

# **SAFEGUARD HOME INSPECTION** LLC

**Bryan Wilcox**

MA License. # 704

NH License. # 171

NEHA-NRPP certified--Radon Testing

CMI--Certified Mold Inspector -NORMI

NEPMA - Pest registration #10031



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# **About Your Home Inspection**

## **Intermittent or Concealed Problems**

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

## **No Clues**

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

## **We Always Miss Some Minor Things**

Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect people's decisions to purchase. Most minor or cosmetic flaws, for example, should be apparent to the buyer without the aid of a professional.

## **Contractors' Advice**

The main source of dissatisfaction with the home inspectors comes from comments made by contractors. Contractors' opinion often differs from ours. Don't be surprised when three roofers all say the roof needs replacement when we said that, with some minor repairs, the roof will last a few more years. Contractors are not considered objective witnesses and usually have a vested interest in the issue they are evaluating.

## **Last Man In Theory**

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

## **Most Recent Advice Is Best**

There is more to the "Last Man In Theory". It suggests that it is human nature for homeowners to believe the last bit of "expert" advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "First Man In" and consequently it is our advice that is often disbelieved.

## **Why Didn't We See It**

**Contractors may say "I can't believe you had an inspection, and they didn't find this problem". There are reasons for these apparent oversights:**

### **Conditions During An Inspection**

1. It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, that there was storage everywhere in the basement or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstance was when the inspection was performed.

### **The Wisdom of Hindsight**

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

### **A Long Look**

3. If we spent ½ an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems too. Unfortunately, the inspection would take several days and would cost considerably more.

### **We're Generalists**

4. We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have knowledge of many areas: heating, plumbing, roofing, electrical, etc.

### **An Invasive Look**

5. Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform any invasive or destructive tests.

### **Not Insurance**

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

**We hope this is food for thought.**

# SAFEGUARD HOME INSPECTION

## Consultation Agreement

**This is a legally binding contract.**

I Erik J. Heels hereby request a limited visual inspection of the structure at the address identified on Page 2 of this contract, for my sole use and benefit. I warrant that I will read the following agreement carefully. I understand that I am bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

### Scope of the Inspection

**This specific inspection is not a standard home inspection governed by 266 CMR6.00. This is a cursory overview of the property and does not represent a substitute for a full home inspection.** This consultation is a visual examination of the physical structure and major interior systems of a residential building. It should be understood that there are certain risks inherent in the purchase of property and a consultation is inherently limited in its scope and depth. There should be a clear understanding that the consultation is not to be confused with an MA regulated home inspection, appraisal, a building code inspection, a guarantee of any kind, a substitute for real estate disclosures, and/or an insurance policy on the condition of the property. The general purpose is to outline potential problems that may be discovered during a buyers home inspection of the property. It is in no way to be intended as a complete list of deficiencies of the property, rather a finding of potential problems in accessible and visible areas and components of the home. A complete home inspection regulated by MA 266 CMR is recommended before the purchase of the property.

During the consultation, the Inspector may review the readily accessible exposed portions of the structure of the home including the roof, the attic, walls, ceilings, floors, windows, doors, basement, and foundation as well as the heating/air conditioning systems, interior plumbing and electrical systems for potential problems.

Consultations are not intended to point out every small problem or any invisible or latent defect in a home. Most minor or cosmetic flaws, for example, should be apparent to the buyer without the aid of a professional.

The Inspector may possess licenses or certifications in related professions such as a contractor, engineer, termites and other wood destroying insects, mold, energy audits, and radon. These services are outside the scope of the inspection and standards of practice used in home inspection but may provide valuable information about the property if available. Additional fees may be charged for these services.

Your Inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any construction craft or trade. If the Inspector recommends consulting other specialized experts, client must do so at Clients expense, and Client is advised to do so prior to the close of the transaction. Client accepts all responsibility for failure to act on Inspector's recommendations. If there are water leaks, damage, stains or musty smells reported by the Inspector or the Client, the Inspector recommends evaluation by a mold specialist prior to completion of the transaction.

### Outside the scope of the inspection

Any area which is not exposed to view which is concealed or inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, debris, or any other items not included in this inspection. The inspection does not include any destructive testing or dismantling. The Client agrees to assume all the risk for the conditions which are concealed from view at the time of the inspection. If current owner belongings block or conceal view of any component or area, the client assumes all risk of any hidden or unseen defects. The inspector will inspect any areas that can be visible or accessible by the seller or sellers agent but the inspector is under no obligation to return at another time to re-inspect areas not accessible or observable at the time of the inspection. The condition of the property may change in between the time of the inspection and the real estate closing. The inspector recommends a final walkthrough before final closing to detect any unseen defects or problems not visible at the time of the inspection. The Inspector is not responsible for any conditions which may have changed since the time of the inspection. This is a building inspection, not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental concerns regarding the building or any adjacent properties, including but not limited to the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, animals, PCBs or other toxic materials or substances contained in the water, air, soils, or building materials. If evidence of any of the items listed above are observed the client will be responsible to obtain further evaluation by qualified or licensed professional

### Confidential Report:

The inspection report to be prepared for the Client is solely and exclusively for the Clients own information and may not be relied upon by any other person. It is at the sole discretion of the Client to disclose or distribute copies of the inspection to any relevant party directly related to the transaction, but is not specifically intended for any other persons who are not the beneficiaries of the Agreement or the inspection report. Client agrees to indemnify, defend and hold Inspector harmless from

any third party claims arising out of Clients distribution of the inspection report. All information including all photographs are the property of the Inspector. Some photographs maybe provided at the Inspectors discretion.

**Severability:**

Client and Inspector agree that should a Court of competent jurisdiction determine and declare that any portion of this agreement is void, voidable, or unenforceable, the remaining provisions and portions shall remain in full force and effect.

**Disputes:**

Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the property, as limited herein above, shall be made in writing and reported to the inspector within ten days of discovery. Client further agrees that, within the exception of emergency conditions, Client or Client's agents, employees, or independent contractors, will make no alteration, modifications, or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the conditions in question.

**Property Address: 66 Macintosh Lane Boxborough MA 01719**

**Services:**

**FEES** With inspection / Separate testing


<b>Standard Inspection</b>		<b>\$445 -%10= 395.00</b>
<b>Radon-In-Air Test</b>		
Continuous Radon Monitor		\$150 / \$200
Double LS Test Kit	\$ 50.00	<del>\$85</del> / \$115
<b>WDI Insect Form NPMA-33</b>		\$50 / \$100
<b>Radon-In-Water Test</b>		\$65 / \$70
<b>Pool Inspection</b>		\$100 / NA

**TOTALS** \$ 445.00

By signing below Client and Inspector acknowledge that they have read, understand and agree to the scope of the inspection, with all limitations listed below\*, and agree to all terms and conditions of this contract. Client agrees to pay the fees listed above

**Mailing address:** \_\_\_\_\_

**Phone #** \_\_\_\_\_ **Email address:** heels@alum.mit.edu

**Clients/agent signature:** Erik J. Heels  **Date:** \_\_\_\_\_

**Inspector:**  **Lic#** 704 **Date:** 5/10/13

**\*Specific items/components outside the scope of the inspection\***

- \*Geological stability of soil conditions.
- \*Structural stability or engineering analysis.
- \*Building appraisal or cost estimates.
- \*Property lines and plot plans
- \*Pools, hot tubs, saunas, or steam systems, piping and components.
- \*Radio controlled devices and systems, including gates, elevators, lifts, time clock controls.
- \*Private water systems and components or private sewage systems.
- \*Prediction of life expectancy of any item, future conditions, or operating costs.
- \*Furnace heat exchangers or free standing appliances.
- \*Insects, or pests, including, termites, carpenter ants, powder-post beetles, carpenter bees, mice, bats, or any other invasive organisms and related damage.
- \*Building code or ordinance violations or compliance with current code requirements.

- \*Building permits and identification of modifications or additions.
- \*Solar systems and components.
- \*Acoustical properties of the building or any perceived noise conditions.
- \*Adequacy, strength, or efficiency of any or component and causes of any deficiencies.
- \*Advisability to purchase, or estimated value of property.
- \*Underground systems and piping including but not limited to underground storage tanks.
- \*Effectiveness of any system installed or or methods utilized to control or remove suspected hazardous substances.
- \*Conditions of detached buildings.
- \*Communication systems, TV, cable, phone, security, or intercom.

# KEY:

This report is meant to provide a understanding of the visible conditions of the home the day of the inspection. This Key is provided in order to understand the language used in the report.

**"Appears Serviceable"**: The item, component, or system operated as expected and is cable of being used. Some serviceable items may show wear and tear but are still functional.

**"Repairs Recommended"**: The item, component or system is visibly or functionally deficient. Repairs will likely be needed to restore acceptable condition(s) or function.

**"Safety Hazard"**: The item, component or system poses a safety hazard in the current state. Repairs are all always recommended to restore proper safety function and/or safety enhancement.

**"Monitor"**: This item, component, or system will require additional or future evaluation to determine if a problem exists, is active, or has been repaired adequately.

N/A = Not Applicable / Not Present

#1 = Recommend further evaluation by a qualified / licensed Professional

\* = See notes on adjacent page or Monitor

(F) = Front

(U) = Upper

(B) = Back

(L) = Left side

(R) = Right side

Furnishings, carpets, and owner belongings typically prevent a full visual inspection. Recommend a final walkthrough after home is empty before purchasing. Most of the information listed below is obtained from the listing or the seller's disclosure. The accuracy of the information that is provided is not verified by the inspector.

Date: 5/10/13

Start Time: 9:00 AM

End Time: 11:40 AM

Temperature: 58°

Weather:  Dry  Rain today/ Recently  Snow today / Recently  Snow on the ground

Inspector(s) Bryan Wilcox

Present at the inspection:  Buyer  Buyer's Agent  Seller  Seller's Agent \_\_\_\_\_

Age: 1977

### Property information:

Single family  Condominium  Townhouse

Multiple Residential # of Units \_\_\_\_\_  Commercial # of Units \_\_\_\_\_

Vacant  Occupied

Approximate square footage: 1500 sq ft House Faces: E

Notes:

## Driveway:

Asphalt  Concrete  Gravel  Paver/Brick  Common/Shared or Association

<input checked="" type="checkbox"/> Appears Servicable _____	<input checked="" type="checkbox"/> Common Cracks	<input type="checkbox"/> Major Cracks	<input type="checkbox"/> Raised/Settled	<input type="checkbox"/> Deterioration
<input type="checkbox"/> Repairs Recommended _____	<input type="checkbox"/> Not fully visible _____			
<input type="checkbox"/> Safety Hazard _____ N/A	<input checked="" type="checkbox"/> Asphalt requires occasional maintenance/sealing. * Monitor*			

## Walkway(s):

Location: A: Front B: \_\_\_\_\_ C: \_\_\_\_\_  
 D: \_\_\_\_\_  
 Asphalt / Concrete / Gravel    Asphalt / Concrete / Gravel    Asphalt / Concrete / Gravel  
 Brick / Paver / Stone    Brick / Paver / Stone    Brick / Paver / Stone

<input checked="" type="checkbox"/> Appears Servicable _____	<input type="checkbox"/> Common Cracks	<input type="checkbox"/> Major Cracks	<input type="checkbox"/> Raised/Settled Area
<input type="checkbox"/> Repairs Recommended _____	A B C	A B C	A B C
<input type="checkbox"/> Safety Hazard _____	<input type="checkbox"/> Not fully visible	<input type="checkbox"/> Trip Hazard _____	
<input type="checkbox"/> Monitor _____ N/A	A B C	A B C	
	<input type="checkbox"/> Wooden framing shows signs of deterioration: _____		<input type="checkbox"/> Association component
	A B C		

## Retaining Wall(s):

Location: A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_ D: \_\_\_\_\_  
 Stone / Block    Stone / Block    Stone / Block    Stone / Block  
 Concrete / Wood    Concrete / Wood    Concrete / Wood    Concrete / Wood

<input type="checkbox"/> Appears Servicable _____	<input type="checkbox"/> Leaning / Displaced / Failing:	A B C D
<input type="checkbox"/> Repairs Recommended _____	<input type="checkbox"/> No/Poor Drainage Openings:	A B C D
<input type="checkbox"/> Safety Hazard _____	<input type="checkbox"/> Deterioration/Damaged/Mortar Missing:	A B C D
<input type="checkbox"/> Monitor _____ N/A	<input type="checkbox"/> Signs of past or ongoing repairs. Monitor:	A B C D
	<input type="checkbox"/> No barrier protection along top side/perimeter	A B C D
	<input type="checkbox"/> Retaining walls require occasional maintenance. Wood may deteriorate, mortar may come loose and deteriorate, or continuing movement of the wall is possible.	

## Decks/Patio Porch:

Location A: Rear Deck B: \_\_\_\_\_ C: \_\_\_\_\_ D: \_\_\_\_\_  
 Wood / Composite    Wood / Composite    Wood / Composite    Wood / Composite  
 Concrete / Paver    Concrete / Paver    Concrete / Paver    Concrete / Paver  
 Brick / Stone    Brick / Stone    Brick / Stone    Brick / Stone

<input type="checkbox"/> Appears Servicable _____	<input type="checkbox"/> Enclosure: <input type="checkbox"/> Screens damaged/missing	<input type="checkbox"/> Deterioration visible*Monitor _____
<input checked="" type="checkbox"/> Repairs Recommended _____	<input type="checkbox"/> Deck on/near grade, or not fully visible: This includes footings: A B C D <input type="checkbox"/> Rusty Columns _____	
<input type="checkbox"/> Safety Hazard _____	<input type="checkbox"/> Earth-to-wood contact: Wood may prematurely deteriorate. This includes footings, columns and skirting	A B C D
<input type="checkbox"/> Monitor _____ N/A	<input type="checkbox"/> Visible uneven surface or deflection.	A B C D
	<input checked="" type="checkbox"/> Flashing not visible.	<u>A</u> B C D
	<input type="checkbox"/> Railings/Balusters: Missing / Openings too wide/ Loose / Deteriorated	A B C D
	<input type="checkbox"/> Improper/Inadequate Footings: Should be frost depth (4ft)	A B C D
	<input type="checkbox"/> Insulation/screen is missing / falling down / deteriorated	A B C D
	<input type="checkbox"/> Improper/Inadequate attachment to home: (Ledger board should be flashed and lag bolted) <i>-Not visible</i>	<u>A</u> B C D
Please refer to Critical Deck connection handout in rear of report <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Recommend additional mechanical fasteners at connection points for safety enhancement. This includes, Joist-to-joist/Joist-to-beam/Beam-to-column and Column-to-footing	A B C D

## Fences:

Wood  PVC  Metal/Chainlink  Composite  Visible deterioration, monitor and repair as needed  
 Leaning  Rusty  Gate latch(s) requires adjustment/repairs  Check for ownership

Note: Fences are not required to be inspected during a home inspection. Visible observations may be made as a courtesy

# Exterior:

## Walls/Siding

Structure:  A: Wood frame  B: Masonry/Brick  C: Metal  Not fully visible

Wall Covering:  D: Wood  E: Vinyl  F: Stucco  G: Aluminum  H: Composite  I: EIFS

Appears Servicable \_\_\_\_\_  
 Repairs Recommended \_\_\_\_\_  
 Safety Hazard \_\_\_\_\_  
 Monitor \_\_\_\_\_ N/A

**Earth-to-wood contact.** This condition is conducive to wood destroying insect intrusion and moisture problems. Recommend providing 4-6 inches of space from the ground and the siding  

- Front side

 Deteriorated/ Damaged finish \_\_\_\_\_  
 Bricks/Concrete/Mortar: Loose / Cracked / Deteriorated  

Masonry walls require ongoing maintenance. Mortar can crack and come loose. Bricks may spall. Recommend evaluation/repairs when this becomes visible.

 **Roof line-to-house connection:** Visible deterioration of the siding. 2 inches of clearance is recommended between top of roof surface and bottom of siding to prevent moisture damage  

Front side

 **Exterior wall(s) have visible flaking and peeling paint:** Sealant such as caulking may also be improperly or inadequately applied. Recommend removal of all loose material followed by proper sealing/painting for weather-proofing.  

Few scattered area

 **Landscaping/Vegetation touches home.** Recommend providing 6 inches of space between vegetation and home.

- Association has stipulated that the property is being painted

## Exterior stairs:

A: Front B: Rear Deck C: \_\_\_\_\_ D: \_\_\_\_\_

Concrete /  Brick / Stone Concrete / Brick / Stone Concrete / Brick / Stone Concrete / Brick / Stone

E: \_\_\_\_\_ Wood / Metal / Composite  Wood / Metal / Composite Wood / Metal / Composite Wood / Metal / Composite

Appears Servicable \_\_\_\_\_  
 Repairs Recommended A  
 Safety Hazard \_\_\_\_\_ N/A

**Loose or visible cracks and/or gaps.** (A) B C D  
 **Uneven** This may be due to settlement\*Monitor A B C D  
 **Damaged / Deteriorated** A B C D  
 **Railings/Balusters:** Missing / Openings too wide / Loose A B C D  
 **Stair stringer supports are inadequate.** A B C D  

Recommend additional mechanical fasteners

 **Steps should rest on solid footing/landing;** Not on ground or wood A B C D

**The area or seam where the steps meet the home should be sealed to prevent water intrusion.**

## Trim:

A: Wood  B: Metal  C: PVC/Vinyl  Rusting lintels: Rusty lintels can lead to defects and cracking in bricks, mortar, or concrete.

Appears Servicable \_\_\_\_\_  
 Repairs Recommended \_\_\_\_\_  
 Safety Hazard \_\_\_\_\_  
 Monitor \_\_\_\_\_ N/A

Deteriorated/ Damaged finish. Upper rear corner  
 Windows: \_\_\_\_\_  
 Doors/Entryways: \_\_\_\_\_  
 Soffits: \_\_\_\_\_ Corner/Fascia: \_\_\_\_\_  
 Flaking / Peeling / Missing paint and/or caulking:  

Scattered - trim board - Rear side over deck

## Gutters:

Full  Partial  None  Roof/Surface

A: Aluminum/Metal  B: PVC  C: Wood

Appears Servicable \_\_\_\_\_  
 Repairs Recommended \_\_\_\_\_  
 Safety Hazard \_\_\_\_\_ N/A

Recommend adding or routing downspouts away from structure/entrances.  

Gutter length is long for just 1 downspout

 Loose connections visible. Recommend attachment at all connection points. Recommend additional downspout  
 Noticeable debris in gutters. Gutters should be kept clear.  
 All upper downspouts should connect to lower gutters or downspouts.  
 Premature deterioration of roofing material may exist or persist.

Subsurface drains are not fully visible and cannot be inspected or tested. Further evaluation may be needed.

Hose/faucets:  Winterized, cannot test \_\_\_\_\_  Hardware missing/damaged \_\_\_\_\_  Visible Leaks \_\_\_\_\_

Appears serviceable \_\_\_\_\_  Repairs Recommended \_\_\_\_\_

# Foundation:

**A: Basement**

Concrete / Masonry Block  
Stone / Brick / Piers / Wood

**B: Crawlpace**

Concrete / Masonry Block  
Stone / Brick / Piers / Wood

**C: Slab-on-Grade**

Concrete / Masonry Block  
Stone / Brick / Piers / Wood

Please refer to basement water intrusion and crawlspace science handout in rear of report.

All gaps and cracks on the interior and exterior floors and walls should be sealed to prevent water and pest intrusion. Active movement cannot be determined the day of the inspection. Monitor all cracks for further movement and repair as needed.

Appears Servicable \_\_\_\_\_

Repairs Recommended I + J

Safety Hazard \_\_\_\_\_

Monitor H N/A

Recommend evaluation by structural engineer

**D:Floors:**  Concrete  Dirt/stone  Not fully visible due to finished floor or access

Common cracks  Major cracks/displacement  Moisture stains\*

May Contain Asbestos. Recommend further evaluation if disturbed or removed.

**E: Stairs:**

Openings too wide: More than 4 inches of open space between railing and balusters.

Deterioration/damage  Stair Stringer: Attachment is inadequate

**F:Columns:**

Steel  Concrete/brick  Wood  Not Fully visible

Rusty  Deteriorated/Damaged  Visible deflection

Temporary screw jacks. Recommend upgrade to permanent type columns.

**G:Structure**

Main beam:  Wood/LVL  Truss  Metal  Not fully visible

**System:**

Construction:  Joist  Beam  Wood I-Joist  Metal  Not fully visible

Improper/Over-notched Inadequate/unsafe: \_\_\_\_\_

Improper squash blocks / Shims / Pocket clearance

**H:Floors & Walls:**

1<sup>st</sup> Floor Subfloor:

Moisture stains\*  Visible fire/smoke/heat damage  Not Fully Visible

Moisture stains/ efflorescence stains visible.\*  Signs of past repairs

Active moisture/water present.  Visible bulges  Deterioration/damage

Visible Cracks: Visible deterioration of mortar, cracking, visible gaps. \*Monitor

*Behind/adjacent and below rear glass slider*

**I:Bulkhead/Walkout:**

Wood  Metal  Concrete

Enclosure/walkout is damaged/deteriorated. This includes retaining structures in this area

Visible rust: Recommend removal/converting of rust. Proper sealing and painting

Visible gaps, cracks, deterioration. Recommend sealing all gaps/cracks

Visible moisture stains. Monitor for water intrusion. Fix as needed

Drain at base of walkout area. Actual functionality of drain cannot be determined

**J:Windows/Vents:**

Metal  Wood  Vinyl  Not fully accessible

Rusty: Recommend removal/converting of rust. Proper sealing and painting

Deteriorated/damaged sills or frames. Repair/replace as needed

Visible open gaps/cracks. Recommend sealing + weatherproofing

Exterior soil/ground is too close to windows: Recommend providing for 6 inches of space between the top of the ground and bottom of window sill.

*New windows appear to be installed*

**K:WDI:**

Wood Destroying Insects:  No Visible Damage  Visible Damage

Locations: \_\_\_\_\_

Current/or recent activity of WDI cannot be determined during this home inspection. Recommend further evaluation and/or treatment options by licensed pest applicator. Preventative measures are recommended





# Attic:

Full  Partial  No access  Entered  Not fully visible  View limited from access point

Roof Frame:  Truss  Rafter framing  Collar ties  Cannot determine  
 Ceiling Frame:  Truss  Joist framing  \_\_\_\_\_  Cannot determine  
 Sheathing:  Boards  OSB  Plywood  Cannot determine  
 Floored / Partially Floored  No Flooring  Items resting on insulation/ceiling

- Appears Servicable \_\_\_\_\_
- Repairs Recommended \_\_\_\_\_
- Safety Hazard \_\_\_\_\_
- Monitor \_\_\_\_\_ N/A

Recommend rerouting ductwork to allow installation of an insulated cover over the pull down stairs

Framing/ trusses/collar ties are sagging or have been cut or altered: Recommend repairs to restore proper support.

Moisture stains:  Active  Present, but dry  Cannot determine if recent/active

Open area around chimney/ vent stack: This is considered a fire chase and should be properly sealed.

Vent fan terminates into attic area: This should vent directly to the exterior to prevent unwanted moisture into the attic. The vent may terminate into a soffit and may not be fully visible.

Mold like substance visible: Recommend additional testing/evaluation to determine type and if remediation is advised. The most important step is eliminating the moisture problem to prevent future growth.

Visible fire/smoke damage: The structural integrity of the roofing components cannot be determined. Additional evaluation will be needed to make such calculations.

Power ventilator:  Present  Functional  Not functional  Not tested Controls are set with a thermostat or humidistat and conditions for operation are not met and/or are not accessible.

Whole house fan:  Present  Functional  Not functional  Not tested

Gable vents are damaged or clogged. These areas should be kept sealed to prevent pests, such as bats, bees, hornets

Insulation:  Fiberglass  Cellulose  Spray-foam  Mineral wool  Vermiculite\*  Cannot determine

Recommend upgrading insulation to R-38 levels for energy efficiency

Insulation is installed incorrectly, preventing proper venting/air flow: Recommend installing baffles

Missing/incomplete insulation in rafter/joist bays: Recommend proper installation of insulation.

Recommend installing insulation on: Hatch / Door / Pull-down stairs / Whole house fan

Pull-Down stairs/mechanisms are deteriorated-damaged / Improperly cut / Do not close

# Skylights:

Locations: A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_ D: \_\_\_\_\_

- Appears Servicable \_\_\_\_\_
- Repairs Recommended \_\_\_\_\_
- Safety Hazard \_\_\_\_\_
- Monitor \_\_\_\_\_ N/A

Damaged / Deteriorated: \_\_\_\_\_

Hardware damaged/deteriorated/ inoperable: \_\_\_\_\_

Moisture Stains: Active leaking cannot be determined the day of the inspection. Monitor for water intrusion.

Moisture or cloudiness seen between panes of glass: \_\_\_\_\_

Skylights are more susceptible to ice damming and compromised double pane seals. Due to lighting and viewing angle, broken seals to the glass may not be able to be determined at the time of the inspection

# Electrical:

Service:  Overhead  **Underground**  Not visible/cannot determine  
 **240V/120V**  **AMPS: 200**  Cannot determine

System is grounded to city and dwelling side of the water piping and/or ground rod.  Not Visible  
 Piping System bonded to water piping within first five feet of its entry into the property.

**Appears Servicable** \_\_\_\_\_  
 **Repairs Recommended** \_\_\_\_\_  
 **Safety Hazard** \_\_\_\_\_ N/A

Service entrance cable is deteriorated/damaged  Wires touch trees; contact utility company.  
 Conductors too close to the ground  Improper drip loop on wires  
 Damaged / Disconnected weather head  Meter socket is loose / damaged

Main panel location A: Basement # Circuits \_\_\_\_\_ Cannot determine  
 Sub-panel(s) location(s) and # of Circuits B: \_\_\_\_\_ C: \_\_\_\_\_ D: \_\_\_\_\_ E: \_\_\_\_\_

*Previous leak from plumbing valve over panel - This caused the visible rust + corrosion - No rust in panel*

System is not grounded to city and dwelling side of the water piping and/or ground rod.  
 Not bonded to first five feet of piping at entry to the building  
 Electric Baseboard Heater(s) Damaged / Inoperable / Outlet(s) installed Over Baseboard  
 Power is off—No inspection could be performed.  Not accessible due to: \_\_\_\_\_  
 Open holes in side of panel: A B C D  Missing dead front plates A B C D

Panel box has visible rust/corrosion. Water may have entered through SEC cable.  Monitor for future water intrusion.

Breakers  Fuses  **GFCI(s) tested at panel box**  **AFCI(s) tested at panel box**

Double taps visible. This is a safety hazard. \_\_\_\_\_

**Tandem breaker(s) noted:** These may be improper. The panel diagram may not show the allowance of tandem breakers or they may be in the improper location.

**Scorching / Melting.** Circuits may be overloaded.

# Wiring:

SEC:  Copper  **Aluminum**  Copper clad Aluminum  Other  Cannot determine  
 Branch:  **Copper**  Aluminum  Copper clad Aluminum  Other  Cannot determine  
 Wiring Methods:  Armored Cable  **Metal / Plastic Conduit / Tubing**  Nonmetallic Cable  K&T

**Appears Servicable** \_\_\_\_\_  
 **Repairs Recommended** \_\_\_\_\_  
 **Safety Hazard** \_\_\_\_\_ N/A

*Basement dimmer switch is upside down*

**Knob and tube wiring present.** This may be considered a fire safety hazard. Recommend further evaluation by a qualified Professional  
 **Aluminum wiring on branch circuits.** This type of wiring requires monitoring. Recommend further evaluation by a qualified Professional  
 **Two prong outlets are present.** These are outdated outlets. Recommend upgrade to grounded type for safety enhancement.  
 **Three prong outlets are not grounded.** Recommend upgrade to grounded type for safety enhancement.  
 **Over-fused.** Compatibility of the over-current devices and size of the protected conductor are improper.  
 **Reverse polarity at:** \_\_\_\_\_  
 **Wires are not properly supported or protected:** \_\_\_\_\_  
 **Extension cord(s) are being used as permanent wiring:** \_\_\_\_\_  
 **Open outlets or junction boxes.** All wire connections should terminate in a electrical box. All outlets and electrical boxes should have covers.  
 **Outlet or fixture is broken or unsafe:** \_\_\_\_\_

GFCI(s) Tested properly at:  Exterior  Kitchen  **Basement**  
 Garage  **Bathroom**  Outbuilding  Wet bar

GFCI(s) Recommended for safety enhancement:  Exterior \_\_\_\_\_  **Kitchen** All counter top  
 Garage \_\_\_\_\_  Bathroom \_\_\_\_\_  
 Basement \_\_\_\_\_  Outbuilding \_\_\_\_\_  Wet bar \_\_\_\_\_

## Heating:

**Unit A location:** Basement

**Fuel type:** Gas Oil LPG Electric Coal/Wood

**Delivery:** Forced Hot Air Boiler/Steam Heat Pump  
Hydro-Air Radiant Electric # of zones 1

**Unit C location:** \_\_\_\_\_

**Fuel type:** Gas Oil LPG Electric Coal/Wood

**Delivery:** Forced Hot Air Boiler/Steam Heat Pump  
Hydro-Air Radiant Electric # of zones \_\_\_\_\_

**Unit B Location:** \_\_\_\_\_

**Fuel type:** Gas Oil LPG Electric Coal/Wood

**Delivery:** Forced Hot Air Boiler/Steam Heat Pump  
Hydro-Air Radiant Electric # of zones \_\_\_\_\_

**Unit D Location:** \_\_\_\_\_

**Fuel type:** Gas Oil LPG Electric Coal/Wood

**Delivery:** Forced Hot Air Boiler/Steam Heat Pump  
Hydro-Air Radiant Electric # of zones \_\_\_\_\_

## Condition:

**Recommend annual tune-up to all heating systems. This should include cleaning and servicing of all components of the heating system**

Appears Servicable \_\_\_\_\_  
 Repairs Recommended \_\_\_\_\_  
 Safety Hazard \_\_\_\_\_ N/A

- |  |   |   |   |   |
|--|---|---|---|---|
| <input type="checkbox"/> Near end of typical lifespan  | A | B | C | D |
| <input type="checkbox"/> Actual age cannot be determined   | A | B | C | D |
| <input type="checkbox"/> Expansion tank waterlogged / requires servicing:  | A | B | C | D |
| <input type="checkbox"/> Blower makes unusual sound:   | A | B | C | D |
| <input type="checkbox"/> Rust/Corrosion on cabinet/piping. An active leak may not be present at the time of the inspection. The leak may have been from a previous issue. Recommend closely monitoring appliance for water leaks | A | B | C | D |

**Burner:**  
NA

- |  |   |   |   |   |
|--|---|---|---|---|
| <input type="checkbox"/> Appears serviceable         | A | B | C | D |
| <input type="checkbox"/> Sealed/not visible          | A | B | C | D |
| <input type="checkbox"/> Unusual flame pattern       | A | B | C | D |
| <input type="checkbox"/> Visible crack(s) in chamber | A | B | C | D |
| <input type="checkbox"/> Debris in chamber           | A | B | C | D |

**Combustion air:**  Appears serviceable  Inadequate: \_\_\_\_\_  Damaged/Deteriorated: \_\_\_\_\_

## Venting:

Metal \_\_\_\_\_  Plastic \_\_\_\_\_  Not fully visible A B C D

Appears Servicable \_\_\_\_\_  
 Repairs Recommended \_\_\_\_\_  
 Safety Hazard \_\_\_\_\_  
 Monitor \_\_\_\_\_ N/A

- |  |   |   |   |   |
|--|---|---|---|---|
| <input type="checkbox"/> Loose venting connections                               | A | B | C | D |
| <input type="checkbox"/> Improper slope of venting                               | A | B | C | D |
| <input type="checkbox"/> Barometric damper not working properly                  | A | B | C | D |
| <input type="checkbox"/> Holes / gaps around venting connection * Safety Hazard* | A | B | C | D |
| <input type="checkbox"/> Improper clearance to combustibles                      | A | B | C | D |
| <input type="checkbox"/> Vent / Chamber has soot / rust                          | A | B | C | D |

## Distribution:

Ducts/ Registers  Electric baseboard  Pipes/Radiators

A: Aluminum/Steel  B: Flexible/Fiberglass  C: Copper  D: Black Iron  Other

Appears Servicable \_\_\_\_\_  
 Repairs Recommended \_\_\_\_\_  
 Safety Hazard \_\_\_\_\_  
 Monitor \_\_\_\_\_ N/A

- |  |  |
|--|--|
| <input type="checkbox"/> Piping not properly supported: _____  | <input type="checkbox"/> Not fully visible |
| <input type="checkbox"/> Visible corrosion. Monitor for leaks: _____   |  |
| <input type="checkbox"/> Recommend insulation on piping/ductwork: _____  |  |
| <input type="checkbox"/> Leaking / Disconnected duct work: _____   |  |
| <input type="checkbox"/> Radiator / Register --- Damaged / Missing / Not functional  |  |
| <input type="checkbox"/> Damaged / Missing filter: _____   |  |
| <input type="checkbox"/> Filter does not fit or install properly and return air is not being filtered.   |  |
| <input type="checkbox"/> Humidifier System installed on system. These units can cause indoor air quality issues and have to be constantly maintained/cleaned. The system may be disconnected and left dormant. |  |

Recommend changing filter regularly or according to manufactures directions

Boiler/Chiller system: This system is typically centrally controlled and only one function cannot be used at a time. There may be no individual thermostat in the unit

# Air Conditioning:

Window/wall units are considered temporary and are not evaluated during a home inspection.

**Unit A: Location:** Exterior/Basement

- Split System: Condenser & Evaporator (Air Handler)
- Duct-less

**Distribution:**

- Aluminum/Steel  Fiberglass  Other
- Insulated  High Velocity

**Unit B: Location:** \_\_\_\_\_

- Split System: Condenser & Evaporator (Air Handler)
- Duct-less

**Distribution:**

- Aluminum/Steel  Fiberglass  Other
- Insulated  High Velocity

**Unit C: Location:** \_\_\_\_\_

- Split System: Condenser & Evaporator (Air Handler)
- Duct-less

**Distribution:**

- Aluminum/Steel  Fiberglass  Other
- Insulated

**Unit D: Location:** \_\_\_\_\_

- Split System: Condenser & Evaporator (Air Handler)
- Duct-less

**Distribution:**

- Aluminum/Steel  Fiberglass  Other
- Insulated

## Condenser/Compressor:

(2010)

Recommend annual tune-up to system(s)

Appears Servicable \_\_\_\_\_

Repairs Recommended \_\_\_\_\_

Safety Hazard \_\_\_\_\_

Monitor \_\_\_\_\_ N/A

- Air Temp is below 65 degrees. Unable to test. Operation could cause damage
- Near end of typical service life. Unit may last significantly longer if it has been previously maintained and continued preventative maintenance and annual tune-ups are performed.
- Rusty / Deteriorated / Damaged : \_\_\_\_\_  
A B C D
- Insulation on exterior lines are damaged/deteriorated/missing. Insulation should completely encapsulated cold gas line.  
A B C D
- The unit should be level and sit on a proper pad. Debris should be kept off pad and around unit:  
A B C D
- Electrical Disconnect:  Damaged / Deteriorated / Not present A B C D
- Service Receptacle:  Damaged / Not functional / Not present A B C D

## Evaporator/Air Handler:

Recommend annual tune-up to system(s).

Recommend changing/cleaning filter according to manufacture's recommendations

Appears Servicable \_\_\_\_\_

Repairs Recommended \_\_\_\_\_

Safety Hazard \_\_\_\_\_

Monitor \_\_\_\_\_ N/A

- Moisture stains: Moisture stains may be from a blocked or improper condensate line. Monitor to insure water does not leak on heat exchanger/air handler. A B C D
- Refrigerant lines are not properly supported/protected. Insulated in basement. A B C D
- Condensate line: Improper \_\_\_\_\_ Leaking \_\_\_\_\_ Poor termination \_\_\_\_\_ A B C D  
 Cannot determine condensation line termination point
- Electrical Disconnect: Damaged / Deteriorated / Missing A B C D
- Service Receptacle: Damaged / Not functional / Missing A B C D
- Recommend adding a condensate pan for the attic unit. A B C D
- Recommend adding a float switch or automatic shutoff to unit. A B C D

\*Condensate lines are typically not fully visible. Monitor to insure water issues do not exist

General Notes: \_\_\_\_\_

## Fuel system:

Gas meter @ \_\_\_\_\_

Oil tank @ \_\_\_\_\_

LPG Tank @ \_\_\_\_\_

Appears Servicable \_\_\_\_\_

Repairs Recommended \_\_\_\_\_

Safety Hazard \_\_\_\_\_

N/A

**Fuel source shut off:** The inspector will not activate any gas line, light any pilot lights. The appliance may be off for a specific reason or may have malfunctioned. Recommend follow up to determine status of appliance.

**Pipes lack proper support:** \_\_\_\_\_

**Deterioration / Damaged / Unsafe:** \_\_\_\_\_

**Rust / Corrosion:** **Minor** **Major** Monitor all corrosion, call utility company if a leak or problem is suspected.

Oil line is unprotected, improperly run or not in current compliance with standards. Recommend oil line run in a non-metallic sleeve.

## Fireplace:

Location: A: Living Rm B: \_\_\_\_\_ C: \_\_\_\_\_ D: \_\_\_\_\_ E: \_\_\_\_\_

Type:  Masonry \_\_\_\_\_  Wood/Pellet \_\_\_\_\_  Gas: \_\_\_\_\_  Insert: \_\_\_\_\_

Appears Servicable \_\_\_\_\_

Repairs Recommended \_\_\_\_\_

Safety Hazard \_\_\_\_\_

Monitor \_\_\_\_\_ N/A

Recommend sealing cracks in fire box

**The throat or upper chamber has exposed brick.** A B C D E  
Recommend parging or covering the bricks for safety enhancement.

**Damper is loose, or has visible gaps.** A B C D E

**Damper is inoperable / Damaged** A B C D E

**Damper has visible corrosion \*Monitor\*** A B C D E

**Firebox has cracks / Deterioration** A B C D E

**Front doors / Screen requires adjustment / Repairs** A B C D E

**Inadequate clearance to combustibles** A B C D E

**Not Tested:** A B C D E  **Not operable:** A B C D E

\*\* Recommend servicing (all flues) before first use/purchase. The flues are not fully visible during an inspection

## Chimney/Flue:

Location: A: Center B: \_\_\_\_\_ C: \_\_\_\_\_ D: \_\_\_\_\_

Brick/Masonry Metal Flue Wood Enclosure Brick/Masonry Metal Wood Enclosure Brick/Masonry Metal Wood Enclosure Brick/Masonry Metal Wood Enclosure

Appears Servicable \_\_\_\_\_

Repairs Recommended \_\_\_\_\_

Safety Hazard \_\_\_\_\_ N/A

**Cracked / Deteriorated mortar and or bricks** A B C

**Recommend chimney cap with spark screen** A B C

**Deteriorated enclosure** A B C

**Clean-out is deteriorated / damaged / Missing** A B C

**Flashing is deteriorated /damaged** A B C

**Cannot determine if flue is lined** A B C

**Minimal or improper clearance to combustibles/ openings / ground** A B C

## Water Heater:

Shutoff(s): Missing/ Broken/ Leaks: A B C D

Appears Servicable \_\_\_\_\_

Repairs Recommended \_\_\_\_\_

Safety Hazard \_\_\_\_\_

Monitor \_\_\_\_\_ N/A

(2011)

**Visible leaks:** A B C D

**No drip leg on gas line:** A B C D

**TPR Valve: Missing / Leaks:** A B C D

**TPR Drip tube:** Short Missing Capped Unsafe termination Wrong type

**Venting is unsafe / Improper / Loose / Visible gaps.**

Unit (A) Location: Basement Gallons: 60  Stand alone  Indirect /Storage tank  Tank-less  
Near end of typical life span Gas Electric Oil Propane Solar Cannot determine

Unit (B) Location: \_\_\_\_\_ Gallons: \_\_\_\_\_  Stand alone  Indirect /Storage tank  Tank-less  
Near end of typical life span Gas Electric Oil Propane Solar Cannot determine

Unit (C) Location: \_\_\_\_\_ Gallons: \_\_\_\_\_  Stand alone  Indirect /Storage tank  Tank-less  
Near end of typical life span Gas Electric Oil Propane Solar Cannot determine

# Plumbing:

## Main Line:

Copper  Plastic  Lead\*  Galvanized\*  Well  Public/municipal  Cannot determine

Location: Basement  Cannot determine  Not visible due to lack of access or may be an association item

Appears Servicable \_\_\_\_\_

Repairs Recommended \_\_\_\_\_

Safety Hazard \_\_\_\_\_ N/A

Handle broken / Damaged/ Corrosion Minor Major

Visible leaks: Condensation on pipes / Recommend insulation

Rust/ Corrosion/deterioration: \_\_\_\_\_

Meter lacks proper support: Recommend additional brackets or braces to prevent unintentional damage. \_\_\_\_\_

Visible water conditioning or filter systems on the water line. Recommend follow up with current owner to determine maintenance status and recommended annual maintenance. The adequacy of these systems cannot be judged during a home inspection.

## Supply Lines:

A: Copper  B: Plastic/Pex  C: Lead  D: Galvanized  Not fully visible

Appears Servicable \_\_\_\_\_

Repairs Recommended \_\_\_\_\_

Safety Hazard \_\_\_\_\_ N/A

Leaks: \_\_\_\_\_

Pipes lack proper support: \_\_\_\_\_

Contact of dissimilar metals. Corrosion is commonly found at this point. \_\_\_\_\_

Pipe insulation may increase energy efficiency.

Rust / Corrosion: Minor Major Monitor all corrosion, repair/replace piping if a leak or problem is suspected.

## Drain/Waste Lines:

A: Cast iron  B: Copper  C: Plastic  D: Galvanized  E: Lead  Not fully visible

Appears Servicable \_\_\_\_\_

Repairs Recommended \_\_\_\_\_

Safety Hazard \_\_\_\_\_

Monitor \_\_\_\_\_ N/A

Leaks: \_\_\_\_\_

Lacks proper support: \_\_\_\_\_

Deterioration: \_\_\_\_\_

Trap / Vent improper: \_\_\_\_\_

Rust / Corrosion: Minor Major Monitor all corrosion. Repair/Replace piping if a leak or problem is suspected.

Sump Pump:  Poor installation  No one way valve  Recommend battery back up

## Laundry:

Basement  1<sup>st</sup> floor  2<sup>nd</sup> floor  Other \_\_\_\_\_

Appears Servicable \_\_\_\_\_

Repairs Recommended \_\_\_\_\_

Safety Hazard \_\_\_\_\_ N/A

*Recommend smooth metal vent pipe*

Washer hoses are rubber. Recommend upgrade to steel braided hoses for added strength

Exterior cover is damaged or missing

Laundry sink: Operable Not tested Cabinet deteriorated/damaged \_\_\_\_\_

Pump Present: \_\_\_\_\_ Supply leaking Drain leaking

Dryer vent is dirty. Recommend cleaning for safety enhancement.

The dryer vent is plastic or vinyl. Recommend upgrade to metal or aluminum for safety enhancement.

The dryer vent appears to be too long. Recommend shortening the hose to avoid kinks. A booster fan may be added to accommodate longer lengths.

Flex connections hidden in construction

Recommend a smooth metal pipe for ease of cleaning. Flexible ducts are difficult to clean

The washer and dryer are not operated during an inspection. Recommend obtaining owner's manuals and following manufacture's directions.

## Entry Doors:

- A: Metal     B: Solid core wood     C: Hollow core wood  
 D: Fiberglass     E: Glass/Sliding     F: Glass / French

Appears Servicable \_\_\_\_\_  
 Repairs Recommended \_\_\_\_\_  
 Safety Hazard \_\_\_\_\_ N/A

All exterior wood entry doors which are hollow core type should be upgraded for energy efficiency and safety enhancement.

- Deteriorated/ damaged: \_\_\_\_\_  
 Interior Keyed Deadbolt \* Fire safety hazard: \_\_\_\_\_  
 Not operational: \_\_\_\_\_  
 Rubs at Jamb: \_\_\_\_\_  
 Tracks are deteriorated: \_\_\_\_\_  
 Screen/Storm door damaged: \_\_\_\_\_  
 Recommend weather-stripping: \_\_\_\_\_

## Interior Doors:

- A: Solid core wood     B: Hollow core wood     C: French/Glass     D: Metal

Appears Servicable \_\_\_\_\_  
 Repairs Recommended \_\_\_\_\_  
 Safety Hazard \_\_\_\_\_ N/A

- Door rubs or do not latch at: \_\_\_\_\_  
 \_\_\_\_\_

- Damaged/missing hardware: 1st fl bathroom  
- Cat Scratch Damage

## Windows:

- A: Wood     B: Vinyl/Fiberglass     C: Metal/aluminum  
 Double / Single / Casement / Sliding / Louver    Double / Single / Casement / Sliding / Louver    Double / Single / Casement / Sliding / Louver

Appears Servicable \_\_\_\_\_  
 Repairs Recommended \_\_\_\_\_  
 Safety Hazard \_\_\_\_\_  
 Monitor \_\_\_\_\_ N/A

- Chipping/flaking/deterioration of glazing and/or paint: \_\_\_\_\_  
 Moisture staining on frames/sills. \* Monitor for deterioration \* Reseal/repaint as needed  
 Storm windows are sealed improperly. Weep holes are recommended for water drainage.  
 Moisture damage on sills: \_\_\_\_\_  
 Cracked/broken Glass: \_\_\_\_\_  
 Double pane glass seal is compromised. Moisture stains between panes of glass:

- Closing mechanisms or hardware are inoperative/damaged. This includes, tracks, sash cords, balance rods, handles, latches for windows.

## Walls/Ceilings:

- A: Drywall     B: Plaster     C: Paneling     D: Wood/Beam     E: Ceiling tile     F: Metal/Tin

Appears Servicable \_\_\_\_\_  
 Repairs Recommended \_\_\_\_\_  
 Safety Hazard \_\_\_\_\_  
 Monitor \_\_\_\_\_ N/A

- Common cracks     Major cracks: \_\_\_\_\_  
 Damaged / Deteriorated / Missing: \_\_\_\_\_  
Trim in kitchen - cat scratch damage  
 Staining: \_\_\_\_\_

NOTE: Wallpaper is not evaluated during an inspection. The conditions behind the paper are not visible

NOTE: Suspended ceilings are not disturbed during a home inspection. Stained tiles may be moved to determine source.

## Floors:

- A: Wood     B: Tile     C: Carpet     D: Vinyl     E: Laminate     F: Parquet     G: Cork

Appears Servicable \_\_\_\_\_  
 Repairs Recommended \_\_\_\_\_  
 Safety Hazard \_\_\_\_\_ N/A

- Sloped uneven flooring: \_\_\_\_\_  
 Cracked tiles: \_\_\_\_\_  
 Carpet loose, visible rolls: \_\_\_\_\_  
 May contain asbestos: Further evaluation may be needed \_\_\_\_\_  
 Damaged /Deteriorated : \_\_\_\_\_

NOTE: Furnishings prevent a full inspection. Recommend a final walkthrough after home is empty before purchasing.



**Kitchen:**

A: Main B: \_\_\_\_\_ C: \_\_\_\_\_

**Sink/Disposal:**

Water is shut off; cannot test. This includes all water appliances

- Appears Servicable \_\_\_\_\_
- Repairs Recommended \_\_\_\_\_
- Safety Hazard \_\_\_\_\_ N/A

- Leaking: \_\_\_\_\_
- Sprayer inoperative / Loose
- Not draining
- Damaged: \_\_\_\_\_
- N/A
- Not functional
- Unusual sound. The unit may be damaged or improper debris is lodged in disposal

Disposal:

**Dishwasher:**

This appliance is not required to be tested during a home inspection. Normal operation may be checked as a courtesy

- Appears Servicable \_\_\_\_\_
- Repairs Recommended \_\_\_\_\_
- Safety Hazard \_\_\_\_\_ N/A

- Deteriorated / Damaged
- Poorly installed. The unit maybe loose or not properly attached to cabinet/counter
- Recommend high loop attachment. The hose should be attached high up underneath the cabinet
- Recommend installing dishwasher line into disposal.
- Recommend follow up with owner to determine operation

**Oven/Cook Top:**

Gas  Electric  Propane  Cannot Test

This appliance is not required to be tested during a home inspection. Normal operation may be checked as a courtesy.

- Appears Servicable \_\_\_\_\_
- Repairs Recommended \_\_\_\_\_
- Safety Hazard \_\_\_\_\_ N/A

Oven/Cook top: The oven is only tested for simple operation. Accuracy of temperature is not verified.

- No anti-tipping mechanism installed
- Burner(s) not functional: \_\_\_\_\_
- Damaged / Loose controls
- Damaged / Deteriorated: \_\_\_\_\_

**Microwave & Hood Vent/Fan:**

Internal exhaust  External exhaust  Cannot test

- Appears Servicable \_\_\_\_\_
- Repairs Recommended \_\_\_\_\_
- Safety Hazard \_\_\_\_\_ N/A

Microwave: Only permanently installed microwaves are tested during an inspection as a courtesy.

- Damaged / Loose / Not functional: \_\_\_\_\_

Hood/Fan:

- Exhaust venting is poorly sealed / leaky
- Damaged / Loose / Noisy / Not functional: \_\_\_\_\_

*Exterior cover does not open when in operation*

**Cabinets/Countertop:**

Only a representative sample of cabinets and drawers are tested during a home inspection.

- Appears Servicable \_\_\_\_\_
- Repairs Recommended \_\_\_\_\_
- Safety Hazard \_\_\_\_\_ N/A

- Damaged / Deteriorated: \_\_\_\_\_
- Loose cabinet drawers / doors: \_\_\_\_\_

*Couple loose doors*

General Notes: \_\_\_\_\_

## Bathroom:

### Locations:

A: 1st Floor B: 2nd Floor C: \_\_\_\_\_

## Toilet(s):

D: \_\_\_\_\_ E: \_\_\_\_\_ F: \_\_\_\_\_

<input checked="" type="checkbox"/> Appears Servicable _____	<input type="checkbox"/> Loose at the floor. A loose toilet may have hidden water leaks and/or damage.	A	B	C	D	E
<input type="checkbox"/> Repairs Recommended _____	<input type="checkbox"/> Toilet does not flush correctly.	A	B	C	D	E
<input type="checkbox"/> Safety Hazard _____ N/A	<input type="checkbox"/> Damaged / Deteriorated / Not functional	A	B	C	D	E
	<input type="checkbox"/> Excessive / Constant running	A	B	C	D	E
	<input type="checkbox"/> Solid ejector pump present. The cover and condition of the pit and mechanicals cannot be inspected during a home inspection	A	B	C	D	E

## Sink(s):

<input checked="" type="checkbox"/> Appears Servicable _____	<input type="checkbox"/> Faucet leaking / Active drips	A	B	C	D	E
<input type="checkbox"/> Repairs Recommended _____	<input type="checkbox"/> Damaged / Deteriorated / Not functional	A	B	C	D	E
<input type="checkbox"/> Safety Hazard _____ N/A	<input type="checkbox"/> Loose	A	B	C	D	E
	<input type="checkbox"/> Drain leaking / Corroded / Tarnished	A	B	C	D	E

## Tub(s):

Hot tub tested  Not tested  Not functional A B C D E

<input checked="" type="checkbox"/> Appears Servicable _____	<input type="checkbox"/> Stained, dirty or missing caulking and/or grout. Recommend re-caulking seams around tub surround. Recommend re-grouting damaged/missing grout.	A	B	C	D	E
<input type="checkbox"/> Repairs Recommended _____	<input type="checkbox"/> Bubbled / Flaking / Swollen wall surface	A	B	C	D	E
<input type="checkbox"/> Safety Hazard _____ N/A	<input type="checkbox"/> Trip plate does not operate properly (Missing)	A	B	C	D	E
	<input type="checkbox"/> Visibly tarnished / chipped tub	A	B	C	D	E
	<input type="checkbox"/> Drain / Fixtures tarnished: _____	A	B	C	D	E
	<input type="checkbox"/> Slow draining	A	B	C	D	E

## Shower(s):

<input checked="" type="checkbox"/> Appears Servicable _____	<input type="checkbox"/> Enclosure is deteriorated / damaged	A	B	C	D	E
<input type="checkbox"/> Repairs Recommended _____	<input type="checkbox"/> Doors / Mechanisms are in need of repair	A	B	C	D	E
<input type="checkbox"/> Safety Hazard _____ N/A	<input type="checkbox"/> Shower valve not operating properly / damaged	A	B	C	D	E
	<input type="checkbox"/> Peeling / flaking surface in enclosure: _____	A	B	C	D	E
	<input type="checkbox"/> Leaks	A	B	C	D	E
	<input type="checkbox"/> Low water flow	A	B	C	D	E

## Ventilation/Heat:

No heat source in bathroom A B C D E

<input type="checkbox"/> Appears Servicable _____	<input checked="" type="checkbox"/> Recommend installing exhaust fan to exterior	A	B	C	D	E
<input checked="" type="checkbox"/> Repairs Recommended _____	<input type="checkbox"/> Bath fan is improperly vented: This should exhaust to the exterior. Situation may be conducive to mold growth.	A	B	C	D	E
<input type="checkbox"/> Safety Hazard _____ N/A	<input type="checkbox"/> Cannot visibly determine exhaust venting	A	B	C	D	E



# Electric Department

- My Account ▲
- View or Pay Open Invoices
- View Paid or Closed Invoices**
- Schedule Payment
- View Scheduled Payments
- My Profile ▼
- Support / Exit ▼

## Closed Invoice and Payment History

Invoice Date	Invoice #	Account #	Due Date	Total Amount	Balance Due	Options	Select
4/9/2013	04092013-09214275-01	09214275-01	4/23/2013	\$158.14	\$0.00		<input checked="" type="checkbox"/>
3/12/2013	03122013-09214275-01	09214275-01	3/26/2013	\$170.19	\$0.00		<input checked="" type="checkbox"/>
2/12/2013	02122013-09214275-01	09214275-01	2/26/2013	\$199.88	\$0.00		<input checked="" type="checkbox"/>
1/15/2013	01152013-09214275-01	09214275-01	1/29/2013	\$218.58	\$0.00		<input checked="" type="checkbox"/>
12/11/2012	12112012-09214275-01	09214275-01	12/25/2012	\$129.76	\$0.00		<input checked="" type="checkbox"/>
11/13/2012	11132012-09214275-01	09214275-01	11/27/2012	\$92.09	\$0.00		<input checked="" type="checkbox"/>
10/16/2012	10162012-09214275-01	09214275-01	10/30/2012	\$127.43	\$0.00		<input checked="" type="checkbox"/>
9/11/2012	09112012-09214275-01	09214275-01	9/25/2012	\$71.16	\$0.00		<input checked="" type="checkbox"/>
8/14/2012	08142012-09214275-01	09214275-01	8/28/2012	\$127.32	\$0.00		<input checked="" type="checkbox"/>
7/17/2012	07172012-09214275-01	09214275-01	7/31/2012	\$179.48	\$0.00		<input checked="" type="checkbox"/>
6/11/2012	06112012-09214275-01	09214275-01	6/25/2012	\$134.02	\$0.00		<input checked="" type="checkbox"/>
5/15/2012	05152012-09214275-01	09214275-01	5/29/2012	\$155.70	\$0.00		<input checked="" type="checkbox"/>
4/10/2012	04102012-09214275-01	09214275-01	4/24/2012	\$125.33	\$0.00		<input type="checkbox"/>
3/13/2012	03132012-09214275-01	09214275-01	3/27/2012	\$192.06	\$0.00		<input type="checkbox"/>
2/14/2012	02142012-09214275-01	09214275-01	2/28/2012	\$241.71	\$0.00		<input type="checkbox"/>
1/17/2012	01172012-09214275-01	09214275-01	1/31/2012	\$218.53	\$0.00		<input type="checkbox"/>
12/13/2011	12132011-09214275-01	09214275-01	12/27/2011	\$131.93	\$0.00		<input type="checkbox"/>

[Continue Payment](#)



FP-7 (rev. 1/06)

The Commonwealth of Massachusetts  
Department of Fire Services - Office of the State Fire Marshal  
P.O. Box 1025, State Road, Stow, Mass. 01775



**CERTIFICATE OF COMPLIANCE**  
M.G.L. CHAPTER 148, SECTIONS 26F, 26F½

City or Town Boxborough Date: 5/22/2013

This Certifies that the property located at 106 Macintosh Lane

has been equipped with approved smoke detectors, and carbon monoxide alarms and was found to be in compliance with  
Massachusetts General Law, Chapter 148 Sections 26F, 26F½ and 527 CMR 31, et seq.

Inspection/Testing completed on: 5/22/2013 By St. Shawn L. Gray  
Inspector

Fee Paid: \$25.00 Head of Fire Department: Randolph T. White, Fire Chief

check # 2232  
Note: This certificate expires sixty (60) days after date of issue.

SELLER'S COPY

**P.S. If You Lived Here, Then You'd Be Home Now**



THE END.