



Inspection Report

Jane 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

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page3](#)

[1 Roofing.....5](#)

[2 Exterior.....6](#)

[3 Structural Components12](#)

[4 Heating / Central Air Conditioning.....18](#)

[5 Plumbing System21](#)

[6 Electrical System29](#)

[7 Interiors32](#)

[8 Fireplaces and Wood Stoves36](#)

[9 Insulation and Ventilation.....38](#)

[Major Deficiencies.....41](#)

[Future Repair43](#)

[Safety Issues44](#)

[In Need of Repair.....46](#)

[Monitor.....49](#)

Date: 9/7/2017	Time: 09:00 AM - 12:30 PM	Report ID: 030717 sample
Property: 123 Main Street Anytown MA	Customer: Jane 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.

=====

The house inspected was roughly 237 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 7892743 and 7892744. 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: Customer and their agent	Type of building: Single Family (2 story)	Approximate age of building: Over 200 years
Temperature: Between 40-50	Weather: Light Rain	Ground/Soil surface condition: Damp
Rain in last 3 days: Yes		

1. Roofing

Styles & Materials

Roof-Type: Gable	Roof Covering: Architectural style - asphalt	Viewed roof covering from: Ground Binoculars
Sky Light(s): None	Chimney (exterior): Brick	Roof Drainage (gutters & downspouts): Aluminum
Roof Drainage (extensions): Splashblock Aluminum		

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 appeared to be about 10 years old.

(2) Areas of the roof were bowed inwards, see section 3.7 regarding issues with the structure in the attic.



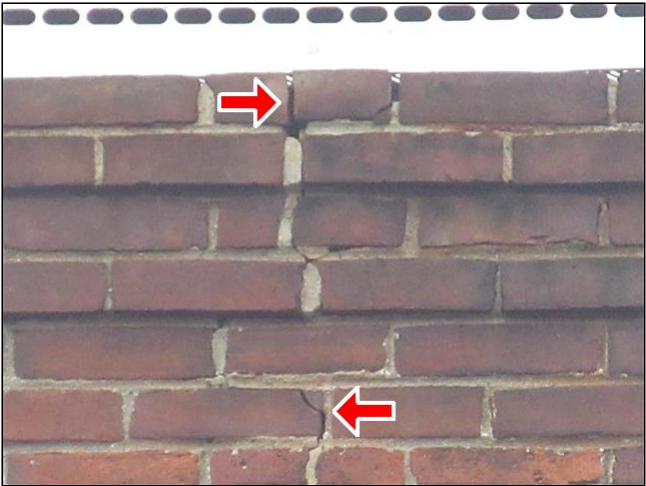
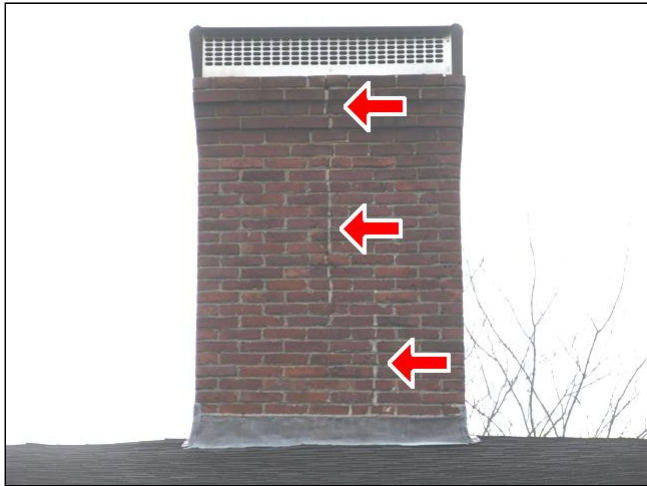
1.1 FLASHINGS

 There was a gap in the flashing between the former carriage house roof and the side wall of the main house. A qualified contractor should install additional flashing at this location.



1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

 There were cracks in the chimney, some of which had been repaired. I recommend further inspection of the chimney by a qualified chimney sweep and repairs as needed.



1.3 ROOF DRAINAGE SYSTEMS

Inspected

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. 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:	Exterior Entry Doors:	Decks Balconies & Porches:
Vinyl	Wood	None

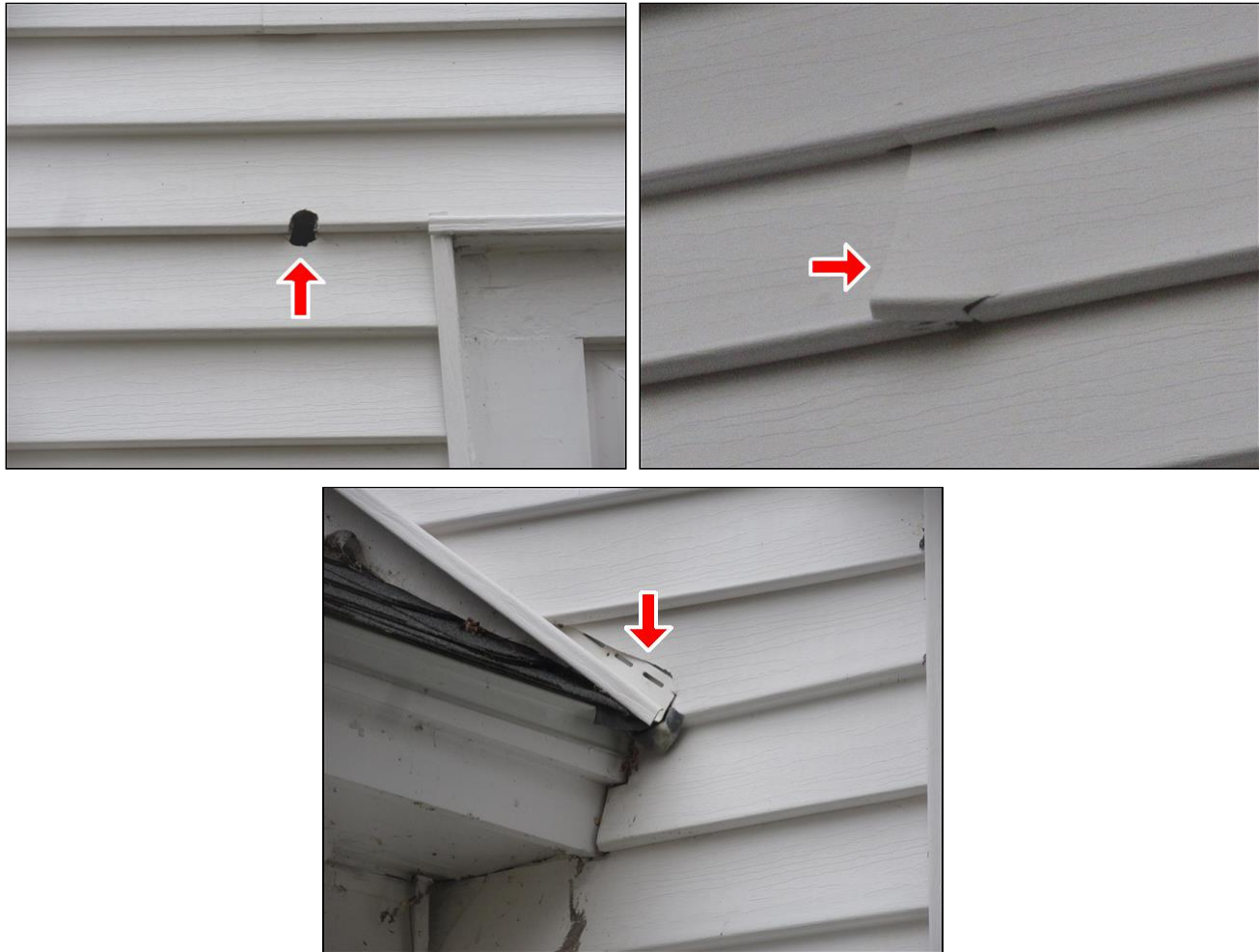
Railings:
None

Driveway:
Asphalt

Items

2.0 TRIM AND SIDING

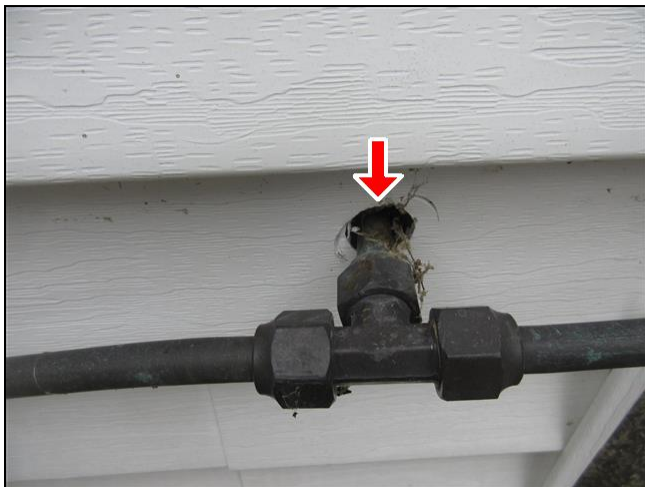
🔧 (1) There were places on the house where the siding was loose or damaged. There is the potential for water to penetrate these areas and damage the structure underneath. A vinyl siding contractor should repair these areas.



 (2) There was decayed trim at the front door and a decayed door sill at the door at the right side of the house. A qualified carpenter should repair these areas.



 (3) There was a gap around the gas line where it ran into the house. This gap will reduce the energy efficiency of the house and may enable pests to enter the house. The gap should be properly sealed.



2.1 EAVES, SOFFITS AND FASCIAS

 Inspected

2.2 EXPOSED EXTERIOR FOUNDATION

 Inspected

2.3 DOORS (Exterior)

- 🔧 (1) The door sills were bare wood. These sills should be painted, stained, or treated with linseed oil.



- 🔧 (2) The doors to the back unheated area of the former carriage house were decayed and in poor condition. These doors should be replaced.



🔧 (3) The wood bulkhead doors were in contact with the ground. There is the potential for decay and wood destroying insect infiltration. There were gaps between the boards in the doors, which will allow water to seep down into the basement. I recommend that a qualified contractor repair or replace the doors.



2.4 WINDOWS

🔧 (1) There was rust on the basement window frames. The frames should be wire brushed, primed with paint designed for rusty metal, and painted with a finish coat designed for metal.

🔧 (2) The window wells at the basement windows were filled with debris. There is the potential for deterioration in the window frames due to prolonged exposure to moisture. The window wells should be cleaned out and kept clear of all debris.



🔧 (3) A window sill at the left side of the house sloped towards the house. There was decay in the trim. A qualified carpenter should correct this issue.



2.5 FLASHING

🔧 There was no flashing over the wood trim above the front door. There is the potential for water intrusion and decay. A qualified carpenter should install flashing in this area.



2.6 DECKS, BALCONIES, AND PORCHES

Not present

2.7 STOOPS, STEPS, AND AREAWAYS

Inspected

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

Inspected

2.9 DRIVEWAYS, WALKWAYS, PATIOS

Inspected

2.10 RETAINING WALLS

Not present

2.11 ADDITIONAL BUILDINGS ON PROPERTY

Not present

2.12 OTHER

The oil fill pipe and propane tank were located away from the driveway. After heavy snow storms, it may be necessary to shovel a path to the fill pipe and the propane tank so that the oil and propane companies can make deliveries. This is for your information.



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

3. Structural Components

Styles & Materials

Foundation: Rock	Basement Floor: Dirt Concrete	Sump Pump: Not present
Dehumidifier: Not present	Columns/ Piers: Wood piers Steel screw jacks	Beams/Girders: Wood Timber
Sills: Wood	Joists: Wood joists Diameter logs	Sub-floor: Wood boards
Wall Structure: 2 X 4 Wood	Ceiling Structure: Wood Joists	Roof Structure: Rafters Purlins

Common board
Floor in attic

Attic/Eaves info:
Light in attic
Pull Down stairs
Walk-up attic

Method used to observe attic:
Walked

Method used to observe Crawlspace:
No crawlspace

Items

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

(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. The seller stated that there has been water seepage at the basement walls.

(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 summer months. When the dehumidifier is running it is important to keep the exterior windows and doors shut so that the dehumidifier is not working to dry the exterior. The goal is to keep the relative humidity below 50%. For quality dehumidifiers see: www.thermastor.com. 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) There was wood boring beetle damage in the basement structure. I recommend running a dehumidifier in the basement to reduce the humidity level and reduce the chance of further beetle damage.



3.1 SILLS

Inspected

3.2 BEAMS/GIRDERS

🔧 (1) Some of the beams and joists in the basement were undersized and/or widely spaced. Some of the floors in the house were sloped and some bounced when walking on them. I recommend that a qualified contractor with experience repairing post and beam structure make repairs as needed.



🔧 (2) The end of one of the joists in the basement was decayed. This joist should be repaired or replaced by a qualified contractor.



(3) There joists in the basement ceiling had been replaced at the front of the basement. This is for your information.



3.3 WALLS (Structural)

(1) The former carriage house walls were not straight and true. I recommend monitoring these walls for further movement.



🔧 (2) Areas of the basement walls were significantly bowed inwards. I recommend further inspection by a structural engineer. I recommend that a qualified contractor make repairs as needed in accordance with the structural engineer's recommendations.



3.4 FLOORS (Structural)

🔧 Most of the basement floor was dirt. Dirt floors can lead to moisture problems including mold, mildew, rot and wood destroying insects, and can contribute to high levels of radon. I recommend that a concrete floor be poured in the basement.



3.5 COLUMNS OR PIERS

🔧 There were screw jacks used as permanent columns in the basement. Screw jacks are temporary fixtures and should be replaced with lally columns with appropriate footings. I recommend that a licensed contractor make these repairs.



3.6 CEILINGS (structural)

Inspected

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

🔧 (1) Some of the purlins between beams in the attic were bowed downwards, creating sagging areas of the roof visible from the exterior. Some of the purlins were decayed and some had been repaired with 2x4's nailed to them. There were checks (common cracks that occur in beams) in the beams supporting the roof that were larger than usual. I recommend that a qualified contractor with experience repairing post and beam structure make repairs as needed.





(2) There were water stains on the underside of the roof sheathing in the attic, likely from before the roof was replaced. I recommend monitoring these areas for further staining.



4. Heating / Central Air Conditioning

Styles & Materials

Heating System Equipment: Forced Hot Water Pressure relief valve present	Energy Source: Oil	Heat Distribution: Copper pipe Not insulated
Heat System Brand: WEIL MCLAIN	Heat System Age: 20-30 Yrs	Filter Type: In-line Oil Filter (at oil tank)
Heating System Vent Pipe Thimble: Not present		

Items

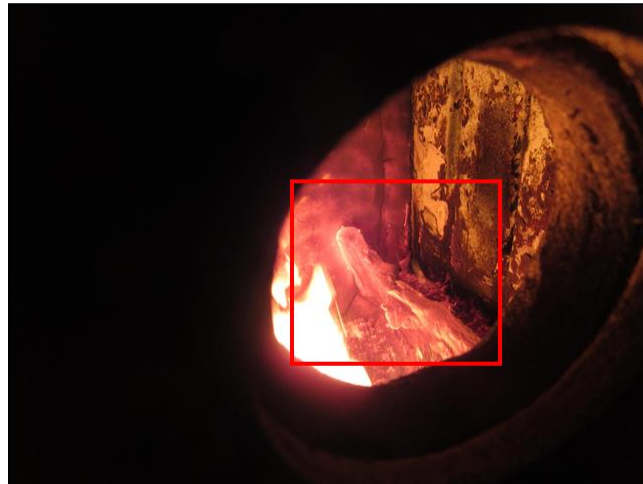
4.0 HEATING EQUIPMENT

(1) The boiler was manufactured in 1989. This boiler is 28 years old and approaching the end of its service life. I recommend planning for replacement of the boiler.



⚠ (2) The heating system requires regular maintenance for safe operation. I recommend that an oil heat technician service and inspect the system on an annual basis.

🔧 (3) The ceramic material at the back of the combustion chamber for the boiler was deteriorated. The oil-fired burner may create hot spots on the heat exchanger and cause premature failure. I recommend that the boiler be repaired or replaced.



✚ (4) The family room in the former carriage house was heated with electric baseboard convectors. These units can get very hot, creating a fire hazard. Care should be taken to keep flammable items away from the electric baseboard convectors; this includes electrical cords.



4.1 NORMAL OPERATING CONTROLS (HEATING)

Inspected

4.2 AUTOMATIC SAFETY CONTROLS

🔧 The backflow preventer extension for the boiler was dripping on the floor. If the boiler is working properly water should not leak out of this pipe. A heating system technician should service the boiler and make repairs as needed.



4.3 CHIMNEYS, FLUES, VENTS AND THIMBLES

🔧 The boiler and water heater flue had been added after the original chimney was built. The flue extended up into a first floor closet and then connected into the main chimney. The newer section of flue was lined with terracotta. The main flue running up through the chimney was unlined. There is the potential for combustion gases from the heating system and water heater to leak through the chimney and into the living space of the house. These gases may contain carbon monoxide. I recommend that a qualified chimney sweep install a

stainless steel liner. Alternatively, I recommend that the boiler and water heater be replaced with direct venting high efficiency systems.

4.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Inspected

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

Inspected

4.6 INSULATION ON EXPOSED SUPPLY DUCTWORK

N/A

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

Not present

4.8 NORMAL OPERATING CONTROLS (COOLING)

Not present

4.9 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Not present

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

5. Plumbing System

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:

Left front corner of basement

Plumbing Water Distribution (inside home):

Copper

Plumbing Drain Waste and Vent Piping:

Cast iron
PVC

Water Heating Equipment:

Propane

Water Heater Capacity:

40 Gallon

Pressure/temperature relief valve present
Vacuum relief valve present

Water Heater Brand:
A.O. SMITH

Water heater Age:
3-6 years

Water Heater Vent Pipe Thimble:
Not present

Items

5.0 MAIN WATER SHUT-OFF VALVE

The main water shut off was located at the water meter at the front of the basement. This is for your information.



5.1 PLUMBING WATER SUPPLY PIPING, MATERIALS, SUPPORTS AND INSULATION

🔧 (1) There were corroded water supply pipes and valves in the basement and under the sinks. There is the potential for leaks. I recommend repair by a licensed plumber. There is the potential for deteriorated pipes in concealed areas of the building.



- 🔧 (2) There were poorly supported pipes in the basement. These pipes should be properly secured in place.



5.2 PLUMBING SUPPLY FIXTURES AND FAUCETS

🔧 Inspected

5.3 FUNCTIONAL FLOW (water pressure)

Inspected

5.4 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

- (1) The main sewer clean out was located at the back of the basement. This is for your information.



- 🔧 (2) There were issues with the venting for the drains:

There were internal vents at the kitchen and bathroom sink drains. These vents often malfunction. The vent can get stuck closed which can result in the trap siphoning dry and allow sewer gas to enter the living space. Or, the vent can get stuck open and allow sewer gas to enter the living space.

There was no venting for the first floor toilet drain. This increases the chance that the toilet will clog.

The trap for the washing machine standpipe and the second floor bathroom sink were not vented. It is likely that the bathtub drain is not vented. This is an unsanitary condition. The traps can siphon dry and allow sewer gas to enter the living space.

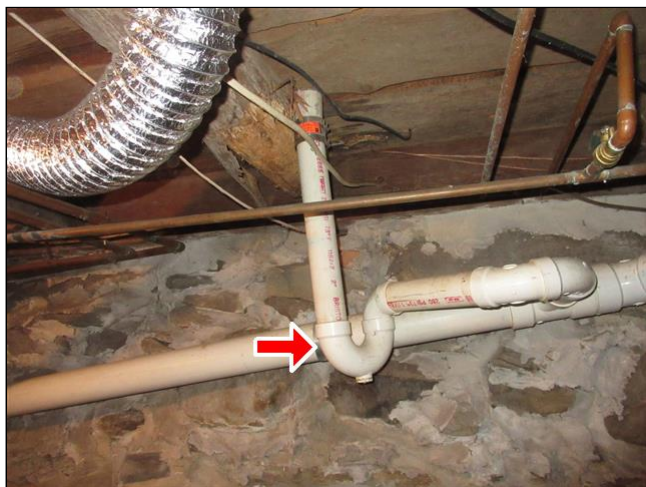
I recommend that a licensed plumber install proper venting for all of the drains.



Internal vent at kitchen sink



Internal vent at first floor bathroom sink



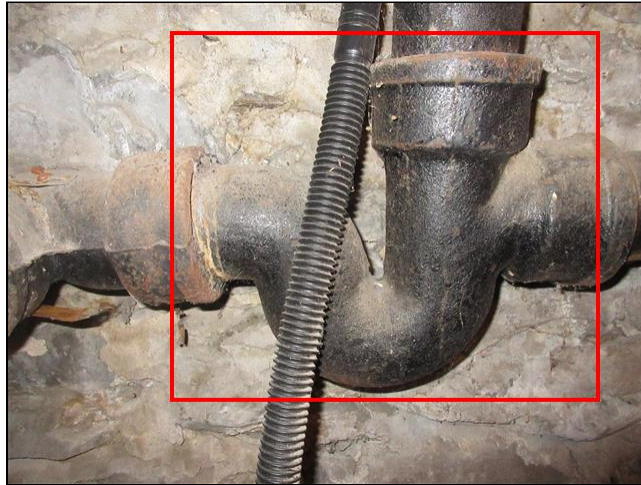
Unvented trap for washing machine



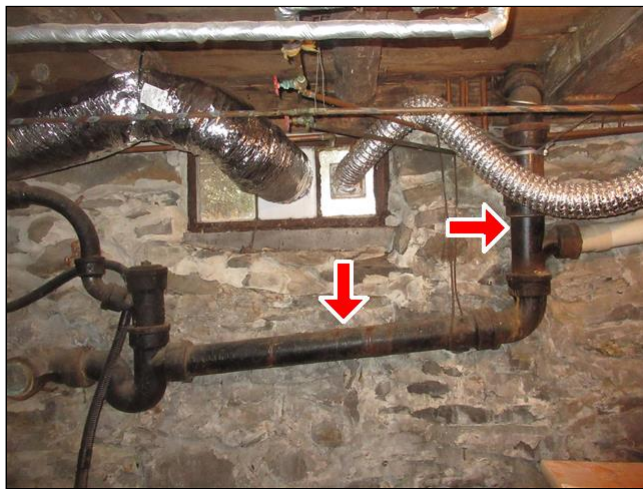
Unvented S trap at second floor bathroom sink drain

(3) Standard building practice for venting drains is to install vented P-traps. With properly installed P-traps, the drain pipe below a fixture extends horizontally and connects to a vertical pipe (usually in the wall behind the fixture) that runs down to the main waste piping and up to a plumbing vent on the roof. This vent allows air into the drain pipe and trap, which breaks any siphoning. This ensures that the trap stays full of water, which blocks sewer gas. This is for your information.

🔧 (4) The house was equipped with a whole house trap. These are no longer used as they can easily clog. The pipe should be monitored for clogs. If found to clog frequently I recommend that the whole house trap be removed by a licensed plumber.



🔧 (5) The main waste piping was cast iron. Some of these pipes were corroded. There were pinhole leaks in the pipes in the basement. I recommend repair by a licensed plumber. There is the potential for deteriorated iron waste pipes in concealed areas of the building.





🔧 (6) There was a leak at the drain for the second floor bathroom sink. A licensed plumber should repair this pipe.



5.5 WATER HEATER - EQUIPMENT

The water heater was manufactured in October 2013. This is for your information.



5.6 WATER HEATER - NORMAL OPERATING CONTROLS

Inspected

5.7 WATER HEATER - AUTOMATIC SAFETY CONTROLS

+ The hot water was set to 130 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.



5.8 WATER HEATER - CHIMNEYS, FLUES, VENTS AND THIMBLES

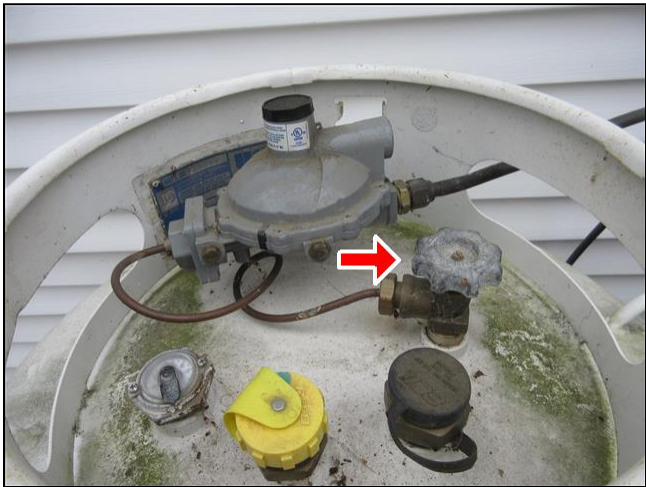
See section 4.3.

5.9 MAIN FUEL SHUT OFF (Describe Location)

(1) The main oil shut off was located at the oil tank. This is for your information.



(2) The main propane shut off was located at the propane tank. This is for your information.



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

Inspected

5.11 SUMP PUMP

Not present

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

6. Electrical System

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

Styles & Materials

Electrical Service Entry: Plastic sheathed cable	Main Conductor: Aluminum with anti-oxidant paste Overcurrent device identified for use with aluminum	Main Panel: Circuit breakers Neutral and ground terminal bars bonded to panel enclosure Overcurrent devices compatible with size of conductors
Sub Panel: No sub panel	Main Panel Capacity: 200 AMP 120/240 Volts	Interior Wire: Copper Plastic sheathed Cloth sheathed Armored cable
Branch Circuits: Main panel in the basement: 3 @ 240-volts & 16 @ 120-volts	Electrical System: Grounded to water main with jumper wire Grounded to a ground rod Bonded to water piping	

Items

6.0 SERVICE ENTRANCE CONDUCTORS

Inspected

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

Inspected

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

✚ There was a loose wire under the kitchen sink that was not terminated in a junction box. This is safety hazard. A licensed electrician should remove or properly terminate this wire.



6.3 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 receptacles in the basement were not GFCI. There were no receptacles at the exterior and no receptacle in the first floor bathroom (except for a receptacle for the washing machine). All receptacles within 6 feet of water, in unfinished areas of the basement, and on the exterior of the house should be equipped with ground fault circuit interrupters (GFCI). GFCI's detect the amperage flow going in and out of the receptacle. If this flow varies by as little as .005 amps, the receptacle will trip. These receptacles should be tested on a monthly basis. I recommend that a licensed electrician install GFCI's where needed.

6.4 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) An electric receptacle in the dining room tested for an open ground. A device plugged into this receptacle will not be grounded and is a safety hazard. A licensed electrician should correct this issue.

⚠ (2) There was a missing cover plate at a receptacle in the basement. There were live wires exposed at this location. A cover plate should be installed.



⚠ (3) The exhaust fan in the second floor bathroom was installed in the shower enclosure. When fans are located in a shower enclosure they should be GFCI protected. This fan should be re-wired on a GFCI circuit.

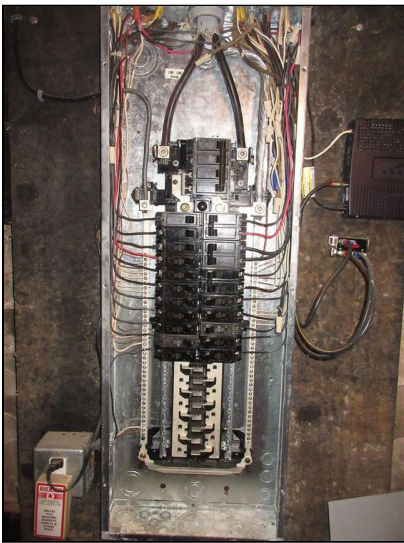


6.5 ARC FAULT CIRCUIT INTERUPPTERS (AFCI)

Not present

6.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

The main electric panel was located at the left front corner of the basement. This is for your information.



Obstructed electrical receptacles and wires concealed behind finished areas of the building were not accessible and could not be inspected. Low voltage systems such as security systems, 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.

7. Interiors

Styles & Materials

Ceiling Materials:

Drywall
Plaster

Wall Materials:

Drywall
Plaster

Floor Covering(s):

Tile
Carpet
Wood

Window Types:

Double-hung
Casement

Items

7.0 CEILING AND WALLS

Inspected

7.1 FLOORS

Some of the floors in the house were sloped and some bounced when walking on them, see section 3.2.

7.2 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

+ (1) The hand railing at the basement stairs was not graspable. This hand railing was constructed of a board turned on its side. All hand railings should be graspable for safety. This hand railing should be repaired or replaced.



+ (2) The railings at the two sets of stairs to the second floor were not continuous. Railings should run continuously from the bottom of a staircase to the top. Proper railings should be installed at these staircases.



7.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

7.4 DOORS (REPRESENTATIVE NUMBER)

🔧 (1) The door to the back left bedroom did not close as it bound on the door jamb. The door should be adjusted so that it closes properly.

🔧 (2) The front door did not close easily as it dragged on the floor. The door should be adjusted so that it closes properly.



7.5 WINDOWS (REPRESENTATIVE NUMBER)

🔧 (1) The first floor bathroom window was stuck closed. A qualified contractor should repair this window.

⚠️ (2) The bedroom windows were too small for safe emergency egress. A bedroom window should open to at least 20x24 inches and should open to at least 5.7 square feet. The bedroom windows were 24 inches wide, 18 inches high, and opened to 3 square feet. I recommend that a qualified contractor install at least one proper window in each bedroom.

⚠️ (3) The windows in the bedrooms would not stay in the fully open position. This is an emergency egress issue. A qualified contractor should correct this issue.

🔧 (4) The crank mechanism at one of the casement windows at the bay window was broken. The window would not open. This mechanism should be replaced.



7.6 FIRE SEPERATION WALLS, CEILINGS, AND DOORS

⚠️ There was an open chase adjacent to the chimney in the former carriage house. Fires can spread easily through a house up an open chase. Open chases also reduce the energy efficiency of the house. This chase should be properly sealed off.



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

8. Fireplaces and Wood Stoves

Styles & Materials

Types of Fireplaces:	Operable Fireplaces:	Number of Woodstoves:
Conventional	Six	None
Vented gas logs		
Damper:	Flue Liner:	
None	None	

Items

8.0 FIREBOX

 There were issues with the fireplaces:

The fireplaces vented into unlined flues. There is the potential for combustion gases to leak through gaps in the brick and then into the house. These gases may contain carbon monoxide.

Some of the flues were sealed off with fiberglass insulation.

There was deteriorated masonry at the back of the fireboxes.

There were no dampers at any of the fireplaces. There will be heat loss in cold weather.

Some of the firebox openings were too close to combustible material.

I recommend further inspection of the chimney and fireplaces by a qualified chimney sweep. I recommend level 2 chimney inspections, where the chimney sweep uses a video camera to inspect the full length of the flues.



Unlined flue, no damper



Deteriorated masonry at the back of the kitchen fireplace



Deteriorated masonry at the back of the dining room fireplace



Wood too close to firebox



Wood in cabinet too close to the chimney

8.1 VISIBLE FLUE

See above

8.2 DAMPER

See above

8.3 CLEARANCE

See above

8.4 HEARTH

Inspected

8.5 DOOR/SCREEN

Inspected

9. Insulation and Ventilation

Styles & Materials

Attic Ventilation:	Attic Insulation:	Floor System Insulation:
Soffit Vents	Cellulose	None
Bathroom Exhaust Fans:	Dryer Power Source:	Dryer Vent:
None	220 Electric	Flexible Metal
Fan		

Items

9.0 INSULATION IN ATTIC

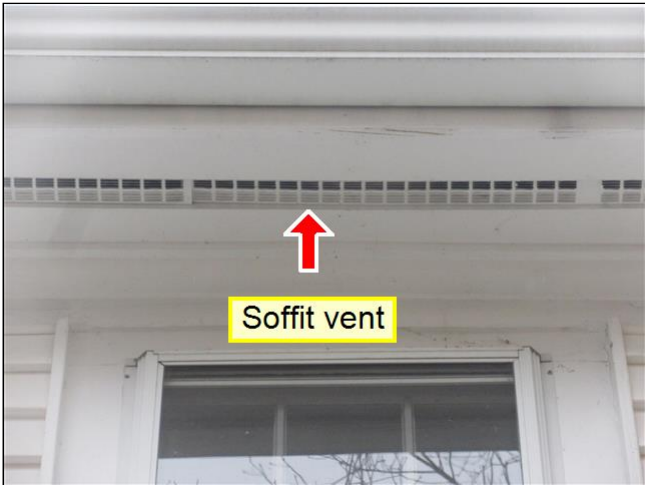
 There was no insulation and venting in the former carriage house. I recommend that an insulation and ventilation company correct this issue.

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

See section 3.4

9.2 VENTILATION OF ATTIC AND FOUNDATION AREAS

 Venting to the attic was supplied with soffit vents but no gable or ridge vents. Proper venting in the attic decreases the chance of ice dam formation, keeps the house cooler in summer, and decreases the chance of mold in the attic. The windows at both ends of the attic had been left open to provide additional venting. There is the potential for wind driven rain to enter these windows. I recommend that a qualified contractor install roof and/ or gable vents (adding ridge vents would not be practical due to the post and beam structure in the attic).



9.3 VENTING SYSTEMS (Kitchens, baths and laundry)

🔧 (1) There was no exhaust fan in the first floor bathroom. To properly vent the bathroom, a qualified contractor should install an exhaust fan with a duct connected to the exterior of the house.

⚠️ (2) The dryer vent hood was close to the ground. If this vent hood gets covered with snow, lint may build up in the dryer and dryer vent duct. This is a fire hazard. This vent hood should be kept clear of snow and other debris.



⚠️ (3) There was a long run of dryer vent duct running from the dryer to the 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. There were low points in the dryer vent duct that increase the likelihood of lint build up. Lint build up in a dryer vent duct is a fire hazard. I recommend that a duct cleaning company clean out this duct on a periodic basis.



✚ (4) The dryer vent duct was a flexible metal 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. The dryer vent duct should be replaced with stiff metal vent pipe, with as few bends as possible.



9.4 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Not present

Major Deficiencies



Still River Home Inspections, Inc.

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

Customer
Jane 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.

3. Structural Components

3.3 WALLS (Structural)

 (2) Areas of the basement walls were significantly bowed inwards. I recommend further inspection by a structural engineer. I recommend that a qualified contractor make repairs as needed in accordance with the structural engineer's recommendations.

3.4 FLOORS (Structural)

 Most of the basement floor was dirt. Dirt floors can lead to moisture problems including mold, mildew, rot and wood destroying insects, and can contribute to high levels of radon. I recommend that a concrete floor be poured in the basement.

3.5 COLUMNS OR PIERS

 There were screw jacks used as permanent columns in the basement. Screw jacks are temporary fixtures and should be replaced with lally columns with appropriate footings. I recommend that a licensed contractor make these repairs.

4. Heating / Central Air Conditioning

4.0 HEATING EQUIPMENT

 (3) The ceramic material at the back of the combustion chamber for the boiler was deteriorated. The oil-fired burner may create hot spots on the heat exchanger and cause premature failure. I recommend that the boiler be repaired or replaced.

4.3 CHIMNEYS, FLUES, VENTS AND THIMBLES

 The boiler and water heater flue had been added after the original chimney was built. The flue extended up into a first floor closet and then connected into the main chimney. The newer section of flue was lined with terracotta. The

main flue running up through the chimney was unlined. There is the potential for combustion gases from the heating system and water heater to leak through the chimney and into the living space of the house. These gases may contain carbon monoxide. I recommend that a qualified chimney sweep install a stainless steel liner. Alternatively, I recommend that the boiler and water heater be replaced with direct venting high efficiency systems.

5. Plumbing System

5.4 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

 (2) There were issues with the venting for the drains:

There were internal vents at the kitchen and bathroom sink drains. These vents often malfunction. The vent can get stuck closed which can result in the trap siphoning dry and allow sewer gas to enter the living space. Or, the vent can get stuck open and allow sewer gas to enter the living space.

There was no venting for the first floor toilet drain. This increases the chance that the toilet will clog.

The trap for the washing machine standpipe and the second floor bathroom sink were not vented. It is likely that the bathtub drain is not vented. This is an unsanitary condition. The traps can siphon dry and allow sewer gas to enter the living space.

I recommend that a licensed plumber install proper venting for all of the drains.

 (5) The main waste piping was cast iron. Some of these pipes were corroded. There were pinhole leaks in the pipes in the basement. I recommend repair by a licensed plumber. There is the potential for deteriorated iron waste pipes in concealed areas of the building.

8. Fireplaces and Wood Stoves

8.0 FIREBOX

 There were issues with the fireplaces:

The fireplaces vented into unlined flues. There is the potential for combustion gases to leak through gaps in the brick and then into the house. These gases may contain carbon monoxide.

Some of the flues were sealed off with fiberglass insulation.

There was deteriorated masonry at the back of the fireboxes.

There were no dampers at any of the fireplaces. There will be heat loss in cold weather.

Some of the firebox openings were too close to combustible material.

I recommend further inspection of the chimney and fireplaces by a qualified chimney sweep. I recommend level 2 chimney inspections, where the chimney sweep uses a video camera to inspect the full length of the flues.

Future Repair



Still River Home Inspections, Inc.

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

Customer
Jane Smith

Address
123 Main Street
Anytown MA

4. Heating / Central Air Conditioning

4.0 HEATING EQUIPMENT

(1) The boiler was manufactured in 1989. This boiler is 28 years old and approaching the end of its service life. I recommend planning for replacement of the boiler.

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

Safety Issues



Still River Home Inspections, Inc.

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

Customer
Jane Smith

Address
123 Main Street
Anytown MA

4. Heating / Central Air Conditioning

4.0 HEATING EQUIPMENT

- + (2) The heating system requires regular maintenance for safe operation. I recommend that an oil heat technician service and inspect the system on an annual basis.
- + (4) The family room in the former carriage house was heated with electric baseboard convectors. These units can get very hot, creating a fire hazard. Care should be taken to keep flammable items away from the electric baseboard convectors; this includes electrical cords.

5. Plumbing System

5.7 WATER HEATER - AUTOMATIC SAFETY CONTROLS

- + The hot water was set to 130 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. Electrical System

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

- + There was a loose wire under the kitchen sink that was not terminated in a junction box. This is safety hazard. A licensed electrician should remove or properly terminate this wire.

6.3 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 receptacles in the basement were not GFCI. There were no receptacles at the exterior and no receptacle in the first floor bathroom (except for a receptacle for the washing machine). All receptacles within 6 feet of water, in unfinished areas of the basement, and on the exterior of the house should be equipped with ground fault

circuit interrupters (GFCI). GFCI's detect the amperage flow going in and out of the receptacle. If this flow varies by as little as .005 amps, the receptacle will trip. These receptacles should be tested on a monthly basis. I recommend that a licensed electrician install GFCI's where needed.

6.4 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) An electric receptacle in the dining room tested for an open ground. A device plugged into this receptacle will not be grounded and is a safety hazard. A licensed electrician should correct this issue.
-  (2) There was a missing cover plate at a receptacle in the basement. There were live wires exposed at this location. A cover plate should be installed.
-  (3) The exhaust fan in the second floor bathroom was installed in the shower enclosure. When fans are located in a shower enclosure they should be GFCI protected. This fan should be re-wired on a GFCI circuit.

7. Interiors

7.2 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

-  (1) The hand railing at the basement stairs was not graspable. This hand railing was constructed of a board turned on its side. All hand railings should be graspable for safety. This hand railing should be repaired or replaced.
-  (2) The railings at the two sets of stairs to the second floor were not continuous. Railings should run continuously from the bottom of a staircase to the top. Proper railings should be installed at these staircases.

7.5 WINDOWS (REPRESENTATIVE NUMBER)

-  (2) The bedroom windows were too small for safe emergency egress. A bedroom window should open to at least 20x24 inches and should open to at least 5.7 square feet. The bedroom windows were 24 inches wide, 18 inches high, and opened to 3 square feet. I recommend that a qualified contractor install at least one proper window in each bedroom.
-  (3) The windows in the bedrooms would not stay in the fully open position. This is an emergency egress issue. A qualified contractor should correct this issue.

7.6 FIRE SEPERATION WALLS, CEILINGS, AND DOORS

-  There was an open chase adjacent to the chimney in the former carriage house. Fires can spread easily through a house up an open chase. Open chases also reduce the energy efficiency of the house. This chase should be properly sealed off.

9. Insulation and Ventilation

9.3 VENTING SYSTEMS (Kitchens, baths and laundry)

-  (2) The dryer vent hood was close to the ground. If this vent hood gets covered with snow, lint may build up in the dryer and dryer vent duct. This is a fire hazard. This vent hood should be kept clear of snow and other debris.
-  (3) There was a long run of dryer vent duct running from the dryer to the 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. There were low points in the dryer vent duct that increase the likelihood of lint build up. Lint build up in a dryer vent duct is a fire hazard. I recommend that a duct cleaning company clean out this duct on a periodic basis.
-  (4) The dryer vent duct was a flexible metal 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. The dryer vent duct should be replaced with stiff metal vent pipe, with as few bends as possible.

In Need of Repair



Still River Home Inspections, Inc.

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

Customer
Jane Smith

Address
123 Main Street
Anytown MA

1. Roofing

1.1 FLASHINGS



There was a gap in the flashing between the former carriage house roof and the side wall of the main house. A qualified contractor should install additional flashing at this location.

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS



There were cracks in the chimney, some of which had been repaired. I recommend further inspection of the chimney by a qualified chimney sweep and repairs as needed.

2. Exterior

2.0 TRIM AND SIDING



(1) There were places on the house where the siding was loose or damaged. There is the potential for water to penetrate these areas and damage the structure underneath. A vinyl siding contractor should repair these areas.



(2) There was decayed trim at the front door and a decayed door sill at the door at the right side of the house. A qualified carpenter should repair these areas.



(3) There was a gap around the gas line where it ran into the house. This gap will reduce the energy efficiency of the house and may enable pests to enter the house. The gap should be properly sealed.

2.2 EXPOSED EXTERIOR FOUNDATION



Inspected

2.3 DOORS (Exterior)



(1) The door sills were bare wood. These sills should be painted, stained, or treated with linseed oil.



(2) The doors to the back unheated area of the former carriage house were decayed and in poor condition. These doors should be replaced.



(3) The wood bulkhead doors were in contact with the ground. There is the potential for decay and wood destroying insect infiltration. There were gaps between the boards in the doors, which will allow water to seep down into the basement. I recommend that a qualified contractor repair or replace the doors.

2.4 WINDOWS

-  (1) There was rust on the basement window frames. The frames should be wire brushed, primed with paint designed for rusty metal, and painted with a finish coat designed for metal.
-  (2) The window wells at the basement windows were filled with debris. There is the potential for deterioration in the window frames due to prolonged exposure to moisture. The window wells should be cleaned out and kept clear of all debris.
-  (3) A window sill at the left side of the house sloped towards the house. There was decay in the trim. A qualified carpenter should correct this issue.

2.5 FLASHING

-  There was no flashing over the wood trim above the front door. There is the potential for water intrusion and decay. A qualified carpenter should install flashing in this area.

3. Structural Components

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

-  (3) There was wood boring beetle damage in the basement structure. I recommend running a dehumidifier in the basement to reduce the humidity level and reduce the chance of further beetle damage.

3.2 BEAMS/GIRDERS

-  (1) Some of the beams and joists in the basement were undersized and/or widely spaced. Some of the floors in the house were sloped and some bounced when walking on them. I recommend that a qualified contractor with experience repairing post and beam structure make repairs as needed.
-  (2) The end of one of the joists in the basement was decayed. This joist should be repaired or replaced by a qualified contractor.

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

-  (1) Some of the purlins between beams in the attic were bowed downwards, creating sagging areas of the roof visible from the exterior. Some of the purlins were decayed and some had been repaired with 2x4's nailed to them. There were checks (common cracks that occur in beams) in the beams supporting the roof that were larger than usual. I recommend that a qualified contractor with experience repairing post and beam structure make repairs as needed.

4. Heating / Central Air Conditioning

4.2 AUTOMATIC SAFETY CONTROLS

-  The backflow preventer extension for the boiler was dripping on the floor. If the boiler is working properly water should not leak out of this pipe. A heating system technician should service the boiler and make repairs as needed.

5. Plumbing System

5.1 PLUMBING WATER SUPPLY PIPING, MATERIALS, SUPPORTS AND INSULATION

-  (1) There were corroded water supply pipes and valves in the basement and under the sinks. There is the potential for leaks. I recommend repair by a licensed plumber. There is the potential for deteriorated pipes in concealed areas of the building.
-  (2) There were poorly supported pipes in the basement. These pipes should be properly secured in place.

5.2 PLUMBING SUPPLY FIXTURES AND FAUCETS

-  Inspected

5.4 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

-  (4) The house was equipped with a whole house trap. These are no longer used as they can easily clog. The pipe should be monitored for clogs. If found to clog frequently I recommend that the whole house trap be removed by a licensed plumber.
-  (6) There was a leak at the drain for the second floor bathroom sink. A licensed plumber should repair this pipe.

7. Interiors

7.4 DOORS (REPRESENTATIVE NUMBER)

-  (1) The door to the back left bedroom did not close as it bound on the door jamb. The door should be adjusted so that it closes properly.
-  (2) The front door did not close easily as it dragged on the floor. The door should be adjusted so that it closes properly.

7.5 WINDOWS (REPRESENTATIVE NUMBER)

-  (1) The first floor bathroom window was stuck closed. A qualified contractor should repair this window.
-  (4) The crank mechanism at one of the casement windows at the bay window was broken. The window would not open. This mechanism should be replaced.

9. Insulation and Ventilation

9.0 INSULATION IN ATTIC

-  There was no insulation and venting in the former carriage house. I recommend that an insulation and ventilation company correct this issue.

9.2 VENTILATION OF ATTIC AND FOUNDATION AREAS

-  Venting to the attic was supplied with soffit vents but no gable or ridge vents. Proper venting in the attic decreases the chance of ice dam formation, keeps the house cooler in summer, and decreases the chance of mold in the attic. The windows at both ends of the attic had been left open to provide additional venting. There is the potential for wind driven rain to enter these windows. I recommend that a qualified contractor install roof and/ or gable vents (adding ridge vents would not be practical due to the post and beam structure in the attic).

9.3 VENTING SYSTEMS (Kitchens, baths and laundry)

-  (1) There was no exhaust fan in the first floor bathroom. To properly vent the bathroom, a qualified contractor should install an exhaust fan with a duct connected to the exterior of the house.

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

Monitor



Still River Home Inspections, Inc.

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

Customer
Jane Smith

Address
123 Main Street
Anytown MA

3. Structural Components

3.3 WALLS (Structural)

(1) The former carriage house walls were not straight and true. I recommend monitoring these walls for further movement.

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