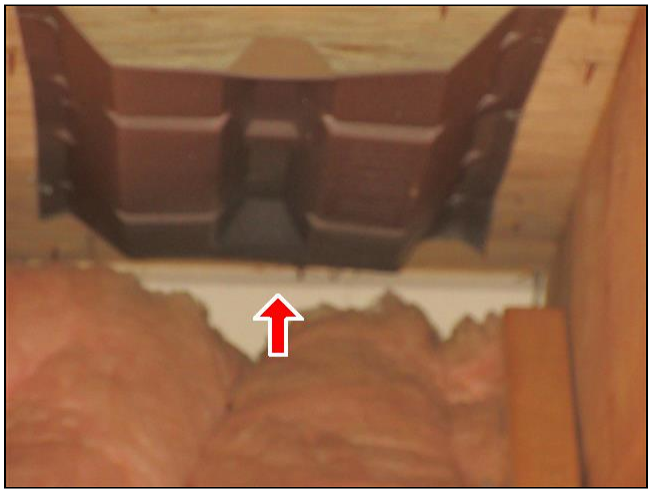
Not readily accessible and visible

10.2 VAPOR RETARDERS (On ground in crawl space or basement)

Not readily accessible and visible

10.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

In the attic, some of the rafter chutes were improperly installed. There were gaps at the bottoms of the rafter chutes. If insulation is added to the attic, the insulation will block the soffit vents. An insulation and ventilation company should replace the rafter chutes.



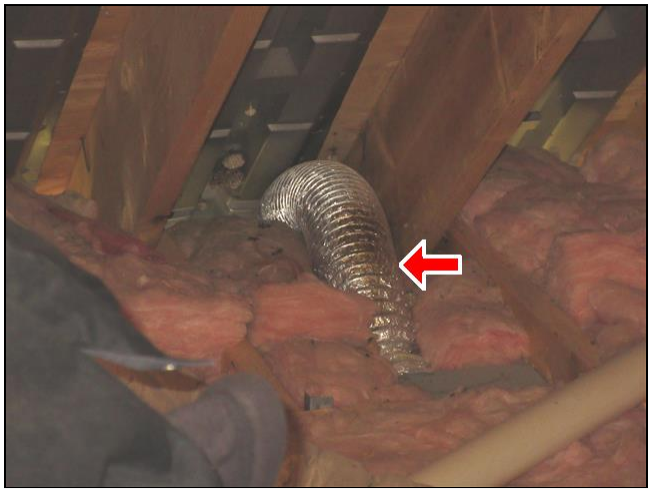
10.4 VENTING SYSTEMS (Kitchens, baths and laundry)

(1) There was a damaged vent hood at the back of the house. This vent hood should be replaced.

(2) The dryer vent duct connector was scrunched up. There is the potential for lint to build up in the duct. Lint build up in a dryer vent duct is a fire hazard. The dryer vent duct should be replaced with a properly installed UL listed dryer vent duct connector.

(3) There was a long run of dryer vent duct running from the first floor laundry closet to a dryer vent hood on the exterior of the house. In long runs of dryer vent duct, there is the potential for lint to build up in the duct. Lint build up in a dryer vent duct is a fire hazard. If a dryer is installed in this closet, a duct cleaning company should clean out this duct on a periodic basis.

(4) The bathroom exhaust fan ducts were not insulated in the attic. There is the potential for condensation build up in the ducts. An insulation and ventilation company should replace these ducts with insulated ducts.



10.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Inspected

Major Deficiencies

Still River Home Inspections, Inc.

2 West Road
Acton, MA 01720
978-456-7713

Customer
John Smith

Address
123 Main Street
Anytown 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.

1. Roofing

1.0 ROOF COVERINGS

(2) There was wear on the roof likely caused by a person removing snow and ice. There were water stains on ceilings in the house, likely from leaks from ice dams. Improvements in the energy efficiency and ventilation of the attic may reduce the chance of issues, see Insulation and Ventilation section later in this report. If leaks from ice dams are found to be a problem, a qualified contractor should remove snow from the roof before ice dams can form. I recommend monitoring the roof for excessive snow and ice build up.

2. Exterior

2.6 DECKS, BALCONIES, AND PORCHES

There were safety issues with the back deck:

The lower deck and deck steps were hung from the upper deck with wood boards. These wood boards were hung from a single joist at the side of the upper deck. A single board is not sufficient support for the weight of the lower deck and steps. The upper deck was bowed downwards in this area. Concrete piers and posts should be installed under this area.

The ledger board at the upper deck was bolted to the house rim joist at the overhang at the back of the house. Due to the overhang, the house rim joist is not supported on a concrete foundation or studs in a wall. Instead the house rim joist is nailed into the ends of house floor joists. This connection is not sufficient to support heavy loads on the deck. Concrete piers and posts should be installed under this area.

I recommend that a qualified contractor complete these repairs.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Dan Jones

Future Repair

Still River Home Inspections, Inc.

2 West Road
Acton, MA 01720
978-456-7713

Customer
John Smith

Address
123 Main Street
Anytown MA

2. Exterior

2.9 DRIVEWAYS, WALKWAYS, PATIOS

(1) The driveway was cracked and deteriorated. I recommend planning for replacement of the driveway.

5. Heating / Central Air Conditioning

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

(1) The exterior AC compressor/condenser units were manufactured in June 2003 and March 2004. These units are approaching the end of their typical service lives. The Seasonal Energy Efficiency Rating, or SEER, has changed, requiring AC systems to be more efficient. When the exterior compressor condenser units are replaced the copper line sets and the interior AC coils 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 these systems.

Safety Issues

Still River Home Inspections, Inc.

2 West Road
Acton, MA 01720
978-456-7713

Customer
John Smith

Address
123 Main Street
Anytown MA

2. Exterior

2.9 DRIVEWAYS, WALKWAYS, PATIOS

(2) There were raised edges in the brick walk at the front of the house. This is a trip hazard. A landscape contractor should repair this walk.

2.12 OTHER

(1) There was a hole in the backyard for a sprinkler head. This is a trip hazard. An irrigation system company should correct this issue.

(3) There were intake and exhaust vents for the boiler at the exterior. These vents were close to the ground. If these vents become covered with snow or other debris exhaust gases can vent into the basement creating dangerous carbon monoxide conditions. This is a safety issue. These vents should be kept clear of snow and other debris at all times.

3. Garage

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

The garage doors 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. The garage door openers should be adjusted so that the doors reverse properly.

5. Heating / Central Air Conditioning

5.3 CHIMNEYS, FLUES, VENTS AND THIMBLES

There was insufficient clearance between the metal chimney at the attic furnace and the plastic wrapping on the insulation on the duct next to it. This is a fire hazard. I recommend repair by an HVAC technician.

6. Plumbing System

6.2 PLUMBING SUPPLY FIXTURES AND FAUCETS

(1) There was a cross-connection at the irrigation system plumbing. A cross-connection is a condition that allows waste water to be siphoned back into the potable water system. At the irrigation system plumbing, there was no vacuum break to prevent water from the sprinkler heads from being siphoned back into the water supply pipes in the house, were the house to loose water pressure. Cross-connections in a plumbing system are a safety issue. A licensed plumber should remedy this problem.

6.4 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

(3) There was a trap located in the unused first floor laundry closet for the washing machine drain. There was no washing machine hooked up to this drain. If the drain is left unused there is a potential for the water in the trap to evaporate and then sewer gasses may enter the house. This is an unsanitary condition. A washing machine should be hooked up to this drain or the drain properly capped off. If the basement washing machine is removed, the basement drain should be capped off.

6.6 WATER HEATER - OPERATING AND SAFETY CONTROLS

The hot water was set to 138 degrees Fahrenheit. This is a safety hazard, especially when small children are present. I recommend that the hot water be set to 120 degrees Fahrenheit.

6.9 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

The gas pipe for the gas grill was rusted. A licensed plumber should check this pipe and replace if needed.

7. Electrical System

7.0 SERVICE ENTRANCE CONDUCTORS

The service entrance cables ran through trees en route to the house. There were tree branches rubbing against the cables. There is the potential for the insulation on the cables to wear through and the electrical service to short circuit. The electric company should prune the branches away from the service entrance cables.

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

(1) There was an over-fused circuit in the smaller sub panel. An over-fused circuit is a circuit that has a breaker sized larger than the wire that it serves. A 20 amp breaker served a wire sized for 15 amps. When a circuit is over-fused, the branch circuit wires can heat up and cause a fire. A licensed electrician should correct this issue.

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)

(2) There were broken cover plates next to the basement sink and in the back right bedroom. A licensed electrician should replace these cover plates.

(3) The electric receptacle at the back right corner of the family room in the basement tested for reverse polarity. A receptacle with reverse polarity is a shock hazard. A licensed electrician should repair this receptacle.

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

The electric receptacle next to the basement sink was not GFCI. All receptacles within 6 feet of water, in unfinished areas of the basement, and at 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 regular basis. I recommend that a licensed electrician install GFCI's where needed.

8. Interiors

8.2 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

(1) There was no landing in front of the door between the garage and the house. A person leaving the house could trip when starting down the stairs. These stairs are a trip hazard. I recommend that a landing be installed.

(2) There was no railing return at the second floor stairs. All railings should return back to the wall to avoid a trip hazard should someone get their clothing caught on the end of the railing. This railing should be repaired or replaced.

8.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

(1) At the cabinet next to the kitchen sink, a notch had been cut in the wood strip that supports the back of the cabinet. Two of the screws had been removed. This cabinet is not properly supported. This is a safety hazard. A qualified contractor should repair this cabinet.

8.4 DOORS (REPRESENTATIVE NUMBER)

(1) The door handle at the door to the closet next to the basement bathroom made contact with a mirror. This is a safety hazard. A door stop should be installed.

(2) There was no deadbolt at the basement french doors. This is a security issue. A qualified carpenter or locksmith should install a deadbolt.

8.7 OTHER

(3) The glass shower door at the master bathroom shower made contact with the toilet. This is a safety hazard. I recommend repair by a qualified contractor.

(4) There were wasp nests in the attic. A pest control company should treat for wasps.

9. Fireplaces and Wood Stoves

9.1 VISIBLE FLUE

The fireplace flue was only partially visible from the fireplace. I recommend that a qualified chimney sweep clean and inspect the flue.

10. Insulation and Ventilation

10.4 VENTING SYSTEMS (Kitchens, baths and laundry)

(2) The dryer vent duct connector was scrunched up. There is the potential for lint to build up in the duct. Lint build up in a dryer vent duct is a fire hazard. The dryer vent duct should be replaced with a properly installed UL listed dryer vent duct connector.

(3) There was a long run of dryer vent duct running from the first floor laundry closet to a dryer vent hood on the exterior of the house. In long runs of dryer vent duct, there is the potential for lint to build up in the duct. Lint build up in a dryer vent duct is a fire hazard. If a dryer is installed in this closet, a duct cleaning company should clean out this duct on a periodic basis.

In Need of Repair

Still River Home Inspections, Inc.

2 West Road
Acton, MA 01720
978-456-7713

Customer
John Smith

Address
123 Main Street
Anytown MA

1. Roofing

1.0 ROOF COVERINGS

(4) There were deteriorated ridge shingles at the back of the house. There is the potential for leaks. A licensed roofer should replace these shingles.

1.1 FLASHINGS

(1) There was no kick out flashing between sections of the roof and the side walls of the house. Kick out flashing diverts water out and away from the side of the house. This prevents water from running down in front of and behind the siding, which can cause decay and damage. A licensed roofer or siding contractor should install kick flashing.

(2) There was a split in the rubber boot at the plumbing vent flashing. There is the potential for leaks. The best time to replace plumbing vent flashing is when the roof is replaced. In the meantime, the flashing can be repaired with a product called Perma-Boot which eliminates the need to re-shingle around the plumbing vent after the repair.

1.3 ROOF DRAINAGE SYSTEMS

(1) The downspout extensions were missing. 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. Proper downspout extensions should be installed to carry the water to an appropriate distance from the house.

(2) There was debris in the gutters. The gutters should be cleaned out twice a year. One cleaning should occur late in the spring and the other late in the fall.

2. Exterior

2.0 TRIM AND SIDING

There were gaps around the AC refrigerant lines where they passed from the compressor/ condenser units through the side of the house. These gaps will reduce the energy efficiency of the house and may enable pests to enter the house. These gaps should be properly sealed.

2.3 DOORS (Exterior)

- (1) Wood was in contact with the ground at the french doors at the back of the basement. Wood in contact with the ground decays and is easy access for wood destroying insects. A qualified contractor should remedy this situation.
- (2) The weather stripping at the french doors at the back of the basement was deteriorated. A qualified contractor should repair or replace the weather stripping.
- (3) The steel at the french doors at the back of the basement was rusting through the paint. The doors should be wire brushed, primed with paint designed for rusty metal, and painted with a finish coat designed for metal.

2.8 VEGETATION, GRADING, DRAINAGE (with respect to their effect on the condition of the building)

- There was reverse grading at the front of the house. Proper grading sends water away from the house. Reverse grading allows water to flow towards the foundation, and this excess water may eventually end up in the basement. The land should slope away from the house at least 1 inch per foot for the first 6-10 feet. I recommend that a landscape contractor regrade this area. Downspouts discharged into this area. I recommend that a landscape contractor install underground drains for these downspouts.

2.12 OTHER

- (4) There was a stump at the front of the house. This is a trip hazard. This stump should be removed.

5. Heating / Central Air Conditioning

5.6 INSULATION ON EXPOSED SUPPLY DUCTWORK

- There was exposed HVAC ducting in the attic. This reduces the efficiency of the HVAC system. An HVAC technician should insulate these areas.

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

- (2) There was no electrical receptacle near the exterior AC compressor condensers. A GFCI receptacle should be installed so that service technicians can plug in diagnostic equipment.
- (3) There was missing insulation on the refrigerant lines in the attic. This will reduce the efficiency of the system and produce condensation. The refrigerant line insulation should be repaired or replaced by an HVAC technician.

6. Plumbing System

6.1 PLUMBING WATER SUPPLY PIPING, MATERIALS, SUPPORTS AND INSULATION

- (2) There was water hammer at the toilet in the basement bathroom. The water flush valve may be worn or there may be loose pipes in the wall. If left as is, this water hammer can lead to leaks. A licensed plumber should repair or replace the flush valve and further secure the water supply pipes if needed.

6.2 PLUMBING SUPPLY FIXTURES AND FAUCETS

- (3) A rubber line supplied water to the washing machine (no hot water was connected). 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, this line should be upgraded to a braided stainless steel line.
- (4) There was a laundry closet on the first floor. There was no catch pan for 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 to prevent flooding should the washing machine overflow. If a washing machine is installed in this closet, a catch pan and drain should be installed.
- (5) The shower head in the master bathroom sprayed water on the wall. A licensed plumber should repair or replace this shower head.
- (6) The mechanism that diverts water from the tub faucet to the shower head in the second floor hall bathroom was not functioning properly. Water ran out of both the shower head and the tub faucet, reducing water pressure at the shower head and wasting water at the tub faucet. A licensed plumber should repair or replace this plumbing.

6.4 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

- (2) The drain under the kitchen sink was leaking. I recommend repair by a licensed plumber.

- (4) The drain stopper control did not fully seat a drain stopper in a closed position in the whirlpool tub. Water drained out of the tub with the drain stopper engaged. The drain stopper control lever was stiff and difficult to operate. I recommend repair by a licensed plumber.
- (5) The drain stopper control did not seat a drain stopper in a closed position in the second floor hall bathroom bathtub. There is no way to hold water in the tub with this drain stopper. The drain stopper should be repaired or replaced.

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)

- (1) There was a damaged recessed light in the kitchen. A licensed electrician should repair or replace this fixture.

8. Interiors

8.0 CEILING AND WALLS

- (1) There were cracks in the walls and ceilings. A qualified painter should repair these cracks and the cracks monitored for further movement.

8.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

- (2) The rotating cabinet (lazy susan) in the kitchen did not spin freely. A qualified contractor should repair this cabinet.

8.4 DOORS (REPRESENTATIVE NUMBER)

- (3) One of the handles to the closet where the electric panels are located was loose. A qualified contractor should repair this door.

8.5 WINDOWS (REPRESENTATIVE NUMBER)

- The insulated double paned window in the basement had broken seals. Moisture gets between the two panes of glass and fogs the window. A new window was leaning against the wall in the basement. I recommend that this new window be installed.

8.7 OTHER

- (1) In the eaves space at the right side of the second floor, there was an ant piece with a wing attached. This indicates that carpenter ants have been nesting in the house. There is the potential for concealed damage. I recommend that a pest control company treat the house for ants on an annual basis.
- (2) There was a chip in the bathtub in the second floor hall bathroom. I recommend repair by a qualified contractor.

9. Fireplaces and Wood Stoves

9.5 DOOR/SCREEN

- One of the doors at the fireplace was loose. A qualified contractor should repair this door. The glass doors should be kept open and the screens should be kept closed when a fire is burning in the fireplace.

10. Insulation and Ventilation

10.0 INSULATION IN ATTIC

- (1) There was less insulation in the attic than required for optimal energy efficiency. The tops of floor joists were exposed. There will be heat loss in the cold weather. Today's standards call for r-37-r-49 in the attic. This is roughly 12-18 inches of fiberglass or cellulose insulation. Proper insulation increases the energy efficiency of the house,

keeps the house cooler in summer, and reduces the chance of ice dams. I recommend a Mass Save energy audit (masssave.com). The Mass Save program may provide significant rebates for work to improve the energy efficiency of the house. Adding insulation to the attic will require that the plywood floor be removed or raised.

- (2) The roof penetrations may not be sealed where they penetrate the attic floor. For an efficient building envelope the top floor ceiling should be sealed. Air from the finished space can flow up into the attic around plumbing vent pipes, electrical wires, bathroom exhaust fans, at the top plates of walls below the attic, etc. Air sealing increases the energy efficiency of the house, reduces the chance of ice dams, and reduces the chance of mold growth in the attic. All attic floor penetrations should be sealed with a foam to reduce air flow into the attic. Air sealing is work that a Mass Save contractor would do as part of energy improvements to the house.
- (3) Access to the attic was gained from pull down stairs. These stairs will contribute to heat loss during the heating season. A foam board insulation box should be installed above the pull down stairs, with weatherstripping installed between the insulation box and the attic floor. This will help to prevent heat loss and ice damming and will reduce energy costs.

10.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

- In the attic, some of the rafter chutes were improperly installed. There were gaps at the bottoms of the rafter chutes. If insulation is added to the attic, the insulation will block the soffit vents. An insulation and ventilation company should replace the rafter chutes.

10.4 VENTING SYSTEMS (Kitchens, baths and laundry)

- (1) There was a damaged vent hood at the back of the house. This vent hood should be replaced.
- (4) The bathroom exhaust fan ducts were not insulated in the attic. There is the potential for condensation build up in the ducts. An insulation and ventilation company should replace these ducts with insulated ducts.

Monitor

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1. Roofing

1.0 ROOF COVERINGS

(3) The was a complex section of roof at the front of the house that may trap snow in winter. There is the potential for leaks from ice dams. I recommend monitoring this area for excessive snow and ice build up.

2. Exterior

2.2 EXPOSED EXTERIOR FOUNDATION

There were cracks in the foundation. The cracks should be monitored for moisture intrusion and further movement.

3. Garage

3.0 GARAGE CEILINGS/STUCTURE

(2) There were cracks in the garage foundation. I recommend monitoring these cracks for further movement.

3.2 GARAGE FLOOR

The garage floor was recently painted. If the floor was not painted with paint specifically designed for garage floors, the heat from car tires will cause the paint to peel. I recommend monitoring the garage floor for peeling paint.

5. Heating / Central Air Conditioning

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

(2) The bedrooms did not have return ducts. For a balanced system, air from all areas should circulate back to the HVAC air handler. Generally if there is no return duct in a room, the return air flows under the door to the closest

return duct. In this house, the doors were close to the floor. I recommend monitoring the bedrooms for sufficient heating and cooling. If found to be an issue, a wider gap should be cut at the bottom of the bedroom doors.

6. Plumbing System

6.1 PLUMBING WATER SUPPLY PIPING, MATERIALS, SUPPORTS AND INSULATION

(1) There were corroded water supply pipes and valves under the sinks. There is the potential for leaks. I recommend monitoring these areas for leaks.
