



## Central Mass Home Inspection

48 Beverly Hill Dr.  
Shrewsbury, MA 01545  
(508) 523-3382

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## Central Mass Home Inspection

48 Beverly Hill Dr.  
Shrewsbury, MA 01545  
(508) 523-3382

January 3, 2012

RE: 142 Plainfield Rd., Central Mass

### REPORT SUMMARY

Each of these items will likely require further evaluation and or repair prior to further commitment by licensed trades people. Some items in need of immediate repair may have been inadvertently omitted from this *summary*. Please review the entire report and contact this company regarding any discrepancies. Recommend obtaining competitive estimates for any of these items to be repaired/replaced. Other items are also noted in the following report and should eventually receive attention.

#### EXTERIOR

##### TRIM/FASCIA/SOFFIT:

##### *OBSERVATION:*

The trim, fascia and soffit require painting. The trim suffers from significant wood deterioration especially on the corner and rake boards. As the house requires painting the deteriorated trim will require replacement. Recommend a licensed contractor advise and give cost to replace the deteriorated trim, fascia and soffit prior to painting.

Note: Deteriorated wood can draw carpenter ants. Recommend treatment by a licensed exterminator until the deteriorated wood is replaced.

##### PATIO DOORS:

##### *OBSERVATION:*

The insulated glass door(s) revealed a cloudy or foggy appearance. This is a common defect known as "failed insulating seals." Moisture has entered between the panes of glass and condensed causing the cloudy appearance. While the door will still open and close, the glass will remain cloudy and streaked with moisture between the panes of glass. Correction of this problem requires glass replacement and/or replacement of the patio doors. Recommend a glass company provide estimates for the replacement of all glass panels with failed seals. In some cases the glass cannot be repaired and the doors will require replacement.

#### ROOF

##### SKYLITES

##### *OBSERVATION:*

The seal of the skylite has failed and requires repair/replacement. Recommend a licensed contractor advise and give cost to replace the skylight.

#### VENTILATION/INSULATION

##### OBSERVATIONS:

##### *OBSERVATION:*

Mildew/mold was noted, in the basement on the structural members. Prior to further commitment, recommend mildew/mold be tested, identified and abated if necessary .

#### STRUCTURAL

##### SILLS/HEADERS:

##### *OBSERVATION:*

As viewed from the basement, the sill/header under the patio slider suffers from wood deterioration from an *active water leak*. Active carpenter ants with "frass" and insect body parts were noted.

1. Recommend a licensed contractor advise and give cost to resolve the water ingress and repair/replace the deteriorated sill



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plate and header.

2. Recommend a licensed pest exterminator advise and give cost for treatment.

### MISCELLANEOUS:

#### OBSERVATION:

There is a termite abatement system in place around the exterior perimeter of the home. Recommend asking the home owner if the system is being maintained by a licensed exterminator.

## **FIREPLACE**

### FIREPLACE:

#### SOLID FUEL DEVICE:

Recommend the solid fuel burning device be inspected by local authorities and a permit obtained prior to use. As the solid fuel burning device is already in place, recommend asking the home owner if there is a "permit for use" available.

## **A/C**

### THERMOSTAT:

#### OBSERVATION:

At the time of inspection, the exterior air temperature was less the 60 F. and the central air conditioning system conditioner was NOT operationally tested due to the low outside temperature. The system was in a shut-down condition. As the system was not operational, its true condition is undetermined and requires further investigation. When the outside temperature is less than 60 degrees F., the compressor unit may be damaged if operated. For your protection, it is recommended that you discuss the shut-down condition of this appliance with your attorney, your real estate agent and/or the seller prior to purchase; and that the system be operationally tested when seasonal temperatures permit. Ask if the seller will provide a written guarantee of the operational condition of the AC system and provide any service records. Note: Annual maintenance by a HVAC technician is advised.

## **FAMILY ROOM/DEN/LIBRARY**

### DOOR/WINDOW:

#### OBSERVATION:

The window is broken and requires repair/replacement. *This is a safety issue.*

## **BATHROOM**

### TUB/SHOWER:

#### OBSERVATION:

The shower tiles are loose/missing and require repair.

## **INTERIOR**

### ARE THERE SIGNS OF LEAKS OR ABNORMAL CONDENSATION?

*YES OR NO*

Yes.

#### LOCATION:

The kitchen ceiling under 2nd floor bathroom.

#### OBSERVATION:

**The above water stain(s) were observed. Testing of the stain with a moisture meter did not register any moisture content at time of inspection. The above observation should NOT be relied on as a guaranty, expressed or implied, that no future water penetration will occur. The water stain indicates a prior moisture source at this location, perhaps from a roof, flashing leak or prior ice dam problem. Be advised that there is a risk of concealed damage.**



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**Further investigation and repair maybe needed. Recommend asking the homeowner regarding the source of the stain, seasonal knowledge of water penetration problems and what repairs may have been done to prevent a reoccurrence of the problem.**

Thank you for selecting Central Mass Home Inspection. If you have any questions regarding the inspection or the inspection report, please feel free to call or e-mail.

Sincerely,

*Mike Sereti*

Central Mass Home Inspection



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January 3, 2012

RE: 142 Plainfield Rd., Central Mass

### ELECTRICAL REPORT SUMMARY

Each of these items require further evaluation by a **licensed electrician** prior to further commitment. Some items in need of immediate repair may have been inadvertently omitted from this *summary*. Please review the report and contact this company regarding any discrepancies. Recommend obtaining competitive estimates for any of these items to be repaired/replaced. Other items are also noted in the following report and should eventually receive attention.

#### ELECTRICAL SYSTEM

##### MAIN CONDUCTOR:

###### *OBSERVATION:*

Observation: The service cable attached to the side of the building is visibly frayed, exposing the wrapped strands of the neutral conductor beneath it.

Analysis: The service entry cable is near or at end of it's service life. The cable belongs to the home owner. A frayed service entry cable is a common but an **UNSAFE** condition as it has lost its water integrity and may allow water to penetrate the interior of the cable and run downward along the conductors to cause significant damage to the wires, meter box or main panel.

Recommendation: *A licensed electrician advise and give cost to replace the service cable and to examine all other parts of the service. Recommend the new service entrance wires be enclosed in a plastic PVC raceway.*

##### MAIN PANEL:

###### *OBSERVATION:*

The electric panel is a Federal Pacific "Stab-Lok" panel. The breakers in the panel, particularly the two pole breakers, once tripped and are reset, may never trip again. **This is a safety hazard** as there is a risk of overloading the circuit resulting in a fire. **Recommend a licensed electrician advise and give cost to replace the Federal Pacific Electric panel.**

##### EXPOSED BRANCH WIRING:

###### *OBSERVATION:*

There are exposed live capped electrical wires in the basement (marked). **This is a safety hazard.** Recommend a licensed electrician properly enclose the wires in an approved junction box.

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Sincerely,

*Mike Sereti*

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January 3, 2012

RE: 142 Plainfield Rd., Central Mass

### PLUMBING HEATING REPORT SUMMARY

Each of these items require further evaluation and or repair by a **licensed heating, HVAC or plumbing contractor** prior to further commitment. Some items in need of immediate repair may have been inadvertently omitted from this *summary*. Please review the entire report and contact this company with any discrepancies. Recommend obtaining competitive estimates for any of these items to be repaired/replaced. Other items are also noted in the following report and should eventually receive attention.

#### ROOF

##### PLUMBING VENTS

###### *OBSERVATION:*

The soil stack terminates in the attic which is improper. Prior to further commitment, recommend a licensed plumbing contractor give cost to properly terminate the soil stack through the roof.

#### PLUMBING

##### SUPPLY LINES:

###### *OBSERVATION:*

The water supply piping consists of brass and copper. The older home still has areas of the original (non-ferrous or not magnetic) brass water piping as viewed in the unfinished areas. The older piping may be yellow brass (20-40 year design life) or longer lasting red brass (50-60 year design life). The dissimilator metals combined with minerals in the water passing through the pipes causes a galvanic action which corrodes the piping. The brass piping may still be present inside walls leading to bathroom or kitchen plumbing fixtures and can easily be recognized by threaded fittings. The piping is now a prime candidate for age replacement. Brass piping tends to develop whitish pitted signs of corrosion on the underside caused by leaching zinc. Monitor the areas where the dissimilator metals meet and along the length of the brass piping for corrosion and leaking.

##### WASTE LINES:

###### *OBSERVATION:*

As viewed from the basement, there is PVC directly connected to ABS drain waste piping. This is only permissible if there is a mechanical connector between the PVC and ABS piping. Recommend a licensed plumber advise.

##### CROSS CONNECTIONS:

###### *YES/NO:*

Yes. There is no backflow preventer before the boiler feed valve and there is a risk of cross contamination of the boiler water and the house drinking water. Recommend a licensed heating/plumbing contractor advise and give cost to repair.

##### WATER HEATER:

###### *OBSERVATION:*

Observation: Inspection of the domestic hot water heater revealed that a vacuum breaker valve is missing at the cold water supply piping to the water heater.

Analysis: The installation of a vacuum breaker valve is required to protect the public water supply from possible contamination during instances of negative water pressure. If there were a fire in the area and the fire department was drawing excessive water from the street water main, a negative pressure could take place inside the house water supply piping. Negative pressure could siphon water from the water heater unless a vacuum breaker valve was installed to equalize the pressure differentials.

Recommendation: A licensed plumber advise and install a vacuum breaker on the cold water inlet line.



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### BATHROOM

#### PLUMBING:

#### *OBSERVATION:*

1. The hot and cold water in the shower is reversed.
2. The shower diverter valve does not fully divert water from the faucet to the shower and will require replacement.  
*Recommend a licensed plumber advise and give cost to repair.*

### INTERIOR

#### WASHING MACHINE CONNECTION/DISCHARGE:

#### *OBSERVATION:*

The washing machine discharges into a dry well which is improper. Recommend a licensed plumber advise and give cost to tie the discharge into the drain, waste and vent piping.

Thank you for selecting Central Mass Home Inspection. If you have any questions regarding the inspection or the inspection report, please feel free to call or e-mail.

Sincerely,

*Mike Sereti*

Central Mass Home Inspection



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RE: 142 Plainfield Rd., Central Mass

### MARGINAL REPORT SUMMARY

The following items while not in need of immediate repair/replacement, will require monitoring and repair/replacement in the future. Large value items may have been identified so you can budgeted for their replacement. Recommend obtaining competitive estimates for these items.

#### EXTERIOR

##### WALLCLADDING:

###### *OBSERVATION:*

1. The cedar clapboards suffer from cracks & splits. When painting, cracked and split clapboards should be caulked/replaced.
2. As the wallcladding comes close to or in contact with the earth in the area of the left side of the house, this is an entryway for wood destroying insects. If the structural members in this area cannot be viewed, there may be a possibility of concealed damage. Recommend pulling the earth back away from the wall cladding (if possible) and ***treating for wood destroying insects annually by a licensed exterminator.***

##### PRIMARY WINDOWS

###### *OBSERVATION:*

A representative sample of windows were examined. While functional. the original single pane wooden windows with storm windows are aged, loose, lack modern weather-stripping and a tight fit at the meeting rails and stops. The old windows are nearing end or are at the end of their serviceable life. Air leakage or drafts are probable due to the age of the windows and their condition. Options include performing all maintenance repairs and weather-stripping updating as required to reduce air leakage. Or, ***consider updating by adding insulated replacement units.***

##### DECK/PORCH:

###### *OBSERVATION:*

1. The deck is over 8' in length and the joists have no blocking. Blocking or bridging will prevent the deck joists from twisting. Recommend blocking be added in the future.
2. There are no graspable hand rails on the deck stairs and there is a ***risk of personal injury.*** Recommend adding graspable hand rails.
3. Decks over 6' in height should have diagonal rack bracing across the bottom the deck joists.
4. The deck ledger board has been nailed into the house. This is improper by todays standards. Recommend the deck be properly lag bolted with lag bolts in each bay, staggered in height, 2" from the top in one bay and 2" from the bottom in the next bay.
5. 4" x 4" deck rail posts should not be notched as is weakens the rail system by 40%.

##### RETAINING WALLS:

###### *OBSERVATION:*

The retaining wall has leaned outward. The retaining wall suffers from moderate wood deterioration and is approaching the end of it's useful life. Budget for replacement.

##### VEGETATION:

Trim or remove trees or branches close to or overhanging the house on the front left side of the house.



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The shrubs on the front and right side of the house are overgrown which prevented viewing of portions of the house and foundation. The shrubs and small trees should be trimmed away from the house to prevent insect entry and viewing of the house/foundation.

There are tree stumps in the vicinity of the house which can harbor wood destroying insects. Carpenter ants will travel up to 300 from the colony which can be located in the dead stumps. Recommend the tree stumps be treated by a licensed exterminator annually.

### ROOF

#### ROOFING OBSERVATION:

1. The 3-tab asphalt shingled roof is rated for approximately 20 years. The lower sloped roofs and roofs with southern and westerly exposures may reach the end of their expected life sooner.
2. The roof covering has pitting and granular loss consistent with a shingle that is 3/4's of the way through it's expected life.
3. The shingles have the beginning stages of "Thermal Cracking" where the shingle cracks vertically from rain groove to rain groove.

As viewed from inside the attic, no active water leaking was noted from the roof covering.

The roof covering is approaching the end of it's serviceable life. Monitor for leaking and budget for replacement.

#### GUTTERS

##### *OBSERVATION:*

The gutter over the rear side of the house are sagging in the middle and require realignment to better lead water towards the downspouts.

#### DOWNSPOUTS

##### *OBSERVATION:*

Sections of downspouts have separated and need to be re-connected.

#### EXTENSIONS/SPLASHBLOCKS

##### *OBSERVATION:*

Recommend adding splash blocks or extensions to lead water away from the foundation.

#### #1 CHIMNEY

##### *OBSERVATION:*

1. There are voids in the mortar of the chimney brick. The chimney requires pointing. Pointing of the chimney will prevent water from entering the voids in the mortar of the chimney brick, freezing, expanding and causing further deterioration.
2. Efflorescence (whitish stains) are visible on the face of the chimney. Efflorescence usually means that water has entered the chimney at the top and filtered downward through the brick. During the moisture migration, minerals within the brick dissolve and are left on the surface of the brick as the moisture evaporates. The stains can be removed with a diluted solution of muriatic acid per manufacturers safety instructions. The top mortar wash may need repair or sealing between the chimney flu and the mortar wash.

### GARAGE

#### GARAGE DOORS:



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### OBSERVATION:

Safety wires were not observed through the garage door springs. ***There is a risk of personal injury.*** Recommend adding safety wires in the future.

## VENTILATION/INSULATION

### ATTIC INSULATION:

#### OBSERVATION

There is vermiculite insulation in the attic which is a poor insulator and ***may*** contain asbestos. If you do not have the vermiculite tested for asbestos, it is recommend that you;

- Leave vermiculite insulation undisturbed in your attic or in your walls.
- Do not store boxes or other items in your attic if it contains vermiculite insulation.
- Do not allow children to play in an attic with vermiculite insulation.
- Do not attempt to remove the insulation yourself.
- Hire a professional asbestos contractor if you plan to remodel or conduct renovations that would disturb the vermiculite insulation in your attic or walls to make sure the material is safe to handled or safely removed.

Recommend increasing the attic insulation to 9 1/2 - 12" (R 30-35) without a vapor barrier.

## STRUCTURAL

### COLUMNS:

#### OBSERVATION:

## ELECTRICAL SYSTEM

### METER/SOCKET:

#### OBSERVATION:

The dux seal on top of the electric meters gland nut has dried and cracked. Dux seal is a putty that helps prevent water ingress into the electric meters socket and electrical panel. Recommend the dux seal be renewed.

### GROUNDING:

#### OBSERVATION:

The electrical system is bonded to only one side of the house/city water service. This is an insufficient ground as when water is lost on one side of the meter or the other, the ground maybe ineffective. Recommend bonding the electrical system to both sides of the water meter and or adding grounding rod(s).

## HEATING SYSTEM

### HEATING SYSTEM:

#### INSULATION OF PIPING/DUCTS:

No. The heating supply piping/ductwork was not required to be insulated at the time of construction. Recommend the supply piping/ductwork be insulated in the future to conserve energy.

#### OBSERVATION:

The heating system was last serviced and cleaned in 10/22/2009 An oil fired heating system must be serviced and cleaned every 12 months. Recommend a licensed heating contractor service and clean the boiler..

#### OBSERVATION:

The thermostat is in direct line with an entrance door. This will directly effect the operation of the thermostat. Recommend moving the thermostat to an interior wall.



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### *HEATING OBSERVATIONS:*

The heating system is old but functional. The heating system is *fully depreciated* and/or has exceeded its design life. Budget for replacement. Continued parts replacement and possible breakdowns should be expected during the remaining life of the old system. It is recommended that you seek estimates for replacement of the aging heating system as available new technology is much more fuel efficient, requires less maintenance and offers greater comfort. A new heating system will also increase the market value of the home.

### **FIREPLACE**

#### FIREPLACE:

##### *OBSERVATION:*

There are deep open voids in the fire box which is unsafe as sparks/embers may escape. Recommend the fire box be pointed with a fire proof grout.

The wood form is still in place under the firebox in the basement ceiling. Should hot embers filter down to the wood frame, a fire may result. Recommend the form be removed prior to further use.

Thank you for selecting Central Mass Home Inspection. If you have any questions regarding the home inspection or the report, please feel free to call or e-mail.

Sincerely,

*Mike Sereti*

Central Mass Home Inspection



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# INSPECTION CONDITIONS

## CLIENT & SITE INFORMATION

**FILE #:** Sample Inspection 2010.  
**DATE OF INSPECTION:** January 2, 2010.  
**START TIME:** 8:15 am.  
**FINISH TIME:** 11:45 am.  
**CLIENT NAME:** Mary & John Cambell.  
**CLIENT PHONE #:** 111.555.4444.  
**CLIENT E-MAIL :** [MaryCambell@isp.com](mailto:MaryCambell@isp.com).  
**AGENT E-MAIL :** Joann Real Estate Broker.  
**INSPECTION SITE:** 142 Plainfield Rd.  
**CITY/STATE/ZIP:** Central Mass, MA 00121.

## BUILDING CHARACTERISTICS

**AGE OF HOUSE:** 1929.  
**MAIN ENTRY FACES:** Southeast.  
**BUILDING TYPE:** Ranch.  
**STORIES:** 1 1/2.  
**SPACE BELOW GRADE:** Partially finished basement, left side of the house.

## CLIMATIC CONDITIONS

**WEATHER** Intermittent rain.  
**SOIL CONDITIONS** Very wet.  
**EXT. TEMP in F:** 37.

## OTHER INFORMATION

**HOUSE OCCUPIED?** Occupied.  
**CLIENT PRESENT:** Yes.  
**PEOPLE PRESENT:** Listing agent and Selling agent.  
**UTILITIES STATUS:** All utilities on.

## RADON CANISTER NUMBERS:

**CANISTER #'S:** 2975648, 2975649.  
**ZIP CODE:** 00121.

This inspection and report has been performed and prepared by Michael H. Sereti, License # 552.

**USE BY OTHERS:** The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the Client(s) only. The report is not for use or to be relied upon by any third party. Receipt of this report by any purchasers of the property (other than the above listed Client) is strictly prohibited.

This report is intended only as a general guide to help the client make his/her 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



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to inspect are excluded from the report. This inspection has been performed in accordance with the Mass. Department of Professional Licensure, CMR 2.0 & 6.0.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: 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, unless separate test was conducted) 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.

It is recommended that you visit the local building and conservation authorities prior to purchasing the home to research the permit history, wet lands, easements, etc...

Central Mass Home Inspection has 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 my knowledge and belief, all statements and information in this report are true and correct.

### REPORT RATINGS:

**SATISFACTORY** = system or component is functional and shows typical signs of aging.

**MARGINAL** = system or component is functional but requires immediate MAINTENANCE and/or its condition should be monitored for replacement within five years.

**POOR** = system or component is defective and requires immediate repair/replacement.

**UNSAFE** = an UNSAFE condition exists and/or further professional evaluation is required.



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### EXTERIOR

If major cracks in the foundation walls 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. In the report, adequate drainage is based upon the topography of the land surrounding the home. A positive grade in the front of the house will cause water to drain towards the front foundation wall. Modern homes have tile or french drain systems at the base of the foundation footings to direct water away from the basement. A home inspection is a visual process and we are unable to view the under ground drainage system.

All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process.

Wood decks should be coated with a semi-solid stain or a wood preservative. **Do not use paint or a solid stain.**

Cabot's Australian Timber Oil is recommended.

In the report, the "house/garage/party separation surface" consists of three components; 1) a fire rated wall between the house and garage, 2) a fire rated door, 3) a 4" step-up for carbon monoxide. Complete house/garage/party separation surfaces are required on more recently built homes.

#### WALLCLADDING:

**MATERIAL:**

Cedar clapboards.

**CONDITION:**

Marginal.

**OBSERVATION:**



1. The cedar clapboards suffer from cracks & splits. When painting, cracked and split clapboards should be caulked/replaced.

2. As the wallcladding comes close to or in contact with the earth in the area of the left side of the house, this is an entryway for wood destroying insects. If the structural members in this area cannot be viewed, there may be a possibility of concealed damage. Recommend pulling the earth back away from the wall cladding (if possible) and **treating for wood destroying insects annually by a licensed exterminator.**

#### TRIM/FASCIA/SOFFIT:

**MATERIAL:**

Wood.

**CONDITION:**

Poor.

**OBSERVATION:**



The trim, fascia and soffit require painting. The trim suffers from significant wood deterioration especially on the corner and rake boards. As the house requires painting the deteriorated trim will require replacement. Recommend a licensed contractor advise and give cost to replace the deteriorated trim, fascia and soffit prior to painting.

Note: Deteriorated wood can draw carpenter ants. Recommend treatment by a licensed exterminator until the deteriorated wood is replaced.



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### PRIMARY ENTRY DOORS:

**MATERIAL:** Metal exterior door without a storm door & wooden exterior door with a storm door.  
**CONDITION:** Marginal.  
**OBSERVATION:**

**Maintenance**  
Upgrading  
Recommended

The rear exterior wooden door should be considered for upgrading for security and efficiency reasons. Recommend adding a storm door in the future to prevent wood deterioration of the door casing from accumulated snow during the winter months.

### PRIMARY WINDOWS

**MATERIAL:** Single pane wooden windows with storms.  
**CONDITION:** Marginal.  
**OBSERVATION:**

**Maintenance**  
Upgrading  
Recommended

A representative sample of windows were examined. While functional, the original single pane wooden windows with storm windows are aged, loose, lack modern weather-stripping and a tight fit at the meeting rails and stops. The old windows are nearing end or are at the end of their serviceable life. Air leakage or drafts are probable due to the age of the windows and their condition. Options include performing all maintenance repairs and weather-stripping updating as required to reduce air leakage. Or, **consider updating by adding insulated replacement units.**

### PATIO DOORS:

**MATERIAL:** Vinyl, double pane.  
**CONDITION:** Poor.  
**OBSERVATION:**

**Notice**  
Thermal Seal  
Defective

The insulated glass door(s) revealed a cloudy or foggy appearance. This is a common defect known as "failed insulating seals." Moisture has entered between the panes of glass and condensed causing the cloudy appearance. While the door will still open and close, the glass will remain cloudy and streaked with moisture between the panes of glass. Correction of this problem requires glass replacement and/or replacement of the patio doors. Recommend a glass company provide estimates for the replacement of all glass panels with failed seals. In some cases the glass cannot be repaired and the doors will require replacement.

### DRIVEWAY:

**MATERIAL:** Asphalt with a cement apron.  
**CONDITION:** Marginal.  
**OBSERVATION:**

**Maintenance**  
Maintenance  
Needed

The driveway suffers from cracks and frost heaves. Recommend filling the cracks and seal coating the driveway to prolong it's life.



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### WALKS/PATIOS:

**MATERIAL:** Brick/Pavers walks.  
**CONDITION:** Satisfactory.

### STEPS/RAILS/LANDINGS:

**MATERIAL:** Precast cement steps with metal rails, Brick with metal rails.  
**CONDITION:** Unsafe.  
**OBSERVATION:**



The brick side entrance steps are not a uniform or correct rise and run and can be a tripping hazard.

**CAUTION:** Do not use salt or sand with salt as this will deteriorate the precast cement steps.

### WINDOW WELLS:

**MATERIAL:** Metal w/plastic covers.  
**CONDITION:** Satisfactory.

### DECK/PORCH:

**MATERIAL:** Composite decking framed with pressure treated wood.  
**CONDITION:** Marginal.  
**OBSERVATION:**

1. The deck is over 8' in length and the joists have no blocking. Blocking or bridging will prevent the deck joists from twisting. Recommend blocking be added in the future.
2. There are no graspable hand rails on the deck stairs and there is a **risk of personal injury**. Recommend adding graspable hand rails.
3. Decks over 6' in height should have diagonal rack bracing across the bottom the deck joists.
4. The deck ledger board has been nailed into the house. This is improper by todays standards. Recommend the deck be properly lag bolted with lag bolts in each bay, staggered in height, 2" from the top in one bay and 2" from the bottom in the next bay.
5. 4" x 4" deck rail posts should not be notched as is weakens the rail system by 40%.

### EXTERIOR ELECTRICAL:

**POLARITY:** Correct.  
**GROUNDING:** No.  
**CONDITION:** Marginal.  
**OBSERVATION:** GFCI protected outlets were not required at this location at the time of construction. Consideration should be given to upgrading with grounded GFCI protection to meet modern safety standards with water tight/weather proof covers.





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### EXTERIOR FAUCETS:

CONDITION: Satisfactory.

### RETAINING WALLS:

MATERIAL: Wooden post and anchor.

CONDITION: Marginal.

OBSERVATION: The retaining wall has leaned outward. The retaining wall suffers from moderate wood deterioration and is approaching the end of it's useful life. Budget for replacement.

### VEGETATION:

Maintenance

Maintenance  
Needed

Trim or remove trees or branches close to or overhanging the house on the front left side of the house.

The shrubs on the front and right side of the house are overgrown which prevented viewing of portions of the house and foundation. The shrubs and small trees should be trimmed away from the house to prevent insect entry and viewing of the house/foundation.

There are tree stumps in the vicinity of the house which can harbor wood destroying insects. Carpenter ants will travel up to 300 from the colony which can be located in the dead stumps. Recommend the tree stumps be treated by a licensed exterminator annually.

### ADEQUATE DRAINAGE:

Maintenance

Monitor  
Periodically

No.

1 For adequate drainage, the grade surrounding the house should sloped away from the foundation at 1" per foot for 5' - 6'.

2. There is a positive grade, rear side of the house.

3. **Note about drainage problems:** Exterior drainage problems (such as marginal or negative grading near the foundation or faulty downspout discharge) directs water towards the foundation. The water will linger near the foundation, soak into the ground, making the basement vulnerable to water ingress. Even if the owner did not disclose any past problems and the basement may be dry at this time, torrential rains or rapid snow melting may increase the water table near the foundation in quantities sufficient to overcome resistance to leakage. Water that sinks into the soil near the foundation builds up hydrostatic pressure which can leak through the smallest cracks in the foundation or through the cove, (joint where the foundation walls and floor meet). Recommend redirecting all surface water and roof run-off away from the foundation. Also recommend asking the home owner if the basement has any previous water ingress? If so when and under what conditions?



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### WOOD DETERIORATION:

YES/NO:

Yes.

LOCATION:

Trim/fascia/soffit & retaining wall.

### EXTERIOR LIMITATIONS:

OBSERVATIONS:

The bushes are overgrown and are obstructing the view of the foundation/house.



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### ROOF

The foregoing is 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 will leak or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. The inspector is not required to observe/report on; solar systems, antennae, satellite dishes, lightning arresters and the interior of chimney flues.

#### METHOD/COVERING/SLOPE

**INSPECTION METHOD:** On the roof.  
**VISIBLE COVERING:** Asphalt, 3-Tab shingle.  
**ROOF SLOPE:** Medium.

#### #1 ROOF COVERING

**TYPE OF ROOF:** Hip roof.  
**CONDITION/MATERIAL:** Marginal - see notes.

#### ROOFING OBSERVATION:

1. The 3-tab asphalt shingled roof is rated for approximately 20 years. The lower sloped roofs and roofs with southern and westerly exposures may reach the end of their expected life sooner.
  2. The roof covering has pitting and granular loss consistent with a shingle that is 3/4's of the way through it's expected life.
  3. The shingles have the beginning stages of "Thermal Cracking" where the shingle cracks vertically from rain groove to rain groove.
- As viewed from inside the attic, no active water leaking was noted from the roof covering.  
The roof covering is approaching the end of it's serviceable life. Monitor for leaking and budget for replacement.

Inspection of the roof covering revealed areas of staining or dark streaks of discoloration and/or a greenish algae creating the appearance of a dirty roof. The streaks and discoloration are caused by airborne algae that forms on the surface of the roof shingles and should not be confused with soot, dirt or tree droppings. A **thick build-up** of a yellowish green algae called **lichen** can retain moisture and reduce service life of the roof. The algae growth may not be present below any of the metal flashings or fixtures on the roof (such as the chimney flashing or the plumbing vent pipe flashings), because each time it rains, the metal oxidizes and washes down the roofs surface eliminating the algae.

(Note: On a wood roof the algae growth can lead to decay caused by increased moisture retention. If applicable, maintenance cleaning and treatment should be done at five year intervals).

Concideration should be given to remove or reduce the amount of algae growth on the roof. If the roof is shaded by trees, elected pruning or tree removal should be concidered. Increased sunlight and drying will retard the algae growth.



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Algae growth on the roof can be temporarily removed or lightened by spraying a mild solution of bleach, trisodium phosphate and water on the roof with a garden sprayer or a power washer. However, cleaning the roof is best left to a professional, as the granules or the shingles themselves may be dislodged by improper high pressure power washing thereby reducing the life of the shingles. Solutions range from one cup TSP, one gallon bleach and four gallons of water, to one cup TSP and 2.5 gallons each of bleach and water. The solution should be rinsed from the roof after 10 to 15 minutes. Do not climb on the wet slippery roof, and do not scrub. Scrubbing will loosen and remove granules. After spraying, be sure to thoroughly flush the roof and the greenery around the home (grass, bushes and shrubs) with water. The effectiveness of this type of cleaning may only be temporary, and the discoloration may recur.

Another option to keep the shingles free of algae is to install metal strips along the peak of the roof. There are manufacturers who supply strips of zinc to be used on wood roofs to prevent algae and mold formation. The zinc strips can be installed at the ridge of any existing or new roof, or nailed under existing high elevation shingles. Rain water ionized by runoff from the zinc kills algae and mold. The zinc strips can be installed by roofing contractors or can be purchased at the local building supply store or ordered online. On-line resources include:

[www.chicago-metallic.com](http://www.chicago-metallic.com) <<http://www.chicago-metallic.com/>>

[www.shingleshield.com](http://www.shingleshield.com) <<http://www.shingleshield.com/>>

[www.zincshield.com/home.html](http://www.zincshield.com/home.html) <<http://www.zincshield.com/home.html>>

For your future consideration, roof shingle manufacturers have recognized that airborne algae has been spreading northward each year, resulting in consumer complaints. Research performed by the manufacturers has shown that small bits of copper or zinc mixed in with the color granules produce new algae-resistant shingles. They are specifically designed to inhibit algae growth for the life of the shingle and are backed by product warranties available to homeowners. When the present roof covering needs age replacement, you should specify that the new shingles are algae-resistant.

### GUTTERS

**MATERIAL:** Aluminum.  
**CONDITION** Marginal.  
**OBSERVATION:** The gutter over the rear side of the house are sagging in the middle and require realignment to better lead water towards the downspouts.

### DOWNSPOUTS

**CONDITION:** Marginal.  
**OBSERVATION:** Sections of downspouts have separated and need to be re-connected.

### EXTENSIONS/SPLASHBLOCKS

**CONDITION:** Marginal.  
**OBSERVATION:** Recommend adding splash blocks or extensions to lead water away from the foundation.



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### SKYLITES

**MATERIAL:**  
**CONDITION**  
**OBSERVATION:**

Glass.  
Poor.



The seal of the skylite has failed and requires repair/replacement. Recommend a licensed contractor advise and give cost to replace the skylight.

### #1 CHIMNEY

**MATERIAL:**  
**CONDITION:**  
**OBSERVATION:**

Front - Brick.  
Marginal.



1. There are voids in the mortar of the chimney brick. The chimney requires pointing. Pointing of the chimney will prevent water from entering the voids in the mortar of the chimney brick, freezing, expanding and causing further deterioration.

2. Efflorescence (whitish stains) are visible on the face of the chimney. Efflorescence usually means that water has entered the chimney at the top and filtered downward through the brick. During the moisture migration, minerals within the brick dissolve and are left on the surface of the brick as the moisture evaporates. The stains can be removed with a diluted solution of muriatic acid per manufacturers safety instructions. The top mortar wash may need repair or sealing between the chimney flu and the mortar wash.

3. Observation: The chimney is uncapped.

Analysis: While a chimney cap is not required, the benefits gained by installing a cap are important.

An uncapped chimney is a hole in the roof that readily admits rain, snow, ice, sleet, and wildlife. Rain water may appear in the fireplace, in a connector pipe from the furnace or in a cleanout door at the base of the chimney. A proper stainless steel cap, incorporating a spark screen, can reduce flue fire damage, by containing pieces of hot, flaming creosote attempting to spew from the chimney and ignite everything it touches. Also, almost all costly chimney restoration projects are the result of water getting inside where it doesn't belong and helping the acids eat the chimney. **In short, good chimney caps enhance safety while they're saving money.**

Recommendation: A chimney sweep clean the chimney, examine the interior and finally install a protective metal cap. **(DISCLAIMER: THE INSPECTION OF CHIMNEY FLUE LINERS IS EXCLUDED AS BEING INACCESSIBLE AND BEYOND THE SCOPE OF A HOME INSPECTION.)**



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### #2 CHIMNEY

**MATERIAL:** Metal.  
**CONDITION:** Satisfactory.

### CHIMNEY FLASHING

**MATERIAL:** Lead step flashing.  
**CONDITION:** Marginal.

**OBSERVATION:**

**Maintenance**

Monitor  
Periodically

The lead step flashing of the chimney has been tarred. The tar has dried and cracked. **Tarring the flashing is a "band-aid"**. Should the flashing continue to leak, recommend the lead step flashing of the chimney be ground out and replaced.

### PLUMBING VENTS

**MATERIAL:** Copper.  
**CONDITION:** Poor.

**OBSERVATION:**

**Maintenance**

Monitor  
Periodically

The soil stack terminates in the attic which is improper. Prior to further commitment, recommend a licensed plumbing contractor give cost to properly terminate the soil stack through the roof.



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### GARAGE

In the report, the "house/garage/party separation surface" consists of three components; 1) a fire rated wall between the house and garage, 2) a fire rated door, 3) a 4" step-up for carbon monoxide. Complete house/garage/party separation surfaces are required on more recently built homes.

#### GARAGE DOORS:

**MATERIAL:** Wood.  
**CONDITION:** Marginal.  
**OBSERVATION:**

**Maintenance**  
Upgrading  
Recommended

Safety wires were not observed through the garage door springs. **There is a risk of personal injury.** Recommend adding safety wires in the future.

#### GARAGE DOOR OPENERS REVERSE OR STOP?

Yes.

#### HOUSE GARAGE PARTY SEPERATION SURFACE:

**YES/NO:** No, there is no fire rated door between the house and the garage. There is no 4" step-up for carbon monoxide. The house was built prior to the present building code.

#### ATTACHED GARAGE ELECTRICAL:

**POLARITY:** Correct.  
**GROUNDING:** No.  
**CONDITION:** Marginal.  
**OBSERVATION:**

**Maintenance**  
Upgrading  
Recommended

The electrical outlets of the garage are not protected by ground fault circuit interrupters (GFCI). This is a **pre-existing safety hazard** that does not comply with accepted residential construction standards and may pose a risk of personal injury from electrical shock near water. Recommend the electrical outlets be upgraded to comply with the present construction standards by a licensed electrician.



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### VENTILATION/INSULATION

The inspection of insulation and ventilation is not technically exhaustive and does not employ the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means. Insulation and vapor retarders are not disturbed during the inspection. Cross ventilation (gable vents) are not effective as high - low ventilation (ridge & soffit). Due to natural thermal convection, the inside attic temperature is always higher than the outside air temperature. Gable vents should be secured if the ridge and soffit venting are functioning properly. One square foot of gable venting is required for every 150 square feet of attic floor space. This may be reduced to 300 square feet with proper ridge and soffit venting. Ridge and soffit vents function properly when the ridge vent is less than 50% of the total area of ventilation. Soffit vents require 1-2" of air space between the soffit and sheathing. No effort is made to determine the indoor air quality. This determination is beyond the scope of a visual home inspection as it requires air sampling and analysis.

#### ATTIC INSULATION:

**MATERIAL:**  
**VISIBLE VAPOR  
RETARDERS:**  
**AMOUNT:**  
**CONDITION:**  
**OBSERVATION**

Fiberglass, Roll/batt on top of vermiculite insulation.  
None.

6" R-19.  
Marginal.



There is vermiculite insulation in the attic which is a poor insulator and **may** contain asbestos. If you do not have the vermiculite tested for asbestos, it is recommended that you;

- Leave vermiculite insulation undisturbed in your attic or in your walls.
- Do not store boxes or other items in your attic if it contains vermiculite insulation.
- Do not allow children to play in an attic with vermiculite insulation.
- Do not attempt to remove the insulation yourself.
- Hire a professional asbestos contractor if you plan to remodel or conduct renovations that would disturb the vermiculite insulation in your attic or walls to make sure the material is safe to handle or safely removed.

Recommend increasing the attic insulation to 9 1/2 - 12" (R 30-35) without a vapor barrier.



Recommend increasing the attic insulation to 9 1/2 - 12" (R 30-35) without a vapor barrier.



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### BASEMENT INSULATION:

**MATERIAL:** Fiberglass, Roll/batt.  
**VISIBLE VAPOR RETARDERS:** Paper.  
**AMOUNT:** 6 inches, R-19 on the basement ceiling.  
**CONDITION:** Satisfactory.

### ATTIC VENTS:

**TYPE OF VENTING:** Gable vents.  
**CONDITION:** Marginal.  
**OBSERVATION:**



**Gable Vent Theory** (present ventilation): Gable vents remove the heat and moisture in the attic via wind. If the wind direction is perpendicular to the ridge, the gable vents act as both the intake and the exhaust vents creating eddies of air flow at each vent. As a result, only the air near the vents gets expelled. When the wind blows parallel to the ridge, a cross flow of air is established, although the air flow tends to dip towards the attic floor, leaving the hottest air still at the underside of the roof sheathing.

Recommend expanding the ventilation via ridge & soffit venting with channel vents in the attic to hold back the insulation. With properly installed ridge and soffit venting, the gable vents should be closed or boarded-up. The area of the soffit vents should be equal to or greater than the area of the ridge, roof or gable vents. Recommend an exterior baffled ridge vent.

### OBSERVATIONS:

**Is there any reason to suspect inadequate combustion air?**

No.

**OBSERVATION:**

Mildew/mold was noted, in the basement on the structural members. Prior to further commitment, recommend mildew/mold be tested, identified and abated if necessary .

Potential health effects and symptoms associated with mold exposures include allergic reactions, asthma, and other respiratory complaints.

There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture.

If mold is a problem in your home or school, you must clean up the mold and eliminate sources of moisture.

Fix the source of the water problem or leak to prevent mold growth.

Reduce indoor humidity (to 30-60% ) to decrease mold growth by: venting bathrooms, dryers, and other moisture-generating sources to the outside; using air conditioners and de-humidifiers; increasing ventilation; and using exhaust fans whenever cooking, dishwashing, and cleaning.

Clean and dry any damp or wet building materials and furnishings within 24-48 hours to prevent mold growth.

Clean mold off hard surfaces with water and detergent, and dry completely.

Absorbent materials such as ceiling tiles, that are moldy, may need to be replaced.

Prevent condensation: Reduce the potential for condensation on cold surfaces (i.e., windows, piping, exterior walls, roof, or floors) by adding insulation.



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In areas where there is a perpetual moisture problem, do not install carpeting (i.e., by drinking fountains, by classroom sinks, or on concrete floors with leaks or frequent condensation).

Molds can be found almost anywhere; they can grow on virtually any substance, providing moisture is present. There are molds that can grow on wood, paper, carpet, and foods.



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### STRUCTURAL

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. 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.

All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced. The following opinion is based on an inspection of the visible portion of the foundation and structural components. Masonry foundation walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. Periodic entry of ground water should be expected at basement walls during times of prolonged rainfall. As a first attempt to remedy, check the grading and water runoff around the perimeter of the house for needed improvements. A representative number of structural components were probed for deterioration and where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible.

Efflorescence is a white mineral deposited after water passes through the foundation wall bringing salts from the wall material. It appears on the interior wall after the water has evaporated.

#### FOUNDATION:

**MATERIAL:** Field stone with a brick cap.  
**CONDITION:** Satisfactory.  
**OBSERVATION:** Field stone foundations are inherently porous and the basement has and may receive water at times.

#### FLOORS:

**MATERIALS:** Concrete.  
**CONDITION:** Satisfactory.

#### SILLS/HEADERS:

**CONDITION:** Poor.  
**OBSERVATION:** As viewed from the basement, the sill/header under the patio slider suffers from wood deterioration from an **active water leak**. Active carpenter ants with "frass" and insect body parts were noted.  
1. Recommend a licensed contractor advise and give cost to resolve the water ingress and repair/replace the deteriorated sill plate and header.  
2. Recommend a licensed pest exterminator advise and give cost for treatment.

#### COLUMNS:

**MATERIAL:** Steel.  
**CONDITION:** Satisfactory.



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### GIRDERS/BEAMS:

**MATERIAL:** Timbers.  
**CONDITION:** Satisfactory.

### FLOOR JOISTS:

**MATERIAL:** 2" x 8" full cut.  
**CONDITION:** Satisfactory.

### BRIDGING:

**TYPE:** Cross Bridging.  
**CONDITION:** Satisfactory.

### SUBFLOORING:

**MATERIAL:** Boards.  
**CONDITION:** Not Inspected.  
**OBSERVATION:**



Unable to view the sub flooring from the basement as it is covered by insulation.

### FOUNDATION VENT:

**CONDITION:** Poor.  
**OBSERVATION:**



The foundation vent windows are original, have served their useful life and should be considered for replacement in the future.

### BULKHEAD DOOR:

**MATERIAL:** None.  
**OBSERVATION:** The basement has no direct access from the outside.

### UNFINISHED BASEMENT ELECTRICAL:

**POLARITY:** Correct.  
**GROUNDING:** No.  
**CONDITION:** Marginal.  
**OBSERVATION:** GFCI protected outlets were not required at this location at the time of construction. Consideration should be given to upgrading with grounded GFCI protection to meet modern safety standards.



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### ATTIC CONDITIONS:

ACCESS PROVIDED?  
PRESENCE OF  
LIGHTING?

Yes.  
There was no working lighting in the attic which limited safe access and the inspection of the attic components.

### RAFTERS/TRUSSES:

MATERIAL:  
CONDITION:

2" x 6", 16" on center.  
Satisfactory.

### COLLAR TIES:

CONDITION:  
OBSERVATION:

Marginal.  
No collar ties were found in the attic. Recommend adding collar ties (1" x 6") at every other rafter, one third of the way down from the ridge to the eave.

### SHEATHING:

MATERIAL:  
CONDITION:

Plywood, 15/32's.  
Satisfactory.

### WOOD DETERIORATION AT:

OBSERVATION:



Carpenter ant frass with insect body parts was noted in the basement on the sill/header under the patio slider from an active prolonged water ingress.

### SIGNS OF WATER PENETRATION?

YES/NO:  
LOCATION:

Yes.



1. Previous inactive water staining noted (checked with a moisture meter) in the attic around the framing/sheathing at the chimney .
2. Previous inactive water staining noted (checked with a moisture meter) in the basement near or around the bulkhead door.

### MISCELLANEOUS:

OBSERVATION:



There is a termite abatement system in place around the exterior perimeter of the home. Recommend asking the home owner if the system is being maintained by a licensed exterminator.

### LIMITATIONS:

CONDITION:



At the time of the inspection the attic lighting was insufficient (fully lighted with a minimum of 50-lumens in all areas to be inspected). As a result not defects may have been uncovered.  
As the basement is partially finished, unable to view all foundation walls, sills, headers, joists, columns and beams in these areas. These items are excluded. **For this reason, recommend annual treatment for wood boring pests by a licensed exterminator.**

At time of inspection, there were home owner's stored items along the basement walls. As a result, not all structural members were **readily accessible and observable**. Their true condition has not been determined and hidden defects may exist. You should ask



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the homeowner to removed the stored items and re-inspect the basement prior to closing. If unreported defects arise, please call this office for further consultation or optional return visit.

**DISCLAIMER: INSPECTORS ARE NOT REQUIRED TO MOVE STORED GOODS.  
THE INSPECTION IS LIMITED TO WHAT IS VISIBLE AND *READILY ACCESSIBLE*  
AT TIME OF INSPECTION ONLY.**



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### ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to the beginning any repair efforts, no matter how trivial the repair may seem. 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.

#### SERVICE ENTRY:

**OVERHEAD/LATERAL:** Overhead.  
**CONDITION:** Satisfactory.  
**AMP/VOLTAGE:** 120/240 volt, 200 amp service.

#### MAIN CONDUCTOR:

**MATERIAL:** Aluminum.  
**CONDITION:** Unsafe.  
**OBSERVATION:** Observation: The service cable attached to the side of the building is visibly frayed, exposing the wrapped strands of the neutral conductor beneath it.  
Analysis: The service entry cable is near or at end of it's service life. The cable belongs to the home owner. A frayed service entry cable is a common but an **UNSAFE** condition as it has lost its water integrity and may allow water to penetrate the interior of the cable and run downward along the conductors to cause significant damage to the wires, meter box or main panel.  
Recommendation: A licensed electrician advise and give cost to replace the service cable and to examine all other parts of the service. Recommend the new service entrance wires be enclosed in a plastic PVC raceway.

#### METER/SOCKET:

**CONDITION:** Marginal.  
**OBSERVATION:**



The dux seal on top of the electric meters gland nut has dried and cracked. Dux seal is a putty that helps prevent water ingress into the electric meters socket and electrical panel. Recommend the dux seal be renewed.

#### MAIN PANEL:

**LOCATION:** Basement.  
**# BRANCH CIRCUITS:** 36.  
**# OF BREAKERS/FUSES:** 38.  
**BUSH/KNOCKOUTS:** Satisfactory.  
**PANEL CONDITION:** Unsafe.  
**OBSERVATION:**



The electric panel is a Federal Pacific "Stab-Lok" panel. The breakers in the panel, particularly the two pole breakers, once tripped and are reset, may never trip again. **This is a safety hazard** as there is a risk of overloading the circuit resulting in a fire. Recommend a licensed electrician advise and give cost to repair.



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### MAIN DISCONNECT:

**FUSES OR BREAKER:** Breaker.  
**BREAKERS RATED FOR ALUM WIRE?** Yes.  
**CORROSION INHIBITOR APPLIED?** No, recommend having the tips of the aluminum main conductors coated with corrosion inhibitor.  
**CONDITION:** Unsafe.  
**OBSERVATION:** The main disconnect is a **Federal Pacific "Stab LoK breaker**. Once the breaker trips and is reset, it may never trip again. This is a **safety hazard**. This issue will be resolved when the panel is replaced.

### BRANCH CIRCUITS:

**FUSES OR BREAKERS:** Breakers.  
**MATERIAL:** Copper and stranded aluminum wire.  
**BREAKERS RATED FOR ALUMINUM WIRE?** Yes.  
**CORROSION INHIBITOR APPLIED?** No, recommend corrosion inhibitor be applied to the aluminum stranded terminations in the electric panel by a licensed electrician.  
**CONDITION:** Unsafe.  
**OBSERVATION:** The breakers of the electrical are a **Federal Pacific "Stab LoK breaker**. Once the breaker trip and is reset, it may never trip again. This is a **safety hazard**. This issue will be resolved when the panel is replaced.

### COMPATIBILITY OF BRANCH CIRCUITS AND OVERCURRENT PROTECTION DEVICES:

**CONDITION:** Satisfactory.

### EXPOSED BRANCH WIRING:

**TYPE OF WIRING:** Non metallic sheathing with and without ground.  
**CONDITION:** Marginal.  
**OBSERVATION:** There are exposed live capped electrical wires in the basement (marked). ***This is a safety hazard***. Recommend a licensed electrician properly enclose the wires in an approved junction box.



Further  
Evaluation/Rep  
air  
Recommended

### GROUNDING:

**CONDITION:** Marginal.  
**OBSERVATION:** The electrical system is bonded to only one side of the house/city water service. This is an insufficient ground as when water is lost on one side of the meter or the other, the ground maybe ineffective. Recommend bonding the electrical system to both sides of the water meter and or adding grounding rod(s).



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**WATER PIPING BONDED:**

CONDITION: Satisfactory.

**NEUTRAL/EQUIPMENT GROUND:**

CONDITION: Satisfactory.



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## HEATING SYSTEM

The inspector is not equipped to inspect the furnace heat exchanger for evidence of cracks or holes, as this can only be done by dismantling the unit. **This is beyond the scope of this inspection.** Some furnaces are designed in such a way that the inspection of the heat exchanger is almost impossible. The inspector can not light pilots. Safety devices are not tested by the inspector. The inspector is prohibited from activating a system that is **SHUT DOWN.**

NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be preformed by laboratory testing and 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. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. These systems should be eventually 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. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. 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 SYSTEM:

**TYPE:** Forced hot water.  
**MAKE/BTU:** American Standard, Acroliner.  
**FUEL:** Oil.  
**APPROX. AGE:** Original.  
**DISTRIBUTION:** Copper pipes.  
**CONDITION:** Satisfactory.

**INSULATION OF PIPING/DUCTS:**  No. The heating supply piping/ductwork was not required to be insulated at the time of construction. Recommend the supply piping/ductwork be insulated in the future to conserve energy.

**SYSTEM FUNCTIONAL?** Yes.

**BURNER:** Marginal.

**OBSERVATION:**  The heating system was last serviced and cleaned in 10/22/2009 An oil fired heating system must be serviced and cleaned every 12 months. Recommend a licensed heating contractor service and clean the boiler..

**FLU PIPE** Satisfactory.

**CHIMNEY CONNECTION:** Satisfactory.

**CHIMNEY THIMBLE PRESENT?** Unable to determine the presence of a thimble(s) at the flu/chimney connection due to the heavy presence of furnace cement covering the connection(s) and a less then clear view from the chimney cleanout. Recommend a licensed heating contractor advise.



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**FUEL SUPPLY  
THERMOSTAT:  
OBERVATION:**

Satisfactory.

Marginal.

The thermostat is in direct line with an entrance door. This will directly effect the operation of the thermostat. Recommend moving the thermostat to an interior wall.

**BLOWER/PUMP:**

None.

**FILTER:**

None.

**T/P/R:**

Satisfactory.

**AUTOMATIC CONTROLS:**

Satisfactory.

**ACCESS PANELS**

**OPENED:**

Yes.

**HEATING**

**OBSERVATIONS:**



The heating system is old but functional. The heating system is **fully depreciated** and/or has exceeded it's design life. Budget for replacement. Continued parts replacement and possible breakdowns should be expected during the remaining life of the old system. It is recommend that you seek estimates for replacement of the aging heating system as available new technology is much more fuel efficient, requires less maintenance and offers greater comfort. A new heating system will also increase the market value of the home.



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### FIREPLACE

All fireplaces should be cleaned and inspected internally by a level 2 chimney inspector (chimney sweep) 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.

#### **FIREPLACE:**

<b>FIREBOX/DAMPER:</b>	Marginal.
<b>OBSERVATION:</b>	There are deep open voids in the fire box which is unsafe as sparks/embers may escape. Recommend the fire box be pointed with a fire proof grout. The wood form is still in place under the firebox in the basement ceiling. Should hot embers filter down to the wood frame, a fire may result. Recommend the form be removed prior to further use.
<b>VISIBLE FLU:</b>	Satisfactory.
<b>CLEARANCE</b>	Satisfactory.
<b>DOOR/SCREEN:</b>	Marginal.
<b>OBSERVATION:</b>	The fire place enclosure suffers from moderate wear.
<b>SOLID FUEL DEVICE:</b>	Recommend the solid fuel burning device be inspected by local authorities and a permit obtained prior to use. As the solid fuel burning device is already in place, recommend asking the home owner if there is a "permit for use" available.
<b>CHIMNEY CLEANOUTS:</b>	Satisfactory.



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### A/C

As a general rule, do not operate the cooling system if the outside temperature is less than 60 degrees. Recommend securing the main disconnect at the completion of each cooling season. Operating the air conditioner during cold weather can crack the main condenser as there is no lubrication. The main disconnect should be turned on 24 hours prior to the first use of the cooling season to allow the heating element to heat the lubricant.

(7)(e) **Exclusions:** Including but not limited to 266 CMR 6.04(7)(e)1. through 7., the Inspector **shall not be required to:**

1. Collect engineering data on the size of the cooling equipment, the size or length of the distribution systems.
2. Identify the type of insulation coverings.
3. Observe, Identify, or Report On air filters and/or their effectiveness.
4. Have the Seller and/or the Seller's Representative Operate the cooling systems when **weather conditions** or other circumstances may cause equipment damage, or when the electrical supply to the unit is in the off position.
5. Observe, Identify, or Report On evaporator coils (Requires dismantling of the plenum cover and possible removal of controls which is HVAC technician work).
6. Observe, Identify, or Report On **non-central air conditioners.**
7. Report On the adequacy or uniformity of the in place system(s) to cool the dwelling and/or the various rooms within the dwelling (Engineering/Heating services).

#### DISCRIPTION

**MAKE:** Carrier.  
**APPROX. AGE:** 2007.  
**TYPE OF COOLING:** Electric split system.  
**TYPE OF FUEL:** Electric.  
**DISTRIBUTION:** Ductwork.

#### EXTERIOR CASING/AIR HANDLER:

**CONDITION:** Satisfactory.  
**CAPACITY** 2 1/2 tons.

#### EXTERIOR FINS:

**CONDITION:** Satisfactory.

#### ELECTRICAL DISCONNECT:

**CONDITION:** Satisfactory.

#### REF.LINES/INSULATION:

**CONDITION:** Satisfactory.

#### INTERIOR DUCTS

**CONDITION:** Not tested.



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### CONDENSATE DRAIN:

CONDITION: Not tested.

### THERMOSTAT:

CONDITION: Not tested. As the exterior air temperature was <60 F, the air conditioner was not run and the thermostat was not tested.

ACCESS PANELS OPENED? Yes.

FUNCTIONAL? Not tested.

OBSERVATION:



At the time of inspection, the exterior air temperature was less the 60 F. and the central air conditioning system conditioner was NOT operationally tested due to the low outside temperature. The system was in a ***shut-down*** condition. As the system was not operational, its true condition is undetermined and requires further investigation.

When the outside temperature is less than 60 degrees F., the compressor unit may be damaged if operated. For your protection, it is recommended that you discuss the shut-down condition of this appliance with your attorney, your real estate agent and/or the seller prior to purchase; and that the system be operationally tested when seasonal temperatures permit. Ask if the seller will provide a written guarantee of the operational condition of the AC system and provide any service records. Note: Annual maintenance by a HVAC technician is advised.



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### PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. 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. 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. Saunas and shower steam generators are beyond the scope of this inspection and are excluded. Should you have questions regarding those items, it is recommended that you contact the manufacturer or a licensed professional.

#### MAIN LINE:

**LOCATION:** Basement.  
**MATERIAL:** Plastic.  
**CONDITION:** Satisfactory.

#### SUPPLY LINES:

**MATERIAL:** Copper and Brass.  
**CONDITION:** Marginal.  
**OBSERVATION:**



The water supply piping consists of brass and copper. The older home still has areas of the original (non-ferrous or not magnetic) brass water piping as viewed in the unfinished areas. The older piping may be yellow brass (20-40 year design life) or longer lasting red brass (50-60 year design life). The dissimilator metals combined with minerals in the water passing through the pipes causes a galvanic action which corrodes the piping. The brass piping may still be present inside walls leading to bathroom or kitchen plumbing fixtures and can easily be recognized by threaded fittings. The piping is now a prime candidate for age replacement. Brass piping tends to develop whitish pitted signs of corrosion on the underside caused by leaching zinc. Monitor the areas where the dissimilator metals meet and along the length of the brass piping for corrosion and leaking.

#### WASTE LINES:

**MATERIAL:** Cast iron, ABS, and PVC.  
**CONDITION:** Poor.  
**OBSERVATION:** As viewed from the basement, there is PVC directly connected to ABS drain waste piping. This is only permissible if there is a mechanical connector between the PVC and ABS piping. Recommend a licensed plumber advise.

#### CROSS CONNECTIONS:

**YES/NO:** Yes. There is no backflow preventer before the boiler feed valve and there is a risk of cross contamination of the boiler water and the house drinking water. Recommend a licensed heating/plumbing contractor advise and give cost to repair.



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## SUMP PUMP/DISCHARGE:

**CONDITION:** Not inspected.  
**OBSERVATION:** Determining the condition, operation and handling capacity of a sump pump is beyond the scope of this inspection. Recommend a "moisture barrier" specialist advise.

## PRESSURE:

**CONDITION** Satisfactory.

## DRAINAGE:

**CONDITION:** Satisfactory.

## PLUMBING LEAKS:

**YES/NO:** No.

## WATER HEATER:

**BRAND:** Professional Choice.  
**TYPE:** Electric.  
**AGE:** 2003.  
**SIZE:** 80 Gallons.  
**FLU PIPE:** N/A.  
**CHIMNEY CONNECTION:** N/A.  
**CHIMNEY THIMBLE PRESENT?** N/A.  
**RELIEF VALVE/EXTENSION & VACUUM BREAKER & SHUT OFF:** Poor.  
**OBSERVATION:**



**Observation:** Inspection of the domestic hot water heater revealed that a vacuum breaker valve is missing at the cold water supply piping to the water heater.

**Analysis:** The installation of a vacuum breaker valve is required to protect the public water supply from possible contamination during instances of negative water pressure. If there were a fire in the area and the fire department was drawing excessive water from the street water main, a negative pressure could take place inside the house water supply piping. Negative pressure could siphon water from the water heater unless a vacuum breaker valve was installed to equalize the pressure differentials.

**Recommendation:** A licensed plumber advise and install a vacuum breaker on the cold water inlet line.

**TANK CONDITION:** Poor.  
**OBSERVATION:**



The electric feed to the water heater is 20 amps. The water heater requires a 30 amp two pole breaker. Recommend a licensed electrician advise and give cost to change the breaker and the 12 awg wire feeding the electric water heater.



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### **PLUMBING LIMITATIONS:**

**OBSERVATION:**

There are finished areas in the basement where the supply and the drain, waste and vent piping are obscured. These items are excluded.



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### KITCHEN/DINING

A representative sampling of switches, outlets, windows and doors are tested in all rooms throughout the house.

#### WALLS:

**MATERIAL:** Plaster/Gypsum covered by wallpaper.  
**CONDITION:** Satisfactory.

#### CEILING:

**MATERIAL:** Tin.  
**CONDITION:** Satisfactory.

#### FLOOR:

**MATERIAL:** Ceramic Tile.  
**CONDITION:** Satisfactory.

#### CABINETS

**CONDITION:** Marginal.  
**OBSERVATION:** The kitchen cabinets have moderate wear.

#### COUNTERS:

**MATERIAL:** Corian.  
**CONDITION:** Satisfactory.

#### KITCHEN FANS:

**TYPE:** Overhead exhaust fan venting directly outside.  
**CONDITION:** Satisfactory.

#### SINK/PLUMBING:

**CONDITION:** Satisfactory.

#### ELECTRICAL:

**POLARITY:** Correct.  
**GROUNDING:** Yes.  
**OUTLETS/SWITCHES:** Marginal.

#### OBSERVATION:



GFCI protected outlets were not required at this location at the time of construction. Consideration should be given to upgrading with GFCI protected electrical outlets to meet modern safety standards.



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### DOOR/WINDOW:

**CONDITION:** Marginal.

**OBSERVATION:** The single pane wooden windows should be considered for upgrading. Budget to replace.

### HEAT/COOLING SOURCE

**YES OR NO:** Yes.



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### LIVING ROOM

#### WALLS:

**MATERIAL:** Plaster/Gypsum.  
**CONDITION:** Satisfactory.

#### CEILING:

**MATERIAL:** Horse hair plaster.  
**CONDITION:** Marginal.  
**OBSERVATION:** The horse hair plaster is cracked and broken. Monitor the walls/ceilings for detachment. Consider for repair.

#### FLOOR:

**MATERIAL:** Hardwood floor w/area rug.  
**CONDITION:** Satisfactory.

#### ELECTRICAL:

**OUTLETS/SWITCHES:** Marginal.  
**OBSERVATION:** There are limited grounded and ungrounded electrical outlets. Additional ground electrical outlets maybe required.

#### DOOR/WINDOW:

**CONDITION:** Marginal.  
**OBSERVATION:** The windows should be considered for upgrading. Budget to replace.

#### HEAT/COOLING SOURCE

**YES OR NO:** Yes.



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### FAMILY ROOM/DEN/LIBRARY

#### WALLS:

**MATERIAL** Horse hair plaster covered by wallpaper.  
**CONDITION:** Satisfactory.

#### CEILING:

**MATERIAL** Drop ceiling.  
**CONDITION:** Satisfactory.

#### FLOOR:

**MATERIAL:** Hardwood flooring w/area rug.  
**CONDITION:** Marginal.  
**OBSERVATION:** The hard wood floors require refinishing.

#### ELECTRICAL:

**OUTLETS/SWITCHES:** Marginal.  
**OBSERVATION:**



The family room has limited ungrounded electrical outlets. Recommend adding additional grounded electrical outlets in the future to support high end electronics.

#### DOOR/WINDOW:

**CONDITION:** Unsafe.  
**OBSERVATION:**



The window is broken and requires repair/replacement. ***This is a safety issue.***

#### HEAT/COOLING SOURCE

**YES OR NO:** Yes.



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### BEDROOM

#### WALLS:

**MATERIAL:** Horse hair plaster.  
**CONDITION:** Poor.  
**OBSERVATION:** The bedroom walls have been holed and require repair.

#### CEILING:

**MATERIAL:** Horse hair plaster.  
**CONDITION:** Marginal.  
**OBSERVATION:** The horse hair plaster is cracked and broken. Monitor the walls/ceilings for detachment. Consider for repair.

#### FLOOR:

**MATERIAL:** Hardwood w/area rug.  
**CONDITION:** Satisfactory.

#### ELECTRICAL:

**OUTLETS/SWITCHES:** Marginal.  
**OBSERVATION:** The bedrooms have ungrounded electrical outlets. Recommend adding additional grounded electrical outlets in the future to support high end electronics.

#### DOOR/WINDOW:

**CONDITION:** Marginal.  
**OBSERVATION:** The door(s) rub(s) when closed and need(s) to be trimmed.

#### HEAT/COOLING SOURCE

**YES OR NO:** Yes.



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## BATHROOM

Showers pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use on a regular basis. Determining whether the shower pans and tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to leak into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

### WALLS:

**MATERIAL:** Plaster/Gypsum.  
**CONDITION:** Satisfactory.

### CEILING:

**MATERIAL:** Plaster/Gypsum.  
**CONDITION:** Satisfactory.

### FLOOR:

**MATERIAL:** Ceramic tile.  
**CONDITION:** Satisfactory.

### TUB/SHOWER:

**CONDITION:** Poor.  
**OBSERVATION:** The shower tiles are loose/missing and require repair.

### TOILET:

**CONDITION:** Marginal.  
**OBSERVATION:** The 2nd floor toilet tank fills to the top of the overflow and should stop filling 5/8" below the top of the overflow. Recommend the tank fill level be adjusted.

### VANITY/BASIN:

**CONDITION:** Poor.  
**OBSERVATION:** The vanity has heavy wear and requires updating.



### PLUMBING:

**CONDITION:** Poor.  
**OBSERVATION:**

1. The hot and cold water in the shower is reversed.
2. The shower diverter valve does not fully divert water from the faucet to the shower and will requires replaced.

**Recommend a licensed plumber advise and give cost to repair.**





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### ELECTRICAL:

**POLARITY:** Correct.  
**GROUNDING:** Yes.  
**OUTLETS/SWITCHES:** Satisfactory.

### DOOR/WINDOW:

**CONDITION:** Marginal.  
**OBSERVATION:** The windows have served their useful life, budget to replace.

### HEAT/COOLING SOURCE

**YES OR NO:** Yes.

### BATH FAN:

**CONDITION:** Marginal.  
**OBSERVATION:** The bath vent fan vents to the soffit and should vent out through the soffit.



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### INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of the floors and walls are included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Damaged or stained floor coverings may be hidden by carpeting and furniture. A walk through the house prior to closing after all the homeowners belongings have been removed should be performed to verify the actual condition. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. All fireplaces should be cleaned and inspected internally by a level 2 chimney inspector (chimney sweep) 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.

#### DRYER:

**DRYER CONNECTION:** Gas.  
**CONDITION:** Satisfactory.

#### DRYER VENT

**CONDITION:** Satisfactory.

#### WASHING MACHINE CONNECTION/DISCHARGE:

**CONDITION:** Poor.  
**OBSERVATION:** The washing machine discharges into a dry well which is improper. Recommend a licensed plumber advise and give cost to tie the discharge into the drain, waste and vent piping.

#### LAUNDRY ELECTRICAL:

**POLARITY:** Correct.  
**GROUNDING:** No.  
**CONDITION:** Marginal.  
**OBSERVATION:** The electrical outlet for the laundry is not grounded. Recommend upgrading to a grounded outlet in the future.

#### ARE THERE SIGNS OF LEAKS OR ABNORMAL CONDENSATION?

**YES OR NO** Yes.  
**LOCATION:** The kitchen ceiling under 2nd floor bathroom.

**OBSERVATION:**



The above water stain(s) were observed. Testing of the stain with a moisture meter did not register any moisture content at time of inspection. The above observation should NOT be relied on as a guaranty, expressed or implied, that no future water penetration will occur. The water stain indicates a prior moisture source at this location, perhaps from a roof, flashing leak or prior ice dam problem. Be advised that there is a risk of concealed damage. Further investigation and repair maybe needed. Recommend asking the homeowner regarding the source of the stain, seasonal knowledge of water penetration problems and what repairs may have been done to prevent a reoccurrence of the problem.



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### DO STEPS, STAIRS, BALCONIES AND RAILINGS REQUIRE REPAIR?

YES OR NO  
OBSERVATION:

Yes.



Improvements are needed to the stairs and/or handrails. The sides to the basement stairs are open (no balusters) **which is unsafe for small children**. Recommend graspable hand rails with vertical baulisters < 5" apart.

### INTERIOR LIMITATIONS:

OBSERVATION:

As the house is occupied, there was homeowners belongings and stored items throughout the house. **DISCLAIMER: INSPECTORS ARE NOT REQUIRED TO MOVE STORED GOODS. THE INSPECTION IS LIMITED TO WHAT IS VISIBLE AND ACCESSIBLE AT TIME OF INSPECTION ONLY.**

Recommend a walk through of the home after all the home owners belongings have been removed prior to closing . If unreported defects arise, please call this office for a consultation or an optional return visit.