



Metro Boston Property Inspections
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Inspection reference: 6957- 306 Chestnut St Randolph- BW

Confidential Inspection Report

306 Chestnut St
Randolph, MA 02368

June 14, 2019



Prepared for: Darlene Sullivan

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



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June 14, 2019

Darlene Sullivan

306 Chestnut St
Randolph, MA 02368

RE: 306 Chestnut St
Randolph, MA 02368



Dear Mrs. Sullivan:

At your request, a visual inspection of the above referenced property was conducted on June 14, 2019 . An earnest effort was made on your behalf to discover all visible defects. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF ITEMS REQUIRING LIMITED REPAIR OR MAINTENANCE

IMPORTANT: The Summary is provided to allow the reader a brief overview of those conditions requiring limited repair or maintenance. This page is not encompassing, and is not a substitute for reading the report in entirety. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. **This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property.** Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. All repairs when implemented by the buyer, seller, and/or homeowner shall comply with applicable requirements of the governing codes and sound construction practice. Consult with qualified professions to determine full extent of repairs and cost. All estimates for repair should be secured prior to closing of escrow. .

Residential Driveway/Site/Grounds

Patio

Comments

Maintenance Required, The patio, is sloped toward building. A qualified contractor is recommended to evaluate and estimate repairs.

Site Grading/Grade at Foundation:

Comments:

Maintenance Required, The grade at the foundation, has negative drainage toward dwelling, Create positive drainage away from the dwelling

Landscaping:

Comments:

Maintenance Required, The trees, are touching or overhanging the roof. Damage is possible. these trees should be trimmed. Debris, wood piles, trash and other stored items are noted against the building. These may trap

moisture and attract wood destroying insects and vermin. All trash and debris, including old wood piles, should be removed.

Residential Roof

Roof:

Comments:

Maintenance Required. The front roof has moss algae and lichen noted growing on the roof surface. As the moss and lichen grow into the roof they can damage the shingles. Removal of the moss and lichen growth may also remove the granular surface of the shingles. A zinc strip may eliminate moss, algae and lichen growth.

Exposed Roof Drainage:

Comments:

Maintenance Required, Debris is present in the gutter. The downspouts are, discharging water at the foundation. Extensions should be added to direct roof water away from the foundation.

Exterior

Exterior Wall Cladding:

Comments:

Acceptable.

Steps, Stoops, and Landings

Comments:

Repair/Replace/ Upgrade. The hand and or guard railings are, not graspable at the deck stairs. Repair or replace as needed.

Windows:

Comments:

Repair/Replace/ Upgrade, The screens are, missing at some of the windows. Moss was observed on the inside of a master bedroom window sill. Repair or replace as needed.

Basement Windows

Comments:

Maintenance Required, The basement windows are, oxidized. Repair or replace as needed.

Exterior Electrical Outlets

Comments:

Repair/Replace/ Upgrade, The exterior outlets, are missing a proper weather proof cover and are not GFCI protected. Update the outlets with GFCI protection. The outlet at the front of the house failed to operate. Repair or replace as needed.

Garage/Carport

Overhead Door/Opener:

Comments:

Repair/Replace/ Upgrade, The door opener automatic reverse feature is not operational, the door does not stop and retract under resistance. Note: All overhead doors should have fully operational auto-reverse function. The safety cable for the spring is missing. The weather stripping is damaged. The outlet for the door opener is not GFCI protected, it is improperly connected by an extension cord.

Fire Separation:

Comments:

Maintenance Required, The fire separation has a gap/void where copper piping penetrates the wall. Seal the gap.

Garage Switches and Light Fixtures

Comments:

Repair/Replace/ Upgrade, The light fixture at the overhead door needs a new light bulb. Repair or replace as needed.

Garage Electrical Outlets

Comments:

Repair/Replace/ Upgrade, The garage outlets, are not GFCI protected. Update the outlets with GFCI protection. One outlet was observed without a cover. Repair or replace as needed.

Structure/Basement/Under Floor Crawl Space

Bulkhead

Comments:

Repair/Replace/ Upgrade, The bulkhead is, improperly sealed. The bulkhead steps are missing risers. Repair or replace as needed.

Foundation:

Comments:

Maintenance Required, The foundation has efflorescence present. Repair or replace as needed.

Beams and Girders

Comments:

Repair/Replace/ Upgrade. There is a beam underneath the bathtub that is notched more than 1/3 into the wood member. Past moisture observed. A structural contractor should install additional supports as needed.

Insulation

Comments:

Repair/Replace/ Upgrade, The insulation between conditioned and unconditioned spaces has an improperly installed vapor barrier. Repair or replace as needed.

Moisture Control

Comments:

Maintenance Required, Evidence of high moisture was noted in the basement. This can lead to mildew and wood rot. The home inspection is non-invasive and is based on visual observations only. No moisture readings were taken at the time of inspection. Based on visual observations further review of water staining is recommended. Use of a properly sized dehumidifier is recommended.

Electrical

Ground Fault Circuit Interrupters

Comments:

Repair/Replace/ Upgrade, GFCI protection is not present at the kitchen. GFCI protection recommended for safety. A qualified electrician is recommended for further evaluation and to estimate repairs

Arc Fault Circuit Interrupters

Comments:

Repair/Replace/ Upgrade, Not Present, AFCI protection recommended for safety. A qualified electrician is recommended for further evaluation and to estimate repairs.

Plumbing/Bathrooms/Laundry

Water Heater:



Comments:

Maintenance Required. There is build up at the cold water inlet connection. A qualified licensed plumber is recommended for further evaluation and to estimate repairs.

Bathroom Sinks

Comments:

Repair/Replace/ Upgrade, Safety Hazard. The faucet had a water temperature of 145 degrees fahrenheit at the time of inspection. At this temperature, the water may cause scalding. The drain pipe is oxidized at the 1st floor bathroom. A qualified licensed plumber is recommended for further evaluation and to estimate repairs.

Tub/Shower Fixtures

Comments:

Maintenance Required, The shower valve at the basement is improperly sealed. Repair or replace as needed.

Heating

Heat Pump Compressor/Condenser

Comments:

Acceptable.

Attic/Ventilation/Insulation

Structure:

Comments:

Maintenance Required, The floor, is missing where refrigerant pipes pass through the attic floor. Repair or replace as needed.

Interior

Tub/Shower/Bathroom Walls Ceilings and Floors

Comments:

Maintenance Required, The grout and caulking is deteriorated at the bathroom tub/shower. Repair or replace as needed.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Brandon Williams
Metro Boston Property Inspections

SUMMARY OF DEFECTIVE CONDITIONS AND SAFETY HAZARDS

IMPORTANT: The Summary is provided to allow the reader a brief overview of those conditions requiring substantial repair or replacement or that are a safety hazard. This page is not encompassing, and is not a substitute for reading the report in entirety. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. **This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property.** Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

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Residential Driveway/Site/Grounds

Fence

Comments:

Repair/Replace/ Upgrade. The fence, is damaged. Repair or replace as needed.

Residential Roof

Roof Flashing

Comments:

Repair/Replace/ Upgrade, Drip edge flashing is missing at the left side of the house. Drip edge flashing is recommended.

Exterior

Trim

Comments:

Repair/Replace/ Upgrade. The trim has peeling paint at windows and is deteriorated in certain areas. Repair or replace as needed.

Electrical

Main Service Panel:

Comments:

Repair/Replace/ Upgrade, Corrosion is noted at the breakers. Upgrade with AFCI circuit breakers, A qualified electrician is recommended for further evaluation and to estimate repairs.

Branch Wiring

Comments:

Repair/Replace/ Upgrade, Some junction boxes are improperly secured or missing covers.

Electrical Outlets

Comments:

Repair/Replace/ Upgrade, Missing or damaged cover plates viewed. Repair or replace as needed.

Wiring to Central Cooling

Comments:

Repair/Replace/ Upgrade, A GFCI protected outlet is not present at the AC equipment. Install a GFCI protected

outlet at the exterior AC equipment, A qualified electrician is recommended for further evaluation and to estimate repairs.

Plumbing/Bathrooms/Laundry

Main Water Shut Off/Meter

Comments:

Repair/Replace/ Upgrade, The main supply pipe is oxidized at the pipe, valves and fittings, and has older gate valves. These valves may leak when operated after years of no use. A qualified licensed plumber is recommended for further evaluation and to estimate repairs.

Supply Lines/Valves/Fittings:

Comments:

Repair/Replace/ Upgrade, One supply pipe was observed as improperly terminated in the laundry area. A qualified licensed plumber is recommended for further evaluation and to estimate repairs.

Kitchen Sink:

Comments:

Repair/Replace/ Upgrade, the supply lines, are oxidized at valves and fittings. Repair or replace as needed.

Dryer Vent

Comments:

Repair/Replace/ Upgrade, This type of vent may trap lint which is a fire hazard. Replace with a smooth metal vent.

Central Cooling/Heat Pump

Compressor/Condenser

Comments:

Acceptable.

Condensate Pump/Line

Comments:

Repair/Replace/ Upgrade, The condensate line has an improper discharge point into the basement floor. Repair or replace as needed.

Attic/Ventilation/Insulation

Ventilation

Comments:

Repair/Replace/ Upgrade. There is some ventilation installed; however, the existing venting does not allow adequate ventilation for the attic cavity. Action is necessary to correct this shortage of ventilation.

Insulation

Comments:

Repair/Replace/ Upgrade, Insufficient. The amount of insulation does not conform to modern standards of energy efficiency, Additional insulation is recommended.

IMPORTANT: This Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding these or



Inspection: 6957- 306 Chestnut St Randolph- BW **Address:** 306 Chestnut St

other items in the inspection report or the home, please feel free to call us.

Sincerely,

Brandon Williams
Metro Boston Property Inspections

GENERAL INFORMATION

Client & Site Information:

Inspection Date & Time: Inspection Date: 6/14/2019
Start Time: 1:30 PM
End Time: 4:00 PM.

Client: Darlene Sullivan

Inspection Site: 306 Chestnut St
Randolph, MA 02368

Dwelling Occupied? Yes.

People Present: Client. Client's children.

Inspectors Information

Inspector Tod E. R. Whiting, Brandon Williams.

Signature



Building Characteristics:

The Main Entry Faces West.

Year Built: 1984.

Stories: 1

Space Below Grade: Basement.

Building Size (SF) 1344.

Climatic Conditions:

Weather: Partly Cloudy.

Soil Conditions: Dry.

Outside Temperature (F): 60-70.

Utility Services:

Water Source: Public as noted on listing sheet.

Sewage Disposal: Public as noted on listing sheet.

Utilities Status: All utilities on.

How to Read Your Report

It is important to read and understand this report in its entirety including the attached Inspection Contract. The Inspection Contract along with this page clearly explains the scope and limitations of the inspection, and how to read and understand the report.

At any point in this report where the inspector has recommended repairs or further review or evaluation of any nature, it is our strong recommendation that the client obtain at least three estimates for the repairs or replacement.

A rating of "Limited Repair" or "Defective" for any component in this report requires further investigation by the client to obtain specialty contractors and professionals to determine the exact scope of work required for the component or system. In many cases, the extent of the damage or deterioration, or normal wear, is greater than what can be observed during a non-invasive visual inspection. A rating of "not accessible" used through-out the report states the inspector was unable to ascertain the adequacy of the system or component identified during the inspection. It is the responsibility of the

client when the component(s) or system(s) is/are rated "not accessible" in the report to obtain the proper professionals or contractors to ascertain the condition of the inaccessible system or components of the home. Any reference to a safety hazard in the report is considered a significant defect and requires immediate repair or replacement of the component or system as described in the report.

If at any time, either during the inspection or after, you (client) have difficulty understanding the reports content or the inspectors comment, please notify the inspector as soon as possible to clarify any confusion. If you find the report unclear or difficult to understand, ask the inspector to include an additional narrative to clarify any confusion.

As each component is inspected in the home, one of the five ratings is placed in the left side column of the page which corresponds to each component inspected. When a rating is applied for a particular component, the inspector is making a statement that includes the full definition of the respective rating as defined in the ratings glossary. Each individual component is listed in the respective major category as it was inspected, along with a brief description of the component and a description of any defect or condition observed.

Many components in the report are described as being located in the front side of the home, the left, right, or rear side of the home. The side referenced in the report is determined as viewed from the street which the home is addressed to.

About Rated Items

Ratings

Items not found in this report are outside the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

ACC = "Acceptable" = A component receiving this rating is functioning consistently with its original purpose at the time of inspection, however it may exhibit normal wear and tear. Lack of maintenance can create conditions that require costly repairs or even replacement of the component(s) or system(s) more frequently. Maintenance, acts of God, environmental conditions, etc., may impact the remaining economic life of the system or component.

M = "Maintenance Required" = A component receiving this rating requires limited repairs or maintenance NOW. It is important to conduct these repairs as soon as possible in order to avoid continued deterioration of the component(s) or system(s). Even deferred maintenance items should be repaired as soon as possible. Items of this nature left unattended may result in costly repairs or replacement at some future date. In many cases the extent of the damage or deterioration is greater than can be observed during this non invasive visual inspection.

R-R-U = "Repair/Replace/ Upgrade" = A component receiving this rating requires substantial repair, replacement or upgrade. This inspection and report recommends THE CLIENT have these areas reviewed and repaired by an appropriate specialty contractor familiar with the type of work which may be required to remediate, repair, or replace that system or component. In some cases it may be appropriate to have the defective system or component reviewed by an engineer or other expert. In many cases the extent of the damage or deterioration is greater than what can be observed during a noninvasive visual inspection. **Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.**

FD = "Fully Depreciated" The item inspected is no longer under the manufacturers warranty, is reaching the end of its serviceable life. Although the component is operational at the time of the inspection, the age and/or condition of this component is such that it may require replacement in the near future.

SAF = "Safety Concern" = A condition in a readily accessible, installed system or component, which is judged to be of significant risk of personal injury during normal, day to day use. The risk may be due to damage, deterioration, improper installation or a change in the accepted residential construction standard.



NP = "Not Present" = This rating indicates the component listed is not present and is not required to be present. If the component is required to be present and is not it would receive a rating of defective

NI = "Not Inspected" = The component was not inspected

NA = "Not Readily Accessible" = The component was not accessible as the component was not able to be reached quickly for visual inspection without requiring the Inspector to climb over or remove any personal property, to dismantle, to use destructive measures, to resort to portable ladders and/or any action which will likely involve risk to persons or property.

This report utilizes terms derived from the Massachusetts Standard of Practice for Home Inspections. A copy of these definitions is included in this report

Right and left as noted in the report are determined as if looking at the component from the main entrance of the subject property

Photographs may be included in this report. Photographs, when used, are simply a tool to convey our findings and observations. Photographs are not intended to enhance those findings or diminish any finding not photographed. The client is advised to thoroughly read the complete report as all conditions reported may not be represented by a photograph.

All repairs when implemented by the buyer, seller, and/or homeowner shall comply with the applicable requirements of the governing codes and sound construction practice. Consult with qualified professions to determine full extent of repairs and cost. All estimates for repair should be secured prior to closing of escrow.

Payment Information:

Total Fee: 499.00.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with the Massachusetts standard of practice 266 CMR 6.01 - 6.08, a copy of which is included with this report.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: Chinese drywall, assurance of dry basements or against roof leaks, repair cost estimates or building value appraisals, system or component life expectancy, adequacy or efficiency of systems or components, lead paint; urea formaldehyde; radon gases; asbestos; algae, mold, mildew, any and all environmental hazards and defects; odors or noise, hazardous waste, PCB's, toxins, flammable chemicals, proximity to toxic waste sites, sheds, insects, outlets blocked by furniture or appliances, electromagnetic fields, security devices and systems and alarms; intercom systems, smoke alarms and fire systems, sprinkler systems; solar installations; private water supply & quality; filtrations systems, water purifiers or softeners, private waste disposal and flood prevention systems; swimming pools and equipment; spas, hot tubs, saunas, steam baths, fountains, geological or soil testing, wave action or hydrological stability, engineering & analysis, proximity to railroad tracks or airports or easements or boundaries or rights of way, proximity to adjoining properties or neighborhoods or wet lands, thermostatic or time controls, radio controlled devices, automatic gates, elevators, lifts, dumbwaiters, locks, all household appliances; free standing appliances, central vacuum systems; through the wall air conditioning; telephone; cable TV, furnace heat exchangers, concealed furnace / boiler parts, underground fuel tanks; chimney flues and liners; solid fuel stoves; concealed wiring; flooring beneath carpeting, winterized systems, recalled components, concealed



insulates; insulation effectiveness; fire escapes; code compliance; and auxiliary electrical systems which are not part of the primary electrical distribution system.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Residential Driveway/Site/Grounds

Rating Glossary

Rating Definitions

The following rating definitions are abbreviated from the full glossary at the beginning of the report and are intended to assist you in understanding the report. For the full definition of the rating please turn to the "About Rated Items" section of the report

ACC= "Acceptable" = A component receiving this rating is functioning consistently with its original purpose at the time of inspection, however it may exhibit normal wear and tear. Lack of maintenance can create conditions that require costly repairs or even replacement of the component(s) or system(s) more frequently. Maintenance, acts of God, environmental conditions, etc., may impact the remaining economic life of the system or component..

M = "Maintenance Required" = A component receiving this rating requires limited repairs or maintenance NOW. It is important to conduct these repairs as soon as possible in order to avoid continued deterioration of the component(s) or system(s). Even deferred maintenance items should be repaired as soon as possible. Items of this nature left unattended may result in costly repairs or replacement at some future date. In many cases the extent of the damage or deterioration is greater than can be observed during this non invasive visual inspection.

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SAF = "Safety Concern" = A condition in a readily accessible, installed system or component, which is judged to be of significant risk of personal injury during normal, day to day use. The risk may be due to damage, deterioration, improper installation or a change in the accepted residential construction standard

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Driveway:

Comments

Acceptable.

Walks

Comments: Acceptable.

Patio

Comments: Maintenance Required, The patio, is sloped toward building. A qualified contractor is recommended to evaluate and estimate repairs.



Site Grading/Grade at Foundation:

Comments: Maintenance Required, The grade at the foundation, has negative drainage toward dwelling, Create positive drainage away from the dwelling

Retaining Walls:

Comments: Acceptable.

Fence

Comments: Repair/Replace/ Upgrade. The fence, is damaged. Repair or replace as needed.



Landscaping:

Comments: Maintenance Required, The trees, are touching or overhanging the roof. Damage is possible. these trees should be trimmed. Debris, wood piles, trash and other stored items are noted against the building. These may trap moisture and attract wood destroying insects and vermin. All trash and debris, including old wood piles, should be removed.



General Comments

FURTHER RECOMMENDED

REVIEW All repairs when implemented by the buyer, seller, and/or homeowner shall comply with the applicable requirements of the governing codes and sound construction practice. Consult with qualified professions to determine full extent of repairs and cost. All estimates for repair should be secured prior to closing of escrow.

Residential Roof

Rating Glossary

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Roof:

Roof Access:

The inspector viewed the roof from the ground with binoculars.

Style:

Gable.

Roof Covering Material :

asphalt composition shingles.

Comments:

Maintenance Required. The front roof has moss algae and lichen noted growing on the

roof surface. As the moss and lichen grow into the roof they can damage the shingles. Removal of the moss and lichen growth may also remove the granular surface of the shingles. A zinc strip may eliminate moss, algae and lichen growth.



Chimney:

Please Note:

There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated before the close of escrow. It is strongly recommended the client have a Level II Chimney inspection performed by a qualified chimney sweep.

Number of Chimneys

1

Material

metal materials.

Comments:

Acceptable.

Roof Flashing

Comments:

Repair/Replace/ Upgrade, Drip edge flashing is missing at the left side of the house. Drip edge flashing is recommended.



Plumbing Vent Stacks

Comments:

Acceptable.

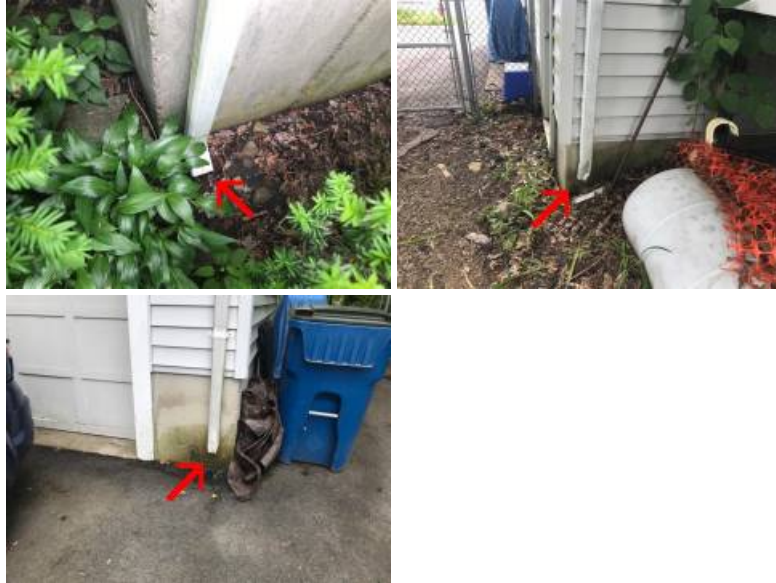
Exposed Roof Drainage:

Material

The gutters and down spouts are constructed of the following materials, metal.

Comments:

Maintenance Required, Debris is present in the gutter. The downspouts are, discharging water at the foundation. Extensions should be added to direct roof water away from the foundation.



Accessibility

Accessibility

The components in this section were not fully accessible due to: roof height/pitch.

General Comments

*FURTHER
RECOMMENDED*

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Exterior

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

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Exterior Wall Cladding:

Materials: Vinyl siding
Comments: Acceptable.

Trim

Comments: Repair/Replace/ Upgrade. The trim has peeling paint at windows and is deteriorated in certain areas. Repair or replace as needed.



Steps, Stoops, and Landings

Comments: Repair/Replace/ Upgrade. The hand and or guard railings are, not graspable at the deck stairs. Repair or replace as needed.



Deck:

Location rear.
Material The structure is constructed of wood materials.
Comments: Acceptable.

Windows:

Comments: Repair/Replace/ Upgrade, The screens are, missing at some of the windows. Moss was observed on the inside of a master bedroom window sill. Repair or replace as needed.



Basement Windows

Basement Window Materials metal.
Comments: Maintenance Required, The basement windows are, oxidized. Repair or replace as needed.



Exterior Doors:

Comments: Acceptable.

Storm Doors

Comments: Acceptable.

Exterior Plumbing:

Comments: Acceptable.

Exterior Switches and Light Fixtures

Comments: Acceptable.

Exterior Electrical Outlets

Comments: Repair/Replace/ Upgrade, The exterior outlets, are missing a proper weather proof cover and are not GFCI protected. Update the outlets with GFCI protection. The outlet at the front of the house failed to operate. Repair or replace as needed.



General Comments

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Garage/Carport

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

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Type:

Attached.

Foundation:

Materials:

The foundation is constructed of: Poured in place slab concrete, 8 inches or more thick.

Comments:

Not accessible.

Floor:

Material :

concrete.

Comments:

Acceptable.

Structure:

Comments:

Not accessible.

Overhead Door/Opener:

Comments:

Repair/Replace/ Upgrade, The door opener automatic reverse feature is not operational, the door does not stop and retract under resistance. Note: All overhead doors should have fully operational auto-reverse function. The safety cable for the spring is missing. The weather stripping is damaged. The outlet for the door opener is not GFCI protected, it is improperly connected by an extension cord.



Service Doors:

Comments:

Acceptable.

Fire Separation:

Material:

Drywall.

Comments:

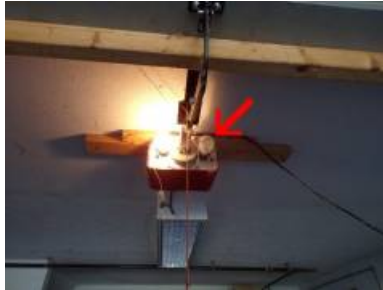
Maintenance Required, The fire separation has a gap/void where copper piping penetrates the wall. Seal the gap.



Garage Switches and Light Fixtures

Comments:

Repair/Replace/ Upgrade, The light fixture at the overhead door needs a new light bulb. Repair or replace as needed.



Garage Electrical Outlets

Comments:

Repair/Replace/ Upgrade, The garage outlets, are not GFCI protected. Update the outlets with GFCI protection. One outlet was observed without a cover. Repair or replace as needed.



Garage Wiring

Type

plastic insulated non-metallic, Copper.

Comments:

Acceptable.

Accessibility

Accessibility

The components in this section were not fully accessible due to, stored items and personal possessions.

General Comments

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Structure/Basement/Under Floor Crawl Space

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. The inspector does not enter any area with headroom under 48 inches.

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TYPE

Below Grade Area

Full height basement.

Basement Doors:

Location

Inside.

Comments:

Acceptable.

Basement Stairs

Comments:

Acceptable.

Bulkhead

Comments:

Repair/Replace/ Upgrade, The bulkhead is, improperly sealed. The bulkhead steps are missing risers. Repair or replace as needed.



Basement Floor

Material

Concrete.

Comments:

Acceptable.

Foundation:

Materials:

The structure is supported by, a permanent foundation, The foundation is constructed of: Poured concrete.

Comments:

Maintenance Required, The foundation has efflorescence present. Repair or replace as needed.



Columns, Posts, Piers, Bearing Walls

Comments:

Not accessible.

Beams and Girders

Comments:

Repair/Replace/ Upgrade. There is a beam underneath the bathtub that is notched more than 1/3 into the wood member. Past moisture observed. A structural contractor should install additional supports as needed.



- Sill**
Comments: Acceptable, Not accessible.
- Sill Anchors**
Comments: Not accessible.
- Structure:**
Comments: Acceptable, Not accessible.
- Sub-Floor**
Comments: Not accessible.
- Insulation**
Material fiberglass bats.
Comments: Repair/Replace/ Upgrade, The insulation between conditioned and unconditioned spaces has an improperly installed vapor barrier. Repair or replace as needed.



- Moisture Control**
Disclaimer

Comments: During a limited visual inspection the inspector is unable to predict all possible water events. The inspector recommends the client consult with the seller or the sellers representative about the properties history of water penetration.

Maintenance Required, Evidence of high moisture was noted in the basement. This can lead to mildew and wood rot. The home inspection is non-invasive and is based on visual observations only. No moisture readings were taken at the time of inspection. Based on visual observations further review of water staining is recommended. Use of a properly sized dehumidifier is recommended.





Accessibility

Accessibility

The components in this section were not fully accessible due to, The basement is partially finished. Finished walls ceiling, floors and stored items obstruct access to the basement structure.

General Comments

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Electrical

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters and AFCI interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

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Service Entrance Cable:

Location: overhead.
Material: aluminum, in a plastic conduit.
Comments: Acceptable.

Grounding

Comments: Acceptable.

Main Disconnect Amps/Volts/Overcurrent Devices

Electrical Service Rating Phase: Single phase
Amps: 100 amps
Volts: 120/240 Volt
Over current Devices: circuit breakers.

Main Service Panel:

Location: Basement.
Comments: Repair/Replace/ Upgrade, Corrosion is noted at the breakers. Upgrade with AFCI circuit breakers, A qualified electrician is recommended for further evaluation and to estimate repairs.



Ground Fault Circuit Interrupters

Comments: Repair/Replace/ Upgrade, GFCI protection is not present at the kitchen. GFCI protection recommended for safety. A qualified electrician is recommended for further evaluation and to estimate repairs



Arc Fault Circuit Interrupters

Comments:

Repair/Replace/ Upgrade, Not Present, AFCI protection recommended for safety. A qualified electrician is recommended for further evaluation and to estimate repairs.

Branch Wiring

Type

Copper, plastic insulated non-metallic.

Comments:

Repair/Replace/ Upgrade, Some junction boxes are improperly secured or missing covers.



Switches and Light Fixtures

Comments:

Acceptable.

Ceiling Fans

Comments:

Acceptable.

Electrical Outlets

Comments:

Repair/Replace/ Upgrade, Missing or damaged cover plates viewed. Repair or replace as needed.



Wiring to Central Heating

Type

Rigid conduit.

Comments:

Acceptable.

Wiring to Central Cooling

Type

has an electrical disconnect present, Flexible conduit.

Comments:

Repair/Replace/ Upgrade, A GFCI protected outlet is not present at the AC equipment. Install a GFCI protected outlet at the exterior AC equipment, A qualified electrician is recommended for further evaluation and to estimate repairs.





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Plumbing/Bathrooms/Laundry

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

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Main Water Shut Off/Meter

Location:

The water meter is located at the, basement.

Material:

copper.

Functional Flow

The functional flow appears adequate.

Comments:

Repair/Replace/ Upgrade, The main supply pipe is is oxidized at the pipe, valves and fittings, and has older gate valves. These valves may leak when operated after years of no use. A qualified licensed plumber is recommended for further evaluation and to estimate repairs.



Supply Lines/Valves/Fittings:

Material:

Copper.

Comments:

Repair/Replace/ Upgrade, One supply pipe was observed as improperly terminated in the laundry area. A qualified licensed plumber is recommended for further evaluation and to estimate repairs.



Waste/Drain/Vent Pipes:

Material:

PVC.

Functional drainage

adequate.

Comments:

Acceptable.

Water Filter/Softener

Type

cartridge style.

Comments:

Acceptable.

Water Heater:

Power Source:

Gas.

Capacity:

50 Gallons.

Approximate Age:

1-5 years in age, The anticipated serviceable life of a water heater is 10-15 years. Some may have a longer or shorter life expectancy.

Location:

basement.

Comments:

Maintenance Required. There is build up at the cold water inlet connection. A qualified licensed plumber is recommended for further evaluation and to estimate repairs.



Kitchen Sink:

Comments:

Repair/Replace/ Upgrade, the supply lines, are oxidized at valves and fittings. Repair or replace as needed.



Bathroom Sinks

Comments:

Repair/Replace/ Upgrade, Safety Hazard. The faucet had a water temperature of 145 degrees fahrenheit at the time of inspection. At this temperature, the water may cause scalding. The drain pipe is oxidized at the 1st floor bathroom. A qualified licensed plumber is recommended for further evaluation and to estimate repairs.



Toilets

Comments:

Acceptable.

Tub/Shower Fixtures

Comments:

Maintenance Required, The shower valve at the basement is improperly sealed. Repair or replace as needed.



Bathroom Ventilation

Comments:

Acceptable.

Laundry Hose Bibbs/Connections

Observations:

Acceptable.

Laundry Drain Pipes

Comments:

Acceptable.

Dryer Fuel System

Type

Natural gas.

Comments:

Acceptable.

Dryer Vent

Material

A foil covered spring

Comments:

Repair/Replace/ Upgrade, This type of vent may trap lint which is a fire hazard. Replace with a smooth metal vent.



General Comments

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Heating

The inspector can only open readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

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Type:

Heating System Type A forced hot air furnace.

Furnace

Location: basement.

Approximate Age: 10 - 15 years in age .The anticipated serviceable life of a furnace is 18 - 20 years.

Comments: Acceptable.

Heat Pump Compressor/Condenser

Location left side.

Approx. Age: 10 - 15 years in age .The anticipated serviceable life of a condenser is 15-20 years.

Comments: Acceptable.

Refrigerant pipes

Comments: Acceptable.

Heat Pump Air Handler

Approx. Age: 10 - 15 years in age. The anticipated serviceable life of an air handler is 15-20 years.

Location: Wall.

Comments: Acceptable.

Space Heaters

Type: Electric.

Comments: Acceptable.

Exposed Flue Pipe

Material The flue/vent pipe is constructed of, metal.

Comments: Acceptable.

Chimney:

Material The chimney is, metal.

Comments: Acceptable.

Draft Regulator

Type draft hood.

Comments: Acceptable.

Combustion Air

Source Combustion air is provided, from the interior.

Comments: Acceptable.



Fuel System:

Type: natural gas.
Comments: Acceptable.

Blower

Comments: Acceptable.

Ducts

Plenum/Ducts / Air Supply: Insulated sheet metal.
Air Filters: Disposable type. Follow the manufacturers directions for replacement.
Comments: Acceptable.

Heat source

Type: The primary heat source for the rooms is, forced air diffusers.
Comments: Acceptable.

Normal Operating Controls

Comments: Acceptable.

General Comments

FURTHER RECOMMENDED **REVIEW** All repairs when implemented by the buyer, seller, and/or homeowner shall comply with applicable requirements of the governing codes and sound construction practice. Consult with qualified professions to determine full extent of repairs and cost. All estimates for repair should be secured prior to closing of escrow

Central Cooling/Heat Pump

Rating Glossary

Ratings

The following rating definitions are abbreviated from the full glossary at the beginning of the report and are intended to assist you in understanding the report. For the full definition of the rating please turn to the "About Rated Items" section of the report

ACC= "Acceptable" = A component receiving this rating is functioning consistently with its original purpose at the time of inspection, however it may exhibit normal wear and tear.

LR = "Limited Repairs" = A component receiving this rating requires immediate limited repairs or maintenance. It is important to conduct these repairs as soon as possible in order to avoid continued deterioration of the component(s) or system(s).

FD = "Fully Depreciated" The item inspected is no longer under the manufacturers warranty, is reaching the end of its serviceable life, and replacement should be anticipated.

DEF = "Defective" = A component receiving this rating requires substantial repair or replacement NOW. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system to determine the full extent and cost of repairs.

SAF = "Safety Concern" = A condition in a readily accessible, installed system or component, which is judged to be of significant risk of personal injury during normal, day to day use.

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Primary Type:

Primary Type:

The cooling system is, Central split system and Wall Mount (not inspected)

Compressor/Condenser

Location

left side.

Approx. Age:

10 - 15 years in age .The anticipated serviceable life of a condenser is 15-20 years.

Comments:

Acceptable.

Refrigerant pipes

Comments:

Acceptable.

Air Handler

Approx. Age:

10 - 15 years in age,
The anticipated serviceable life of an air handler is 15-20 years.

Location:

basement.

Comments:

Acceptable.

Condensate Pump/Line

Comments:

Repair/Replace/ Upgrade, The condensate line has an improper discharge point into the basement floor. Repair or replace as needed.



Distribution System

Plenum/Ducts / Air Supply:

Same as heat supply, see heat distribution.

Comments:

Acceptable.

Cooling Source

Comments:

Acceptable.

Normal Operating Controls

Comments:

Acceptable.

General Comments

*FURTHER
RECOMMENDED*

REVIEW All repairs when implemented by the buyer, seller, and/or homeowner shall comply with applicable requirements of the governing codes and sound construction practice. Consult with qualified professions to determine full extent of repairs and cost. All estimates for repair should be secured prior to closing of escrow.

Attic/Ventilation/Insulation

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Rating Glossary

Rating Definitions

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M = "Maintenance Required" = A component receiving this rating requires limited repairs or maintenance NOW. It is important to conduct these repairs as soon as possible in order to avoid continued deterioration of the component(s) or system(s). Even deferred maintenance items should be repaired as soon as possible. Items of this nature left unattended may result in costly repairs or replacement at some future date. In many cases the extent of the damage or deterioration is greater than can be observed during this non invasive visual inspection.

R-R-U = "Repair/Replace/ Upgrade" = A component receiving this rating requires substantial repair, replacement or upgrade. This inspection and report recommends THE CLIENT have these areas reviewed and repaired by an appropriate specialty contractor familiar with the type of work which may be required to remediate, repair, or replace that system or component. In some cases it may be appropriate to have the defective system or component reviewed by an engineer or other expert. In many cases the extent of the damage or deterioration is greater than what can be observed during a noninvasive visual inspection. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

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Access

Method of Observation: The attic was observed from the attic access.
Type: pull down ladder.
Comments: Acceptable.

Structure:

Comments: Maintenance Required, The floor, is missing where refrigerant pipes pass through the attic floor. Repair or replace as needed.



Ventilation

Type: a ridge vent.
Comments: Repair/Replace/ Upgrade. There is some ventilation installed; however, the existing venting does not allow adequate ventilation for the attic cavity. Action is necessary to correct this shortage of ventilation.

Insulation

Type/Depth: The visible insulation consists of, Fiberglass bats, The insulation Depth/R Factor is, 5-6 inches.
Comments: Repair/Replace/ Upgrade, Insufficient. The amount of insulation does not conform to modern standards of energy efficiency, Additional insulation is recommended.



Accessibility

Access The attic was not fully accessible due to Viewing was limited, No walk boards are provided. Inspecting the attic would require walking rafter to rafter which is an unsafe condition for the inspector and could cause damage to finished ceilings.

General Comments

FURTHER RECOMMENDED *REVIEW* Repair this component. All repairs when implemented by the buyer, seller, and/or homeowner shall comply with applicable requirements of the governing codes and sound construction practice. Consult with qualified professions to determine full extent of repairs and cost. All estimates for repair should be secured prior to closing of escrow.

Additional Comments Evidence of rodent activity was noted. You may wish to have treatment carried out by a licensed exterminator. Steps should be taken to prevent further entry by pests.



Interior

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Rating Glossary

Rating Definitions

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Egress

Comments: Acceptable.

Interior Doors

Comments: Acceptable.

Walls

Comments: Acceptable.

Ceilings

Comments: Acceptable.

Floors

Comments: Acceptable.

Tub/Shower/Bathroom Walls Ceilings and Floors

Comments: Maintenance Required, The grout and caulking is deteriorated at the bathroom tub/shower. Repair or replace as needed.



Stairs/Handrails/Guardrails:

Observations: Acceptable.

Fireplace/Wood Stove

Location A fire place is present in the living room.

Material/Type Prefabricated metal, and is designed to use gas fuel.

Comments: Acceptable.

General Comments

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Kitchen

As a courtesy to our clients we may operate kitchen appliances to determine basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Rating Glossary

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Range/ Cooktop / Oven:

Comments: Acceptable.

Ventilation:

Comments: Acceptable.

Refrigerator:

Observations: Acceptable.

Dishwasher:

Comments: Acceptable.

Garbage Disposal:

Comments: Acceptable.

Microwave:

Comments: Acceptable.

Kitchen Cabinets and Counters:

Comments: Acceptable.

ADDITIONAL INFORMATION

Additional Information

When Things Go Wrong

When Things Go Wrong:

There may come a time when you discover something wrong with the house you purchased, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent or Concealed Problems:

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No Clues:

These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We Always Miss Some Minor Things:

Some say we are inconsistent because our reports identify some minor problems, but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the **\$200 problems**; it is to find the **\$2,000 problems**. These are the things that affect people's decisions to purchase.

Contractors Advice:

A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

Last Man In Theory:

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the last man in theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best:

There is more to the last man in theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice.

As home inspectors, we unfortunately find ourselves in the position of first man in and consequently it is our advice that is often disbelieved.

Why Didn't We See It?

Contractors often say, I can't believe you had this house inspected, and the inspector did not find this problem. There are several reasons for these **apparent** oversights:

Most Contractors Have No Clue What Inside or Outside The Scope Of A Standard Home Inspection: All of our inspections are conducted in accordance with the Standards of Practice of The American Society of Home Inspectors. The Standards of Practice specifically state what included and excluded from the standard home inspection. Most contractors have no clue this document exists and many of them have a tendency to "blame the Home Inspector" for any issue found, regardless of whether the

issue is within the "scope" of the standard home inspection.

Conditions During The Inspection: It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. Its impossible for contractors to know what the circumstances were when the inspection was performed.

The Wisdom Of Hindsight: When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 feet of water on the floor. Predicting the problem is a different story.

A Long Look: If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, wed find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.

Were Generalists: We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.

An Invasive Look: Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don not perform invasive or destructive tests.

Not Insurance: In conclusion, a home inspection is designed to better your odds of not purchasing a "money pit". It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

STATE MANDATED INFORMATION

STATE MANDATED INFORMATION

REQUIRED HANDOUT REQUIRED HANDOUT PURSUANT TO 266 CMR 6.08
PURSUANT TO 266 CMR 6.08

Pursuant to M.G.L. c. 13, s. 97A, and 266 CMR 6.08 Home Inspectors and Associate Home Inspectors are required to provide a document outlining the procedures and benefits of a home energy audit to all Clients purchasing a single-family residential dwelling, a multiple-family residential dwelling with less than 5 dwelling units or a condominium unit in structure with less than 5 dwelling units.

CONCERNED ABOUT RISING ENERGY COSTS? MASSSAVE CAN HELP.

There are so many great reasons to make energy-saving changes to your home-reduced energy costs throughout the year, improved home comfort, and lower greenhouse gas emissions.

- **MassSave** may provide you a no-cost home energy assessment to identify the energy-saving improvements that are right for you.
- **MassSave** may provide money toward the cost of purchasing and installing approved energy-saving measures and money-saving rebates when you install qualifying energy efficient equipment.

Get started today. Call MassSave at 866-527-7283 or go to www.masssave.com for more information or to schedule your home energy audit.

STATE REQUIRED QUESTIONS Excerpted from 266 CMR 6.03

(4) The Inspector shall notify his/her Client that answers to the following questions should be ascertained from the Seller and/or the Seller's Representative because they are important and relevant to the purchase of the inspected dwelling and may not be Readily Observable through inspection. The Inspector shall have been deemed to satisfy this requirement by embedding and/or attaching the questions listed in 266 CMR 6.03(4)(a) through (k) to the Report

To the Best of Your Knowledge as the Seller and/or Seller's Representative:

- (a) Does the dwelling have a history of seepage, dampness, and/or water penetration into the Basement and/or Under Floor Crawl Space? If so please explain.
- (b) Has a sump pump ever been installed or used in the Basement/Under Floor Crawl Space?
- (c) Do you use any type of dehumidification in any part of the dwelling?
- (d) Are you aware of any mold and/or air quality issues in the dwelling?
- (e) Is the dwelling on a private sewage system?
 - 1. If the waste system is private, has a Title V inspection been completed, and is the completed Title V Report available for review?
 - 2. Has the dwelling ever been inspected and/or treated for insect infestation?
 - a. If so, when?
 - b. What were the chemicals used?
- (f) Has the dwelling ever been tested for radon gas and/or lead paint?
 - 1. If so when?
 - 2. What were the results?
- (g) Has the dwelling ever been inspected by an Inspector?
 - 1. If so, when?
 - 2. Were any problems noted?
 - 3. Is a copy of the inspection Report available?
- (h) Are the Seller/ Seller's Representative aware of any structural, mechanical, electrical or other material defects that may exist on the property?

- (i) Has there ever been a fire in the dwelling?
 - 1. If so, when?
 - 2. What areas were involved?
 - 3. What chemical cleaners, if any, were used for cleanup?
- (j) Has there ever been a hazardous waste spill on the property?
- (k) Is there is an underground storage tank on the property?
- (5) The Inspector shall not represent to the Seller/Seller's Representative or Client that there is any legal obligation, duty, or requirement on behalf of the Seller/Seller's Representative to answer the questions set forth in 266 CMR 6.03(4)(a) through (k).
- (6) The Inspector shall not be held liable for the accuracy of third party information.

DEFINITIONS

As used in 266 CMR 1.00 through 10.00, the following definitions shall apply:

Agent: Seller's/owner(s) representative and or person authorized to act on behalf of the seller/owner(s) including a real estate broker or salesperson as defined in G.L.C. 112 § 87 PP.

Associate Home Inspector: A person employed by a licensed home inspector to conduct home inspections of residential buildings under the supervision of a licensed home inspector who is licensed pursuant to M.G.L. c. 13, § 96.

Automatic Safety Controls: Devices designed and installed to protect systems and components from excessively high or low pressures and temperatures, excessive electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other unsafe conditions.

Architectural Services: As defined in M.G.L. c. 112, §§ 60A THROUGH 60O (architect's license required).

Architectural Study: A study requiring architectural services.

Board: The Board of Registration of Home Inspectors established pursuant to M.G.L. c. 13, § 96.

Buyers Broker: A real estate broker or salesperson as defined in G.L.C. 112 § 87 PP acting exclusively on behalf of a buyer.

Central Air Conditioning: A system that uses ducts to distribute cooled and or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and which is not plugged into an electrical convenience outlet.

Client: A person who engages the services of a home inspector for the purpose of obtaining inspection of and a written report on the condition of a residential building.

Component: A readily accessible and observable aspect of a system such as a floor or a wall, but not individual pieces such as boards or nails where many similar pieces make up the component.

Continuing education program: Formal presentation such as a lecture or interactive session with specified learning objectives at which registrants can earn contact hours approved by the Board based on criteria set forth in 266 CMR 5.00.

Cross Connection: Any physical connection or arrangement between potable water and any source of contamination.

Dangerous or Adverse Situations: Situations that pose a threat of injury to the home inspector including, but not limited to those situations in which the home inspector is required to use special protective clothing or other safety equipment.

Dismantle: To take apart or remove any component, device, or piece of equipment that is bolted, screwed, or fastened that a homeowner in the course of normal household

Inspection: 6957- 306 Chestnut St Randolph- BW **Address:** 306 Chestnut St

maintenance would not dismantle.

Division: The Division of Professional Licensure.

Engineering Services: As defined in M.G.L. c. 112, §§ 81D through 81T. (engineer license required)

Engineering Study: A study requiring engineering services.

Electrical Services: As defined in M.G.L. c. 141, M.G.L. c. 148, §§ 10D and 10E, and 527 CMR 12.00 (electrician license required).

Fully Depreciated: Item inspected is no longer under the manufacturer's warranty and it is suggested that it is reaching the end of its serviceable life, has no dollar or salvage value and replacement should be anticipated.

Functional Drainage: A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Functional Flow: A reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

Heating Services: As defined in M.G.L. c. 148, §§ 10C and 10H, and 527 CMR 4.00 (oil burner, plumber and electrician license required where applicable).

Home Inspection: The process by which a home inspector observes and provides pursuant to the sale and transfer of a residential building, a written evaluation of the following readily accessible components of a residential building: heating, cooling, plumbing and electrical systems, structural components, foundation, roof, masonry, structure, exterior and interior components and any other related residential housing components. A home inspection shall, at a minimum, conform with standards of practice promulgated by the board.

Home inspector: A person licensed as a home inspector pursuant to M.G.L. c. 112, § 221.

Household Appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.

Installed: Attached or connected such that the installed item requires tools for removal.

Normal Operating Controls: Homeowner operated devices such as a thermostat, wall switch, or safety switch.

Observe: The act of making a visual examination.

Observable: Able to be observed at the time of the inspection without the removal of covering, fixed, finished and or stored materials.

On -site Water supply Quality: Water quality is based on the bacterial, chemical, mineral, and solids content of the water.

On-site Water Supply Quantity: Water quantity is the rate of flow of water.

Operate: To cause systems or equipment to function.

Plumbing Services: As defined in M.G.L. c. 142 and 248 CMR 2.04 (plumber license required)

Primary Windows and Doors: Windows and exterior doors that are designed to remain in their respective openings year round.

Report: A written document setting forth findings of home inspection unless otherwise specified in these regulations.

Residential Building: A structure consisting of one to four dwelling units.

Registrant: "Register", "registrant" and "registration" shall be used interchangeably with the words "license", "licensee" and "licensure".

Seller/Seller's Representative: The owner of the property or one legally authorized to act on behalf of the owner such as an administrator, executor, guardian or trustee, whether or not a natural person or agent representing the seller.

Readily Accessible: Capable of being reached quickly for visual inspection without requiring the inspector to climb over or remove any personal property, to dismantle, to use destructive measures, to resort to portable ladders and or any action which will likely involve risk to persons or property.

Readily Operable Access Panel: A panel provided for homeowner inspection and maintenance, which has removable or operable fasteners or latch devices in order to be lifted, swung open, or otherwise removed by one person, and its edges and fasteners are not painted in place. The panel must be within normal reach and not blocked by stored items, furniture or building components.

Recreational Facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and otherwise entertainment, or athletic facilities.

Representative Number: For multiple identical components such as windows and electrical outlets - one such component per room. For multiple identical exterior components - one such component on each side of the building.

Roof Drainage Systems: Gutters, down spouts, leaders, splash blocks, and similar components used to carry water off a roof and away from a building.

Safe Access: Access free of any encumbrances, hazardous materials, health and safety hazards such as climbing and or standing on other than the ground and or floor which may jeopardize the inspector.

Safety Glazing: Tempered glass, laminated glass or rigid plastic.

Shut Down: A piece of equipment or a system is shut down when the device or control cannot be operated in a manner that a homeowner should normally use to operate it. If the safety switch or circuit breaker is in the "off" position, or the fuse is missing or blown, the inspector is not required to reestablish the circuit for the purpose of operating the equipment or system.

Solid Fuel Heating Device: Any wood, coal, or other similar organic fuel burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, wood stoves (room heaters) central furnaces, and any combination of these devices.

Structural Component: A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

System: A combination of interacting or interdependent components, assembled to carry out one or more functions.

Sufficient Lighting: Fully lighted with a minimum of 50 foot candlepower in all areas to be inspected.

Technically Exhaustive: An inspection is technically exhaustive when it involves the



Inspection: 6957- 306 Chestnut St Randolph- BW **Address:** 306 Chestnut St

extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

Unsafe: A condition in a readily accessible, installed system or component, which is judged to be of significant risk of personal injury during normal, day to day use. The risk may be due to damage, deterioration, improper installation or a change in the accepted residential construction standard.

Under Floor Crawl Space: The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.

USEFUL LINKS

[Board of Registration of Home Inspectors](#)

[Website](#) <http://www.mass.gov/ocabr/licensee/dpl-boards/hi/>

Radon

[Home Buyers and Sellers Guide to Radon](https://www.epa.gov/sites/production/files/2015-05/documents/hmbuygud.pdf) <https://www.epa.gov/sites/production/files/2015-05/documents/hmbuygud.pdf>

[Consumers Guide to Radon Reduction](https://www.epa.gov/sites/production/files/2016-12/documents/2016_consumers_guide_to_radon_reduction.pdf) https://www.epa.gov/sites/production/files/2016-12/documents/2016_consumers_guide_to_radon_reduction.pdf

Mold

[EPA Mold Moisture and Your Home](https://www.epa.gov/sites/production/files/2016-10/documents/moldguide12.pdf) <https://www.epa.gov/sites/production/files/2016-10/documents/moldguide12.pdf>

Asbestos

[EPA on Asbestos](http://www2.epa.gov/asbestos/protect-your-family) <http://www2.epa.gov/asbestos/protect-your-family>

Lead Paint

[Childhood Lead Poisoning Prevention Program](http://www.mass.gov/eohhs/gov/departments/dph/programs/environmental-health/exposure-topics/lead/) <http://www.mass.gov/eohhs/gov/departments/dph/programs/environmental-health/exposure-topics/lead/>