



Welcome Home Inspections

629 Hooksett Rd.
Auburn, NH 03032
603-587-0011

<http://www.welcomehomeinspections.me>
chris@welcomehomeinspections.me
Inspected By: Chris Leger



Home Inspection Report

Prepared For:

John Smith

Property Address:

1234 Main St.

Anytown, NH

Inspected on Tue, Mar 17 2020 at 6:57 PM

Introduction:

At this time, we would like to again thank you for entrusting your home inspection to Welcome Home Inspections LLC. (WHI) and explain to you the scope of our inspection. As you are aware per our inspection agreement, we inspect visible, readily accessible and exposed areas, items and components at time of inspection only. In accordance with Massachusetts Rules and Regulations, our primary objective is to make you aware of the major defects. To comment and report on every small defect would be virtually impossible and is cost prohibitive in the time allotted. It is important to know we are not perfect or infallible. If a seller or other party sets out to mislead us or you the buyer by hiding or camouflaging something to get through the inspection, we both can be misled. While the overwhelming majority of people are honest, the stress and pressures of selling a property can make some people less forthcoming.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

Understanding what you are in the process of purchasing is important. In purchasing a new home or condominium you may be expecting perfect or flawless. While we can appreciate your expectations, even new structures have flaws. In regards to older homes it is important that you understand they are just that, older. You should expect some defects. Older structures have many flaws including settling, squeaky floors, sticking doors and windows and numerous other idiosyncrasies. Some seasonal, some you may never notice.

Clients are always concerned about the cost to repair, replace, or remedy defects observed and reported on at their inspection. Costs to remedy defects can range greatly from one contractor to another and from one geographical area to another. Seasonal demand and contractor availability also can affect costs. You should get written estimates from contractors of your choice. The inspector is forbidden by Massachusetts Home Inspection Rules and Regulations from determining the cost of repairs. Any conversation with your inspector regarding costs to repair are not formal or binding estimates. We strongly advise you get written estimates in advance before proceeding with your purchase NOW!

Your inspection report and attachments have many categories and sections including.

Inspection Agreement
How to Read Your Report
Disclaimers
State Rules & Regulations
State Questionnaire
Definitions

We want to impress upon you and encourage you to take the time to properly and thoroughly read and understand your inspection agreement and report in its entirety. They contain a vast amount of very important information. We have found some buyers do not properly read and understand their report and related documents. We emphasize reviewing these documents thoroughly so there are no misunderstandings on the scope of our inspection or our liability to you, our client.

According to Massachusetts Real Estate law, you are entitled to a "walk- thru" prior to your closing. We strongly advise you to exercise this right.

If you have any questions or need any clarifications, it is your responsibility to contact your inspector NOW before proceeding with your transaction!

How to Read Your Report:

As you have read in your inspection agreement between you, the client, and Welcome Home Inspections LLC. we inspect visible, readily accessible and exposed areas at time of inspection only, and carry out and issue the report in accordance with Massachusetts Rules and Regulations Standards of Practice 266 CMR 2.00 and 6.00.

In Massachusetts there is no uniform inspection report format or protocol. Inspectors can use any style, layout or format they choose providing it meets the minimal state standards of practice. Inspectors are not required to rate an item or component, but many inspectors find this is the best way to convey or communicate the information in a simple and non-technical format.

Our inspection reporting system was developed with the assistance of our inspectors and

Welcome Home Inspections LLC. Confidential-for client use only. Use by any unauthorized persons is prohibited.

their combined experience of over 5,000 inspections. We have made every attempt to lay the report out in a simple to read, user friendly format, and in laypersons terms. In its simplest form, inspectors are required to describe the item or component inspected and report on its condition at the time of the inspection only.

About Rated Items:

We are not required to give the age, life expectancy, cause of defect, or cost of corrections or repair.

The rating system we have chosen for our inspection report is as follows:

Appears Functional / Marginal / Defective / Not Inspected/N/A

Some of the typical language you will see in the report advises you to consult contractors, engineers or pest control companies for estimates to repair, replace or upgrade NOW! All the information in your report is important but any comments using the word NOW! means just that, act immediately before purchase, and consult with your attorney or legal representative if you choose. Anything marked Marginal, Defective or Not Inspected/N/A should also be of immediate concern to you. If you have any reason to believe that an item or component is not properly reported on or otherwise unclear or in error, it is your responsibility to you contact your inspector NOW! Only you can decide on how to handle or proceed with the inspection information. Not everyone's expectations are the same. We advise you to proceed informed and with caution.

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

Appears Functional - Indicates that items or components appear to be functioning substantially as originally intended in the inspector's opinion at time of inspection with signs of typical wear and tear or deterioration. No substantial damages or defects were observed from inspector's vantage point. This rating should not be confused with perfect or flawless.

Marginal - Indicates that items or components appear to be functioning less than originally intended and fully depreciated in the inspector's opinion. The items or

components may be outdated, near end of normal service life, beyond manufactures warrantee, or in need of some degree of maintenance, repair or upgrades NOW! or in near future. Exact life expectancy cannot be predicted. Consult the appropriate contractors, structural engineer, pest control specialist or other specialty trades for estimates to repair, replace or upgrade NOW! if you choose.

Defective - Indicates that items or components appear to be fully depreciated, outdated, nonworking, improperly working, incomplete or that other possible dangerous or adverse conditions exist. These are immediate concerns in the inspector's opinion. We strongly advise caution and you to consult the appropriate contractors, structural engineers, pest control specialist or other specialty trades for estimates to repair, replace or upgrade NOW!

Not Inspected / N/A - Indicates the items or components were incomplete, not inspected, not present or otherwise not visible, accessible, or applicable.

In addition to the checklist items of the report there are several comments and notes which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments next to icons with the letter I (i) with a Blue Circle around it are primarily informational and comments next to icons with an Exclamation Point (!) with an Orange Triangle around it are a more immediate concern and are also displayed in the summary and should be further evaluated by a licensed Contractor. There are also several disclaimers throughout the report. It is imperative you read and understand everything. Please read them all.

Pictures:

Your report may or may not contain some digital pictures taken at the time of your inspection. The pictures are a courtesy to help show or describe potential defect(s), damage(s) or other issues that may need further investigation by a qualified contractor or require more information or clarification from the sellers or their agent. The pictures are not intended to be of all defects or damages and are not a contractual requirement. This is not professional photography or performed with professional equipment and we are limited by personal belongings, lighting and safe access.

Report Summary

At your request, a visual inspection of the above named property was performed on the date above. The following is the opinion of the the inspector, reflecting the visual conditions of the property at the time of the inspection only. Hidden and concealed defects cannot be included in this report. No warranty is either expressed or implied.

This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent. It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Site Conditions Observed

- 1) Cracks and settling observed in the driveway.
- 2) Driveway is sloped towards the garage and may allow water to penetrate into the garage.
- 3) Fire pit appears to be too close to the house.

Stoops/Porches/Decks Conditions Observed

- 4) I advise adding a handrail/barrier to the other side of the stairs.
- 5) Loose and crack bricks, blocks, stones and mortar joints.

(Report Summary continued)

Radon Testing Performed

6) Radon mitigation system observed.

Exterior Conditions Observed

7) Loosen flaking paint observed on the siding and trim.

8) Deteriorated trim observed around the windows.

Roof and Roof Components/Protrusions Conditions Observed

9) Crack observed in the footing of the chimney.

10) Loose mortar joints observed in the chimney.

Exterior Construction Materials

11) Water damaged trim observed.

Garage Conditions Observed

12) Cracks and settling observed in the garage floor.

13) Corrosion observed on support posts.

14) Doors from the garage to the house and basement are not fire rated.

15) Deteriorated garage doors.

16) Safety tension is not adjusted properly on the garage doors.

17) Safety sensors are not mounted properly.

18) Advise sealing all holes in garage and garage bathroom.

Basement Conditions Observed

19) Cracks observed in the foundation walls. Although this does not appear to be a structural failure water may still be able to see through the crack and enter the basement.

20) I advise adding a graspable handrail to the stairs.

(Report Summary continued)

Plumbing Conditions Observed

21) No access to veiw sewer pipes.

Heating Conditions Observed

22) Debris observed in the bottom of the heater tubes I advise having the system inspected and cleaned.

Electrical Conditions Observed

23) Double tap breakers observed in the electrical panel.

24) Hole observed in the panel with mice droppings at the base of the panel.

25) Bathroom outlet on the second floor was not GFCI protected. And also the light in the shower in this bathroom was not GFCI protected

Laundry Conditions Observed

26) Dryer drum vibrates.

Attic Conditions Observed

27) Mold like substance and water stains observed on areas of the roof sheathing.

28) Improper attic ventilation. Ridge vents with gable vents and no soffit vents

Bathroom Conditions Observed

29) No vent observed in the bathroom ceiling.

Bathroom Conditions Observed

30) Bathroom fan vents into the attic with an extremely long hose.

31) Shower diverter does not fully shut off tub spout when turned to shower.

32) Shower tiles have been painted.

33) Toilet is loose.

(Report Summary continued)

Kitchen Conditions Observed

34) Garbage disposal switch is installed upside down.

Floors

35) Separations observed in the wood flooring.

Windows

36) Cracked glass in a few windows.

37) Loose glazing observed on the exterior of a few windows.

Entry Doors

38) Damage gaskets seals on a few doors.

Interior Doors

39) Sticking in alignment issues to some doors throughout the house.

Stairs

40) I advise adding a handrail to the outer side of the stairs.

Heating Componants

41) Some missing covers and caps observed.

General

Inspector:	Chris Leger Massachusetts Lic# 830
Property Type:	Single Family
Weather:	Overcast
Temperature:	40 - 50
Furnished:	Yes
Occupied:	Yes
People Present:	Client, Buyer's Agent
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
Comments:	<p>Newer updates to the property observed at the time of the inspection . I advise you do your due diligence and get documents for permits and proper sign offs for work done on property from town and to fully understand all of the updates from the builder/seller. I also recommend to make sure that the permit(s) pulled fully cover all of the work done in and outside the home. Sometimes builders/contractors pull permits for some things in the home and do additional work without permits. Permits are required for, but not limited to Electrical, Plumbing, Framing, Roofing, Siding, Windows, Decks, Heating and Air Conditioning, Lead Paint and Asbestos Removal, and Gas Fitting. Work done without a permit is not properly inspected. There is an increased risk of failure. Non-permitted work may have to be removed / or repaired. Failures to non-permitted work may not be covered by warranties or covered by Insurance company claims. Fines can also be enforced by the town or state. This list is not complete. For a complete list of things that require a permit please contact the local building department for the property that you are purchasing. I also advise having the seller have any open permits signed off on and closed by the building department before purchase.</p>

Site

Important: Earth/mulch should always pitch or divert water away from structure whenever possible (geological conditions and neighboring structures don't always allow this.) Diverting water away from structure may help in keeping basement or lower level dryer. Gravity and Mother Nature will always try to introduce water/moisture into basement or lower level. A foundation's primary function is to support building and not to keep water out! WHI is not in any way guaranteeing a dry basement/lower level. Monitor this condition seasonally. *Fencing, sheds, trees, shrubbery, swimming pools or other outdoor equipment not inspected.

*Consult current owners on any history of water penetration as advised by state of Massachusetts Rules and Regulations.

Important: Ownership of retaining walls unknown to inspector. Consult current owner on retaining wall(s) ownership and maintenance responsibilities. Weep holes designed to reduce water pressure from retaining walls historically do not function properly. Inspector not required to enter private properties for inspection. Some degree of cracks, defects, and imperfections are typical.

Caution! High walls are a safety hazard. Advise installing guardrails or fencing.

Site Grading:	Mostly level, Sloped away from the structure
Driveway:	Asphalt
Walkways:	Concrete
Retaining Wall Materials:	Not Present
Vegetation:	Trees observed overhanging The house
Steps/Patios:	Stone
Site Conditions Observed:	_____
	Condition: Defective



Comment 1:

Advise trimming back trees and shrubs that are overhanging or in contact with the house.

(Site continued)



Comment 2:
Cracks and settling observed in the driveway.



Figure 2-1



Comment 3:
Driveway is sloped towards the garage and may allow water to penetrate into the garage.



Figure 3-1

(Site continued)



Comment 4:
Fire pit appears to be too close to the house.



Figure 4-1



Comment 5:
Tree fort is not inspected as part of the home inspection. I advise having it inspected before use



Figure 5-1

(Site continued)



Comment 6:

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Comment 7:

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Stoops / Porches / Decks

Important: Metal fire escapes and related components must be inspected and certified by structural engineer or qualified welder every 5 years as required by Massachusetts state law (see condominium disclaimer). *Flashing not usually visible to inspector.

Location: Front
Type: Stoop
Materials: Metal, Brick, Block, Stone
Components: Hand Rail(s), Guard Rail(s), Decking Surface, Treads
Stoops/Porches/Decks Conditions _____
Observed: Condition: Marginal

(Stoops / Porches / Decks continued)



Comment 8:

I advise adding a handrail/barrier to the other side of the stairs.



Figure 8-1



Comment 9:

Loose and crack bricks, blocks, stones and mortar joints.



Figure 9-1



Figure 9-2

(Stoops / Porches / Decks continued)

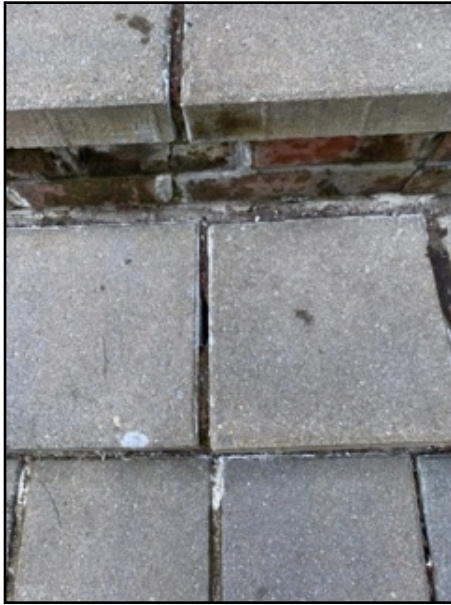


Figure 9-3



Comment 10:

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Comment 11:

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Radon / Water Testing

The following instructions apply only to those that have requested to have radon testing performed. The results are available 24 to 36 hours after the kit is received at New England Radon. Vial numbers are necessary to obtain results.

To obtain your radon or water testing results visit www.newenglandradon.com. On their home page click GET TEST RESULTS! Enter first vial number if no results appear try the second vial number. All test results will appear under one or the other vial number.

Please understand that Welcome Home Inspections LLC does not come back to pick up vials. It is your responsibility to make arrangements to pick up vials approximately 48 hours after vials are set up. Make sure dates and times are filled in on form. This is necessary for results to be accurate and available.

It is imperative that vials are capped and sealed tight and form is filled out accurately and mailed immediately.

Radon Testing Performed:



Comment 12:
Radon mitigation system observed.



Figure 12-1

Exterior

Important: The exterior trim and siding inspected are the exposed, visible, and readily accessible surfaces only. Surfaces covered with existing siding/trim including, but not limited to, old siding, sheathing, water damage, Wood Destroying Insect (WDI) damage, structural damages, and environmental issues are not inspected or reported on. Surfaces viewed from the ground only and the height of building limits inspection.

Exterior Covering: Wood
Exterior Trim: Wood
Exterior Conditions Observed: _____
Condition: Defective



Comment 13:
Loosen flaking paint observed on the siding and trim.



Figure 13-1

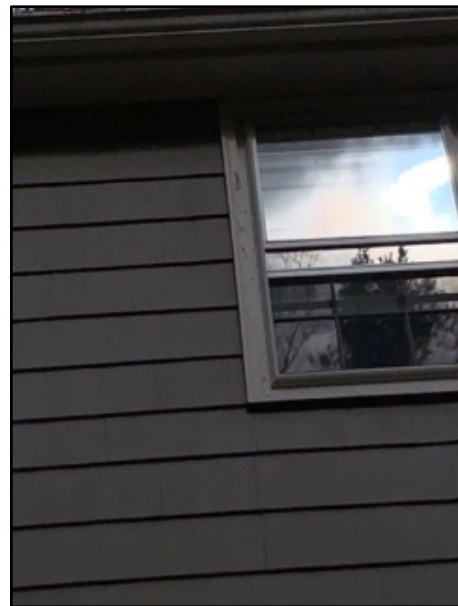


Figure 13-2

(Exterior continued)



Comment 14:

Deteriorated trim observed around the windows.



Figure 14-1

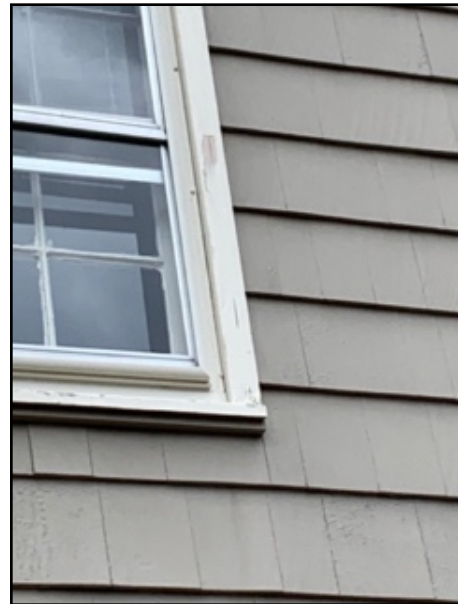


Figure 14-2



Comment 15:

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Comment 16:

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Roofing

Important: This is an inspection of the readily visible and exposed sections of the roofing/flashing materials, gutters, downspouts, and the exterior of skylights and chimneys from the ground with the aid of binoculars unless otherwise noted. Inspector not required to enter private property for inspection. Condominium roofs are not always accessible. Private ownership of unit(s) below roof can make it impossible to properly inspect for evidence of leaks. We advise you consult current owners of a private residence or condominium association for roof age and any past or present leaks or other defects. Most roofs have a life existence of approximately 20 years; numerous variables can affect roof life not limited to materials, pitch, color, foliage, insulation technique, quality of material, and workmanship. We cannot predict life expectancy of roof and components. *If roofing defects are noted, have contractor inspect entire roof including all flat roofs, porch roofs, additions, and flashing. The inspector will note the existence of roof ventilation only. It's functionality or adequacy may not be known to inspector. Roof ventilation opinions, technology, and techniques differ. Ventilation may or may not be visible from inside attic.

Inspection Method:	From Ground with Binoculars
Roof Design:	Gable
Roof Materials:	Asphalt
Ventilation Present:	Gable Ends, Ridge Vents
Roof Penetrations:	Plastic Pipe(s)
Skylights:	Not Present
Chimney :	Masonry
Gutters & Downspouts:	Aluminum
Roof and Roof	<hr/>
Components/Protrusions	Condition: Defective
Conditions Observed:	



Comment 17:

I advise adding a chimney cap.

(Roofing continued)



Comment 18:
Crack observed in the footing of the chimney.



Figure 18-1



Comment 19:
Loose mortar joints observed in the chimney.



Figure 19-1

(Roofing continued)



Comment 20:

I advise extending downspouts away from the house.



Figure 20-1



Comment 21:

Leaves and debris in the gutters.



Figure 21-1

(Roofing continued)

**Comment 22:**

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**Comment 23:**

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Garage

Important: Garages are often cluttered with vehicles and personal belongings, limiting access and inspection. We advise you to inspect structure empty.

Garage Type: Attached
 Foundation: Concrete
 Exterior Construction Materials: Same As Main House

**Comment 24:**

Water damaged trim observed.

Roof Inspection Method: N/A
 Roof Ventilation Present: N/A
 Roofing Material: Same As Main House
 Gutters And Downspouts: N/A
 Vehicle Door Type And Opener: Wood with Electric Operator
 Opener Safety Feature: Light Beam, Force Sensitive
 Exterior Passage Door: Wood

(Garage continued)

Interior Passage Door:	Improper Hollow Core Door, Improper Wood Door, No self closing Hinges Observed
Windows:	Wood
Ceilings:	Plaster / Drywall
Walls:	Plaster / Drywall
Floors:	Concrete, Storage Limits Access and Views
Stairs:	Wood
Electrical:	Non GFCI Protected
Garage Conditions Observed:	_____
	Condition: Defective



Comment 25:
Cracks and settling observed in the garage floor.



Figure 25-1

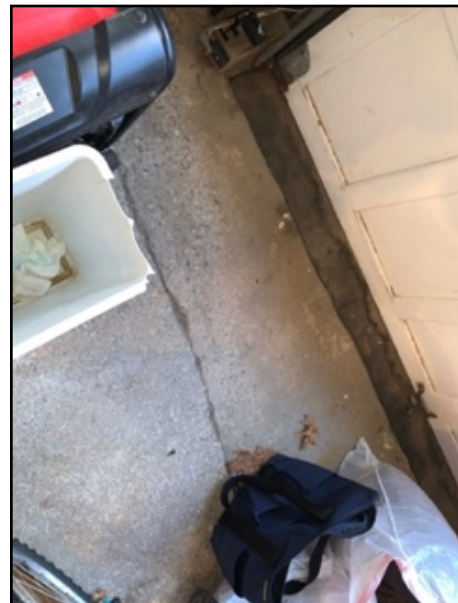


Figure 25-2

(Garage continued)



Comment 26:
Corrosion observed on support posts.

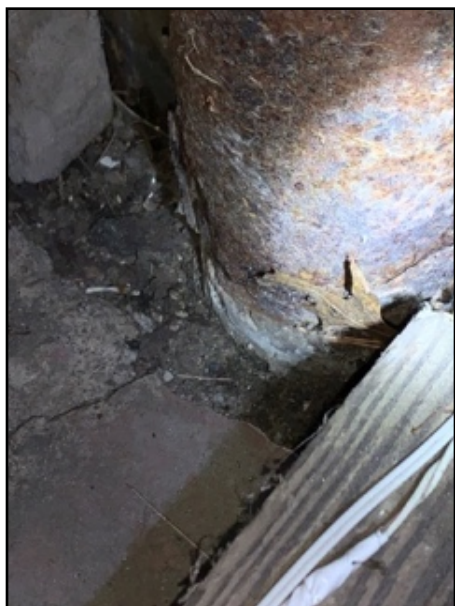


Figure 26-1



Figure 26-2



Comment 27:
Doors from the garage to the house and basement are not fire rated.



Comment 28:
Deteriorated garage doors.

(Garage continued)



Figure 28-1



Comment 29:
Safety tension is not adjusted properly on the garage doors.



Comment 30:
Safety sensors are not mounted properly.



Figure 30-1

(Garage continued)



Comment 31:

Advise sealing all holes in garage and garage bathroom.



Figure 31-1



Figure 31-2



Comment 32:

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Comment 33:

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Barn

Important: Barns are often cluttered with personal belongings, limiting access and inspection. We advise you to inspect structure empty.



Comment 34:

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Comment 35:

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Pool House

Important: Pool Houses are often cluttered with personal belongings, limiting access and inspection. We advise you to inspect structure empty.



Comment 36:

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(Pool House continued)

**Comment 37:**

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Basement

Important: The inspector shall inspect the exposed, readily accessible structural components. Structure components covered by walls, floors, and ceilings (including insulation, drop or suspended ceilings) are not inspected. Inspector may or may not comment on building design or materials without commenting on condition.

Condominium inspections are limited because of limited access and private or secured areas. You are advised to consult with your attorney regarding any common area or condominium association issues including defects, deficiencies, and any special assessments. Usually the structure inspection is based on readily visible and exposed structure components in unfinished basement or lowest level and unfinished attic. The living areas are customarily finished off; therefore little or no structure information can be gained or reported on. Remodeling or renovations are likely to uncover hidden or concealed defects. You may also be required to meet new building codes when remodeling or renovating.

Foundation Types:	Concrete
Floor:	Concrete
Chimney Base:	Block
Joists / Sill Plates:	Wood Frame
Beams:	Wood
Subflooring:	Plywood
Bridging:	Wood
Supports:	Steel
Insulation:	Rigid Foam

(Basement continued)



Comment 38:

The inspector does not remove or inspect behind insulation or any other finished building materials.



Comment 39:

The inspector does not remove or inspect behind insulation or any other finished building materials.

Ventilation:	Windows
Basement Exit:	None
Stairs:	Wood
Obstructions Observed Limiting Views Of Foundation, Structure And Supports In The Basement:	Insulation, Boxes/Shelves, Clutter/Personal Belongings, Pipes
Signs of Water Penetration and/or Prior Water Proofing:	Dehumidifier Present, Sump Pump Without Water Present
Basement Conditions Observed:	_____
	Condition: Marginal



Comment 40:

Cracks observed in the foundation walls. Although this does not appear to be a structural failure water may still be able to see through the crack and enter the basement.

(Basement continued)



Figure 40-1



Comment 41:

I advise adding a graspable handrail to the stairs.

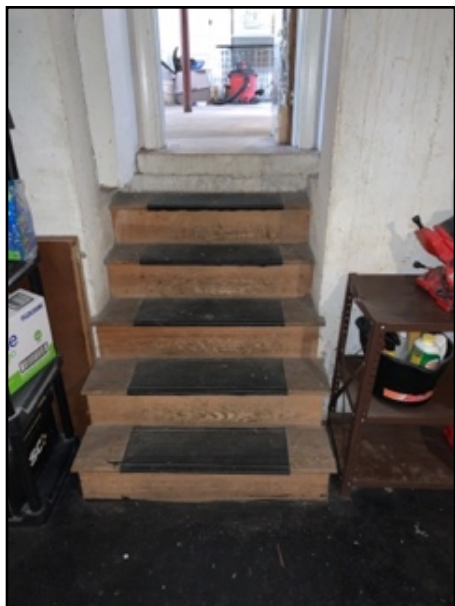


Figure 41-1

(Basement continued)



Comment 42:

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Comment 43:

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Important: Virtually all potential buyers are concerned about water in their basement or lowest level past, present or future. Information from sellers and other parties regarding water intrusion can sometimes be vague and inaccurate. Water infiltration and any damages can be subjective and opinions can differ. WHI and it's staff strongly advises you to have a very specific conversation with the sellers, builders, developers, and their agents regarding any and all water infiltration into basement or lower level past or present including any seepage, dampness, efflorescence mold, mildew and seasonal changes or problems. We also advise you to a clear understanding from the sellers on the operation and reliability on any sump pumps, French drains or other water management systems. We are obligated to report on the conditions at time of inspection only, we cannot predict future conditions. Any construction or renovations are done at your own risk. We cannot confirm or deny information from other parties. We will not be held responsible for any inaccurate or third party information. Dry wells are not tested. Rules and regulations advise you to consult owners on this and other issues. See water related questions in state questionnaire.

(Basement continued)

Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.



Comment 44:

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Comment 45:

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Plumbing

Important: We will observe and inspect exposed, visible, readily accessible plumbing and related components. In a condominium we will inspect plumbing directly related to your unit. Typically most of the plumbing pipes and other mechanicals are concealed in walls, floors and ceilings, therefore not inspected. We do not operate shut off valves. Functional flow and functional drainage are tested at time of inspection only. Conditions can change or be affected during peak times, condominium buildings and homes with numerous fixtures and appliances operated simultaneously can also affect conditions. Private wells should be inspected for flow, volume, pressure, and water quality by independent company NOW! See bathrooms and kitchens.

*Consult current owners if dwelling is on public or private sewage system (see Massachusetts Rules and Regulations).

Water Service:	Public
Supply Pipe Material:	Copper
Interior Water Pipes:	Copper
Interior Water Pipe Hangers:	Metal
Pipe Insulation:	Foam
Sewer System:	Public
Waste Pipe Material:	N/A
Waste Pipes Hangers:	Not Present
Plumbing Conditions Observed:	_____
	Condition: N/A



Comment 46:
No access to view sewer pipes.



Comment 47:
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(Plumbing continued)



Comment 48:

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Gas Supply

Natural and propane gas piping inspected only for its existence.
We do not evaluate gas pipes. Any questions or concerns please contact you gas company immediately.

Gas Source: Natural Gas
Gas Pipe Material(s): Black Iron
Gas Pipe Supports: Metal
Gas Supply. Conditions Observed: Not Inspected



Comment 49:

We do not evaluate gas pipes. Any questions or concerns contact your local gas company.



Comment 50:

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(Gas Supply continued)



Comment 51:

We do not evaluate gas pipes. Any questions or concerns contact your local gas company.



Comment 52:

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Comment 53:

We do not evaluate gas pipes. Any questions or concerns contact your local gas company.

Cooling

Important: A/C systems are only tested when outside temperature is above 60 degrees for 24 hours prior to inspection. Inspector may not test system at his discretion for fear of damaging the system. *A/C system and heating system can have shared components i.e., ductwork, furnace, thermostats. Wall / window units are not inspected. We advise you to consult with current owners to confirm or deny if system properly cools the complete home during peak demands NOW! Inspector will confirm the existence of the A/C source(s) in living area only. He cannot confirm or deny if source is functioning properly or the uniformity or adequacy of A/C in each room.

(Cooling continued)



Comment 54:

Any areas in this section of the report that are marked Marginal, Defective, or has a Comment next to an Icon with an Exclamation Point (!) with and Orange Triangle around it should be further evaluated by a Contractor NOW to evaluate potential necessary repairs and to give give cost estimates to repair/replace before proceeding.



Comment 55:

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Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Heating

Important: Inspector will operate heating system using normal operating controls. We do not confirm or deny the uniformity or adequacies of heat supply to the various rooms. We strongly advise you to consult current owners on adequacy of heat from room to room and any unheated areas. Most heating piping, duct work and support hangers are concealed in walls, floors, and ceilings and not visible to inspector. Inspector cannot accurately predict life expectancy of systems or components.

Consult current owners on any knowledge of any underground storage tanks on the property of any kind including oil or gasoline tanks. Inspectors are not required to inspect for any underground tanks of any kind.

*Heat exchangers are an internal and important component of most heating systems. Heat exchangers are usually enclosed and not fully visible and accessible to the inspector, therefore they are not inspected. WHI does not do technical and invasive heating inspections but they are available by most heating contractors.

*Asbestos like material may be present in or on heating system and related pipes and ductwork. Asbestos was used in numerous building products until approximately 1989 according to the EPA. This is not an environmental test or inspection of any kind. Asbestos testing is available by outside companies.

Inspector will confirm the existence of the heating in living area only. He cannot confirm or deny if source is functioning properly or the uniformity or adequacy of heat in each room. *Radiant heat is not visible, exposed or accessible, therefore we cannot confirm or deny that it works or exists. We advise you to consult with current owners to confirm or deny if system properly and adequately heats complete home during peak demands NOW!

*Caution! Direct Vent Systems must be kept clear of snow, ice, shrubbery, storage and other debris.

Location:	Basement
Type Of Equipment:	Hot Water Boiler
Heating Fuel:	Gas
Burner:	Gas

(Heating continued)

Flue Pipe / Thimble Material:	Metal
Basement Chimney Material:	Masonry
Type Of Distribution:	Copper Pipes
Filter Location:	N/A
Pipe / Duct Support Materials:	Metal
Pipe/ Duct Insulation Materials:	Fiberglass
Automatic Safety Controls/ Gauges:	Temperature / Pressure Gauge, Service Switch, Pressure Relief Valve, Back Flow Preventer, Auto Fill Valve
Fan Motor:	Not Present
Circulators / Zone Valves:	Electric Circulator Pump(s)
Return Air Location:	N/A
Thermostat(s):	Digital
Heating System Approximate Age:	10-13
Heating Conditions Observed:	_____
	Condition: Marginal



Comment 56:

Debris observed in the bottom of the heater tubes I advise having the system inspected and cleaned.

(Heating continued)



Comment 57:

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Comment 58:

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Furnaces over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor. The Heat Exchangers in Furnaces over 10 years old should be inspected Now by a licensed contractor.


Water Heater

Important: Water heaters, tank style have a life expectancy of approximately 8 years. Exact life cycles are difficult to determine due to water quality, temperature, and usage. * Tankless water heaters or direct fired water heaters are known to supply insufficient hot water. We do not confirm or deny if either system supplies sufficient hot water for your household or your association's needs and demands. We cannot predict sudden failure of any water heating equipment. *Caution! Direct Vent Systems must be kept clear of snow, ice, shrubbery, storage and other debris.

Location:	Basement
Fuel:	Natural Gas
Approximate Capacity:	50 gallons
Approximate Age:	1-2
Temperature & Pressure Relief Valve:	Present With Extension Pipe

(Water Heater continued)

Vacuum Breaker: Yes
Fuel Disconnect: Gas Valve
Water Heater Conditions Observed: _____
Condition: Marginal

 Comment 59:
No leaks or corrosion observed on the tank or fittings.


 Comment 60:
Water temperature is too high. The maximum water temperature should not be over 120°



Figure 60-1

(Water Heater continued)



Comment 61:

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Comment 62:

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Oil Tank

Important! Welcome Home Inspections or your inspector do not always rate oil tanks due to fact that we don't "poke" or "prod" them, we only visually inspect them. Also potentially defective tanks are sometimes difficult to detect because they usually fail from the inside out. We strongly advise you do your due diligence and check with the current owners, brokers, trustees, management company and the local municipality regarding any past or present oil or other tanks buried or otherwise not visible. We also advise you to ask about any contamination past or present. Sudden failure or tanks or related components is impossible predict. This is not an environmental inspection or assessment of any kind. Massachusetts Home Inspectors Rules and Regulations advise you to do your due diligence. Consult with your legal counsel
Now.



Comment 63:

I advise contacting the Fire Department about any known buried fuel storage tanks that may be on the property.

(Oil Tank continued)



Comment 64:

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Comment 65:

I advise contacting the Fire Department about any known buried fuel storage tanks that may be on the property.



Comment 66:

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Electrical

Important: We will observe and inspect exposed, visible, readily accessible electrical and related components. In a condominium we will inspect electrical directly related to your unit. Typically most of the electrical components and other mechanicals are concealed in walls, floors and ceilings, therefore not inspected. We do not operate breakers. Wiring and components not inspected are but not limited to: doorbells, intercoms, phone, computer, or any life saving devices including carbon monoxide detectors and any fire safety detectors of any kind. Electrical panel or component not readily accessible or painted into walls will not be inspected internally. Your inspector is required to inspect a representative number of devices but not all outlets & switches.

Type of Service:	Overhead
Service Line:	Cable
Main Disconnect Location:	Interior Service Panel
Main Service Amperage:	240 volts / 100 amps
Service Panel Ground:	Cold Water Pipe
Service Panel Location:	Basement
Number Of Service Panels Observed:	1
Service Panel Amperage(s):	100 amps
Branch Circuit Wiring:	Non-Metallic Shielded Copper , Metallic Shielded Copper, Stranded Aluminum
Overcurrent Protection:	Breakers
GFCI / AFCI Breakers Observed:	No
Electrical Conditions Observed:	_____
	Condition: Defective



Comment 67:

Double tap breakers observed in the electrical panel.

(Electrical continued)

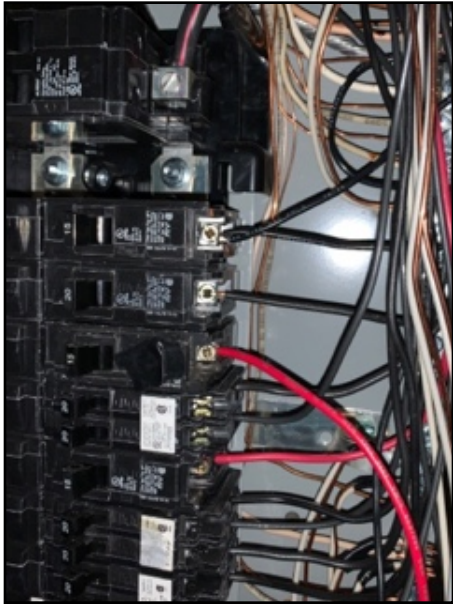


Figure 67-1



Figure 67-2



Comment 68:

Hole observed in the panel with mice droppings at the base of the panel.



Figure 68-1



Figure 68-2

(Electrical continued)



Comment 69:

Not all outlets are accessible or tested only a represented number of outlets are tested.



Comment 70:

Bathroom outlet on the second floor was not GFCI protected. And also the light in the shower in this bathroom was not GFCI protected



Comment 71:

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Comment 72:

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Laundry

Important: We only observe presence of hook-ups and vent not the appliances. We cannot always confirm or deny that mechanicals actually function and that unit vents properly outside or that washer drains into approved system. Many times the sellers washer/dryer and storage block inspector's view. We caution you to measure carefully for your appliances. Always use "No burst" metal water hoses. Dryer vents should be cleaned at least once per year. Pans with drains are always recommended under washing machines in finished areas.

Location(s):	Garage bathroom
Laundry Sink:	Yes
Dryer Venting:	To Exterior
Electrical:	220 volts to power electric dryer, 110 to power washing machine and gas dryer
Laundry Hook Ups:	Copper water pipes, Copper drain pipe
Washer:	Yes
Dryer:	Yes, Gas
Laundry Conditions Observed:	_____
	Condition: Defective



Comment 73:
Dryer drum vibrates.



Comment 74:
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(Laundry continued)



Comment 75:

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Attic

Important: Inspector will not enter attic areas that are not adequately illuminated, floored and/or designed to be walked on for fear of injury or damage to property. Attic openings are not always accessible or large enough for inspector to enter.

Attic Entry:	Sidewall Hatch
Inspection Method:	Entered Sidewall Attic
Working Lighting:	Yes
Exposed Chimney:	N/A
Roof Framing Type:	Joists and Rafters
Roof Deck Material:	Plywood
Flooring Materials:	Plywood, Limited/ Unsafe
Insulation:	Blown In Cellulose, Fiberglass Batts



Comment 76:

The inspector does not remove or inspect behind insulation or any other finished building materials.



Comment 77:

The inspector does not remove or inspect behind insulation or any other finished building materials.

Attic Conditions Observed: _____

Condition: Defective

(Attic continued)



Comment 78:

Mold like substance and water stains observed on areas of the roof sheathing.



Figure 78-1



Figure 78-2



Comment 79:

Improper attic ventilation. Ridge vents with gable vents and no soffit vents



Comment 80:

Limited flooring. Risk of hidden and concealed damage in the areas that are not visible or accessible



Comment 81:

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(Attic continued)

**Comment 82:**

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Bathroom

Important: Inspector cannot always detect if exhaust/ventilation fan(s) are properly venting to exterior. Remodeling or renovations are likely to uncover hidden, concealed or otherwise camouflaged damages and defects. You may also be required to meet new building codes at that time.

Location:	Garage
Sink(s):	Wall Hung Sink.
Toilet:	Conventional Toilet
Walls:	Plaster/Drywall
Ceilings:	Plaster/Drywall
Floors:	Tile
Heat Source:	Hot Water Baseboard
Ventilation:	Window
Electrical:	Not Present
Bathroom Conditions Observed:	_____
	Condition: Marginal

**Comment 83:**

No vent observed in the bathroom ceiling.

(Bathroom continued)

**Comment 84:**

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**Comment 85:**

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Bathroom #2

Important: Inspector cannot always detect if exhaust/ventilation fan(s) are properly venting to exterior. Remodeling or renovations are likely to uncover hidden, concealed or otherwise camouflaged damages and defects. You may also be required to meet new building codes at that time.

Location:	3rd Floor
Bath Tub:	Tub With Tile Walls
Sink(s):	Double Sink With Vanity Combination
Toilet:	Conventional Toilet
Walls:	Plaster/Drywall and Wood
Ceilings:	Plaster/Drywall
Floors:	Tile
Heat Source:	Hot Water Baseboard
Ventilation:	Fan And Window
Electrical:	GFCI Protected
Bathroom Conditions Observed:	_____
	Condition: Defective

(Bathroom #2 continued)



Comment 86:

Bathroom fan vents into the attic with an extremely long hose.



Figure 86-1



Comment 87:

Shower diverter does not fully shut off tub spout when turned to shower.

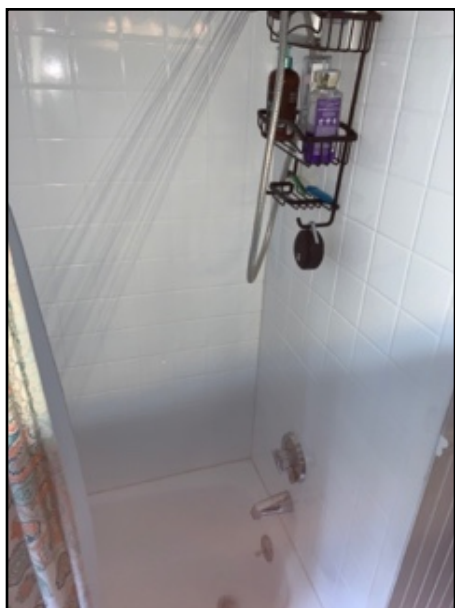


Figure 87-1

(Bathroom #2 continued)



Comment 88:
Shower tiles have been painted.



Comment 89:
Toilet is loose.



Figure 89-1



Comment 90:

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Comment 91:

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Kitchen

Important: Inspector cannot always detect if exhaust/ventilation fan(s) are properly vented to exterior. Renovations and repairs may reveal hidden or concealed damages and outdated plumbing and mechanicals. Your inspector is not required to inspect appliances. We suggest you look closely at appliances and draw your own conclusions. Most appliances are disposable and have a limited life expectancy. Once appliances are removed, there is a potential for hidden or concealed damages and defects. Look closely and pre-purchase walk-thru.

Cabinets:	Wood
Countertops:	Granite/Stone
Sink Fixture:	Single Lever
Disposal:	Yes
Electrical:	GFCI Protected
Appliances/Components:	Stove, Refrigerator, Dishwasher, Microwave Vented to interior
Kitchen Conditions Observed:	_____
	Condition: Marginal



Comment 92:
Garbage disposal switch is installed upside down.



Figure 92-1

(Kitchen continued)



Comment 93:

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Comment 94:

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Interior

Important: Inspector is not required or allowed by Massachusetts Home Inspection Rules and Regulations to move or remove any building materials or personal belongings including but not limited to ceiling tiles, wall covering, area rugs or floor coverings. Removal of any of the above mentioned items may uncover or expose some degree of potential defects and hidden or concealed damages, including possible wood destroying insect damage. We caution you to have a very specific conversation with the sellers or sellers' representative regarding the condition or the representation of any building materials not readily visible or accessible at the time of your inspection. We specifically caution you on the sellers or sellers' representation of the concealed floor condition and species of woods. Past clients have been known to discover stained, patched, worn or otherwise damaged or misrepresented finished floors and other defects once they have moved in. Sellers or current occupants have also been known to remove and damage interior finish while moving out, including floors, handrails, guardrails and steps. We caution you to look closely at your pre-purchase "walk-thru" and report any damages or discrepancies to your Buyers Broker and/or attorney prior to ownership. Structural components are not visible in the living area. Some building materials including floor covering are known to contain asbestos.

Ceilings: Plaster/Drywall
Condition: Marginal

Floors: Tile, Wood
Condition: Marginal



Comment 95:
Scratches and imperfections observed in the wood floors.



Comment 96:
Separations observed in the wood flooring.

Walls: Drywall/Plaster, Wood
Condition: Appears Functional

Windows: Wood
Condition: Defective

(Interior continued)



Comment 97:
Cracked glass in a few windows.



Figure 97-1

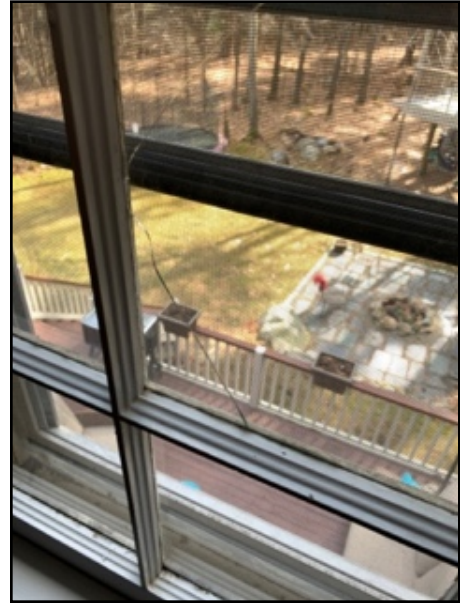


Figure 97-2



Comment 98:
Loose glazing observed on the exterior of a few windows.



Comment 99:
Windows throughout the house are older and fully depreciated. Advise replacing for better function and efficiency.



Comment 100:
Not all windows were tested or accessible only a representable amount of windows were operated at the time of the inspection.

Entry Doors:

Wood, Vinyl, Fiberglass
Condition: Marginal

(Interior continued)



Comment 101:
Damage gaskets seals on a few doors.



Figure 101-1



Figure 101-2



Figure 101-3

Interior Doors:

Wood, Masonite
Condition: Marginal

(Interior continued)



Comment 102:
Sticking in alignment issues to some doors throughout the house.

Stairs: Wood
Condition: Marginal



Comment 103:
I advise adding a handrail to the outer side of the stairs.

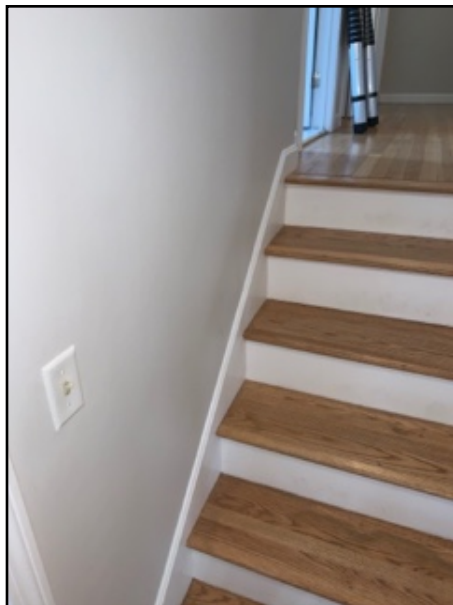


Figure 103-1

Heating Components: Forced Hot-water Baseboards
Condition: Marginal



Comment 104:
Some missing covers and caps observed.

(Interior continued)



Comment 105:

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Comment 106:

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Fire Places

Important: Interior of chimneys or the flue(s) are not inspected. WHI is not obligated or required by Massachusetts Rules and Regulations to inspect or comment on the interior of any chimneys, wood stoves, coal stoves, gas units, or any other component not readily visible or accessible. We advise you consult with current owners on chimney condition and cleaning history and on proper operation of any other stoves or gas units. You have the option of having a qualified chimney sweep of your choosing inspect chimneys) or any other equipment or components from top to bottom, usually with the aid of specialized equipment NOW if you choose.

*Chimneys and roof penetrations viewed from ground with the aid of binoculars unless otherwise noted.

*We do not rate fireplaces, wood stoves, or gas logs. We cannot see or tell how system "Drafts" or the condition of flue(s) or smoke chamber, as they are not visible or accessible to your inspector. We strongly advise you to get all maintenance records and any history including cleaning and any required municipal permits from sellers.

Location: Living room
Type: Wood

(Fire Places continued)

Fuel:	Wood
Visible Flue/Thimble:	Clay Liner
Damper:	Internal
Firebox:	Brick
Hearth:	Stone, Brick
Fireplace Conditions Observed:	_____
	Condition: N/A



Comment 107:
I advise have fireplace inspected prior to closing.



Comment 108:
Any areas in this section of the report that are marked Marginal, Defective, or has a Comment next to an Icon with an Exclamation Point (!) with and Orange Triangle around it should be further evaluated by a Contractor NOW to evaluate potential necessary repairs and to give give cost estimates to repair/replace before proceeding.



Comment 109:
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Time Inspection Was Completed

Time Of Completion : Saturday December 28 at 05:57 AM