

Confidential Inspection Report
19 Grant St
Spencer MA 01562

April 18, 2019



Prepared for:
Mary Madden
19 Grant St
Spencer MA 01562

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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Dear Mary Madden,

In addition to our main summary items, these findings are areas that should be taken care of they do raise some concern, these items could be future maintenance reminders, safety items but not life threatening, items that could be cared for by either the sellers or buyers depending on the level of capability of repairs.

GROUNDS

Paving Conditions:

Exterior Steps / Stoops:

Handrails needed, Grading washout shifted stone deteriorating mortar loose mount rail.

Patio / Porch:

Structure:

Glossed porch wood frame minimal view below interior floor entry bouncy not able to view below restricted exterior and covered inside with carpet.

Cover / Roof:

Deteriorating shingle.

Retaining Walls:

Condition:

Retaining wall type: Stacked rock, Displacement/Cracks major.

BASEMENT - CRAWLSPACE

Basement:

Windows:

Exterior wood frame on grade possible rot right side broken glass.

ELECTRICAL SYSTEM

Electrical Distribution Panels:

Main Panel Observations:

Panel appears to be labled Minimal service suggest have a lic electrician evaluate to combine all the panels into one.

Electrical Outlets:

General:

There are mixed outlets ope grounds nonground 2prong outlets.

Master Bath:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

Hall Bath:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

Master Bedroom:

Some grounded type outlets did not appear to be properly grounded.

Bedroom #2:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. Satisfactory - 2-prong ungrounded outlets.

HEATING - AIR CONDITIONING

Heating Equipment:

Fuel Source:

Oil, oil line: copper oil lines below grade with out casing should be remove or altered to today standards. According to mass gov.266cmr regulations Home Inspectors shall not be required to observe, identify or report on active oil tanks. MHI recommends having the present oil company or a company of your choice to evaluate the oil tank and oil lines,condition and updated standards before the closing of the property.

PLUMBING SYSTEM

Hose Bibs / Hookups/Sink Faucets:

Laundry:

Laundry safety tips: suggest install metal meshhoses, shut water off after each use, use of drip pan, dryer vent installed to the exterior.

KITCHEN - APPLIANCES

Kitchen Interior:

Sink Drain:

INTERIOR ROOMS

Ceilings:

Master Bedroom:

Loose tiles.

GARAGE - CARPORT

Roof:

Condition:

KITCHEN - APPLIANCES #2

Kitchen Interior:

Sink Drain:

Gurgling noise could be drain venting issue consult a plumber.

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

Sincerely,

Michael gleason
Michael's Home Inspection's

GENERAL INFORMATION

Client & Site Information:

Inspection Date: 4/18/19.	Client: Mary Madden 19 Grant st Spencer ma 01562.	Inspection Site: 19 Grant st Spencer ma 01562.	People Present: Family.
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Building Characteristics:

Estimated Age: 1900.	Building Style & Type: Colonial.	Stories: 2	Space Below Grade: Basement.
Water Source: Public.	Sewage Disposal: Public.	Utilities Status: All utilities on.	Main Entry Faces: East.

Climatic Conditions:

Weather: Overcast.	Soil Conditions: Dry.	Outside Temperature (f): 30-40.
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About Rated Items:

Items not found in this report are beyond 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:

OK = "Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

MM = "Marginal/Maintenance" = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

RR = "Repair or Replace" = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

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 generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

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 tradespeople 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.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. 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.

GROUNDS

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.

Paving Conditions:

	OK	MM	RR	
<i>Driveway:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway Type: Asphalt.
<i>Walks:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



<i>Exterior Steps / Stoops:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Handrails needed, Grading washout shifted stone deteriorating mortar loose mount rail.
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Patio / Porch:

<i>Structure:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Glossed porch wood frame minimal view below interior floor entry bouncy not able to view below restricted exterior and covered inside with carpet.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Detached shed.



<i>Cover / Roof:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deteriorating shingle.
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Grading:

Site:

OK MM RR
 Gentle slope.

Retaining Walls:

Condition:



Retaining wall type: Stacked rock, Displacement/Cracks major.

Landscaping:

Condition:

Trim plants away from structure.

EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Exterior Walls:

- | | | | | |
|-----------------------------------|-------------------------------------|--------------------------|--------------------------|------------------------------------------|
| | OK | MM | RR | |
| <i>Materials & Condition:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls are constructed with Vinyl siding. |
| <i>Flashing & Trim:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Metal materials. Vinyl materials. |



Utility Connections:

Wiring Other than Power- Overhead.



Exterior Doors:

- | | | | | |
|-------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------------|
| <i>Main Entry Door:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Wood, A storm door is present. |
|-------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------------|



Side Entry Door:

- | | | |
|-------------------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|--------------------------|



Other Entry Doors:

OK MM RR
 Metal, with glass.

Exterior Windows:

Predominant Type:

Wood Double Hung, replacement windows: vinyl, double hung, insulated glass.

Overall Condition:

Mixed ages all appear operable.

Type And Condition Of Sills:

Wood. Satisfactory overall.

Chimney:

Chimney Exterior:

Chimney is constructed of brick materials.



Flue:

The fireplace flue was not checked from the top side. The inspector did not climb on to the roof or could not get to the chimney top.

Flashing:

Chimney Cap:

There is a chimney cap. The chimney cap is made of metal. Its function is to keep water from entering the stack and causing deterioration. This cap is functioning as intended.

Height & Clearance:

The chimney installation appears to meet clearance requirements.

Foundation:

Materials & Condition:

Stone - Masonry walls. Stone with masonry joints were common in homes built before 1950, right side evidence of slight pitch.

Recent Movement:

There is no evidence of any recent movement.

BASEMENT - CRAWLSPACE

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.

Basement:

Access: Viewing was restricted by wall coverings, storage etc. Basement is partially finished.



Walls: OK MM RR
 There is a block wall covering the original stone wall makes viewing restricted to evaluate,



Moisture: No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

Beams/Underfloor: Underfloor support beams are wood.

Posts/Piers & Columns: Brick chimney as the support.

Floor: Mostly covered.

Windows: Exterior wood frame on grade possible rot right side broken glass.



Other Observations: Lots of storage to fully view the structure.



Walkout Basement:

Exposed Walls:

Walkout Drainage:

Outside Entry Doors:

OK MM RR

Two basement walls are exposed to daylight.

There is a wood walkout door installed. There is a deadbolt installed on the entry door, and it is operational. This is a recommended safety feature.



ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roof:

Style: Gable.
Roof Access: Viewed from ground with binoculars.



Roof Covering: Composition shingles, Architectural heavy duty design.



Roof Covering Condition:

OK	MM	RR	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Algae stains,

Flashings:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Metal.
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Valleys:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satisfactory - The valleys appear to be in satisfactory condition.
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Eaves - Soffits - Fascias:

Type & Condition:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soffits and overhang materials are wood.
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Gutters & Downspouts:

Type & Condition:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storm drain connections.
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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.

Attic & Insulation:

Access: pulled down steps.
Staining Old stains chimney area.



Structure:

OK MM RR

A rafter system is installed in the attic cavity to support the roof decking.



Insulation:

Depth & R-factor:

Fiberglass batts.

R-19.

Ventilation Provisions:

There appear to be vents installed; however, the existing vents need some attention in order to perform correctly. There are ridge vents installed.

ELECTRICAL SYSTEM

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. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

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, 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.

Service:

Type & Condition:

OK MM RR
 Overhead, 110/220 Volt, Circuit breakers, Fuses.



Grounding Equipment:

Grounded via plumbing and rod in ground.

Electrical Distribution Panels:

Main Panel Location:

Basement.

Main Circuit Rating:

2/60 amp panels. minimal for today's needs.

Entrance Cable Size:

3/0 Aluminum.

Main Panel Observations:

Panel appears to be labeled Minimal service suggest have a lic electrician evaluate to combine all the panels into one.



Conductors:

Entrance Cables:

Copper.

Branch Wiring:

Copper, Bx, Nomex, Romex evidence of non grounded wires ground wires pulled back and tied before the panel.



Switches & Fixtures:

General:

OK MM RR

Other Room:

Garage Walls:

Stored items prevent access and testing at some outlets and switches.

Electrical Outlets:

General:

There are mixed outlets ope grounds nonground 2prong outlets.

Exterior Walls:

Inoperative electrical outlet noted.

Basement:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior or basement locations.

Kitchen Interior:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

Master Bath:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

Hall Bath:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

Living Room:

Lacking.

Dining Room:

Master Bedroom:

Some grounded type outlets did not appear to be properly grounded.

Bedroom #2:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. Satisfactory - 2-prong ungrounded outlets.

Other Room:

Lacking.

Garage Walls:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

Attic Wiring:

Attic & Insulation:

Appears serviceable.

HEATING - AIR CONDITIONING

The inspector can only 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 preformed 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.

Heating Equipment:

Type & Location:

Steam boiler. Aged boiler functioning.



Fuel Source:

OK MM RR

Oil, oil line: copper oil lines below grade with out casing should be remove or altered to today standards. According to mass gov.266cmr regulations Home Inspectors shall not be required to observe, identify or report on active oil tanks. MHI recommends having the present oil company or a company of your choice to evaluate the oil tank and oil lines,condition and updated standards before the closing of the property.

Capacity / Approx. Age:

Mid efficiency furnace.

General Operation & Cabinet:

Ladt service tag 8/8/18.



Burners / Heat Exchangers:

Pump / Blower Fan:

Combustion Air:

Pipeing

Asbestos material wrapped pipes for heating can either be covered or

removed depending on the condition it is recommended by MHI to have this evaluated by a proper specialist.



Normal Controls:

OK MM RR

Space Heater:

Basement room gas parlor heater operable.

PLUMBING SYSTEM

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.

Main Line:

	OK	MM	RR	
<i>Material:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copper.
<i>Pressure:</i>	Water pressure appears adequate.			

Supply Lines:

	OK	MM	RR	
<i>Material:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copper.
<i>Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Waste Lines:

	OK	MM	RR	
<i>Material:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cast Iron, Plastic.
<i>Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Hose Bibs / Hookups:

<i>General:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shut Off.
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The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Water Heater:

Power Source: Boiler.	Capacity: There is an energy efficient tankless unit installed which if sized correctly should provide adequate volume and do so economically.	Location: Basement.
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<i>Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Functioning.
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Sump Pump:

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No sump pump present.
<i>Basement:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No visible sump pump.

See Bathrooms section of report for information about plumbing and fixtures in those areas.

Hose Bibs / Hookups/Sink Faucets:

Laundry:

OK MM RR

Laundry safety tips: suggest install metal meshhoses, shut water off after each use, use of drip pan, dryer vent installed to the exterior.

Waste Lines/Sink Drains:

Laundry:



Laundry/Slop Sink:

Laundry:



Fixtures & Drain

Kitchen Sink:

Leakage is present.

KITCHEN - APPLIANCES

We may test kitchen appliances for 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.

Kitchen Interior:

	OK	MM	RR	
<i>Counters & Cabinets:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Viewing was restricted to evaluate the conditions.
<i>Sink Fixture:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Sink Drain:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<i>Sink Cabinet:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Cooktop:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	not tested.
<i>Oven:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	not tested.
<i>Refrigerator:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not tested: beyond the scope of a home inspection.
<i>Dishwasher:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage pipes not correct.
<i>Cabinets:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood.

BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do we leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Sink & Cabinetry:

Master Bath:

OK MM RR



Hall Bath:

Kitchen sink.

Other Bath:

Laundry sink.

Toilet:

Master Bath:

Hall Bath:

Other Bath:



Tub/Shower Fixtures:

Master Bath:

Hall Bath:

Aged fixtures hard to turn slow tub drain.

Other Bath:



Tub/Shower And Walls:

Master Bath:



Other Bath:

OK MM RR

Bath Ventilation:

Master Bath:

None or inadequate ventilation noted.

Hall Bath:

INTERIOR ROOMS

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.

Living Room:

Heat Supply

OK MM RR
 Steam Radiators.

Dining Room:

Heat Supply

Steam Radiators.

Master Bedroom:

Heat Supply

Steam Radiators.



Bedroom #2:

Heat Supply

No heat.

Doors:

Master Bath:

Hall Bath:

Master Bedroom:

Bedroom #3:



Other Room:

Windows:

Kitchen Interior:

OK MM RR

Master Bath:

Aged.

Hall Bath:

Living Room:

a number of windows are tested for operability, any deficiencies will be noted.
 Replacement: wood double pane dbl hung.



Dining Room:



Master Bedroom:

Aged window: wood framed double hung single pane with metal exterior stom windows.



Bedroom #2:



Bedroom #3:

Other Room:

Aged window: wood framed double hung single pane with metal exterior stom windows.

Kitchen Interior:

Walls:

Kitchen Interior:

Master Bath:

Hall Bath:

Living Room:



Dining Room:

OK MM RR



Master Bedroom:



Bedroom #2:



Bedroom #3:



Other Room:



Kitchen Interior:

OK MM RR



Ceilings:

Kitchen Interior:

Master Bath:

Hall Bath:

Living Room:

Dining Room:

Master Bedroom:

Loose tiles.



Bedroom #2:

Bedroom #3:

Other Room:

Kitchen Interior:

Floors:

Kitchen Interior:

Master Bath:

The floor covering material is carpet.

Hall Bath:

Living Room:

The floor covering material is carpet. Fair - Material is worn. There is some sagging in the floor that would be considered typical, does not appear to be of structural significance.

Dining Room:

The floor covering material is carpet. Fair - Material is worn. There is some sagging in the floor that would be considered typical, does not appear to be of structural significance.

Master Bedroom:

The floor covering material is carpet. Fair - Material is worn.

Bedroom #2:

The floor covering material is carpet. Fair - Material is worn.

Other Room:

The floor covering material is carpet. Fair - Material is worn.

Kitchen Interior:

OK MM RR
 The floor covering material is carpet.

Closets:

Master Bedroom:

Stairs & Handrails:

Condition:



LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location:

Basement.

Clothes Washer:

OK MM RR

Washer was not operated at the time of inspection.

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.

Type:

Detached, Two car.

Roof:

Condition:

OK MM RR

Garage Door:

Material - Condition:



Door Operator:

Automatic door opener(s)- operational.

Service Doors:

Windows:

Condition:

Garage Walls:

Type & Condition:

Wood.



Floor:

Condition:



INTERIOR ROOMS #2

Garage Attic



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.

KITCHEN - APPLIANCES #2

We may test kitchen appliances for 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.

Kitchen Interior:

	OK	MM	RR	
<i>Counters & Cabinets:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<i>Sink:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



<i>Sink Fixture:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Sink Drain:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Gurgling noise could be drain venting issue consult a plumber.
<i>Sink Cabinet:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Metal.
<i>Cooktop:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	not tested.



<i>Oven:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	not tested.
<i>Ventilation:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen ventilation not provided.
<i>Cabinets:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	