

Inspection Report

Bob Smith

Property Address:

0 Elm St
Danvers MA



Omega Home Inspections, LLC

**Stuart Cummings
17 Peach Highlands
Marblehead, Ma 01945
617-803-7781**

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Date: 3/18/2020	Time: 12:45 PM - 04:15 PM	Report ID: 2020SampleSF
Property: 0 Elm St Danvers MA	Customer: Bob Smith	Real Estate Professional:

Report Overview

Comments in this inspection report are categorized as noted below. All comments by the inspector should be considered before purchasing this home. Any recommendation by the inspector for further investigation suggests immediate action. All costs associated with further inspection and repair or replacement of systems and components should be considered before purchasing this property.

Inspected: The inspector visually observed the system or component, and the system or component appeared to be functioning, allowing for normal wear and tear.

Major Deficiency: The system or component requires repair or replacement and the issue may be larger in terms of scope and cost to remedy, or may adversely affect the habitability of the dwelling. Items in this category are shown in blue font and tagged with a hammer symbol, and are included in the *Major Deficiencies* summary at the end of the report.

Future Repair: The system or component represents a larger issue in terms of future cost to repair or replace and may need to be addressed within the next five years. Items in this category are shown in green font and are included in the *Future Repair* summary at the end of the report.

Safety Issue: A condition in a readily accessible system or component that is determined by the inspector to be unsafe. Items in this category are shown in red font and tagged with a cross symbol, and are included in the *Safety Issues* summary at the end of the report (unless the item is otherwise categorized as a Major Deficiency).

In Need of Repair: The system or component requires repair or replacement. Items in this category are tagged with a hammer symbol and are included in the *In Need of Repair* summary at the end of the report (unless the item is otherwise categorized as a Safety Issue).

Not Readily Accessible or Visible: The system or component could not be reached quickly for visual inspection without requiring the inspector to climb over or move personal property, dismantle systems, components, or structures, or use any kind of destructive measure or any action that would involve risk to persons or property.

Not Present: The system or component was not installed in this home or building.

Items in need of repair or replacement should be repaired in compliance with applicable requirements of the governing codes and sound construction practices. Repairs should be completed by properly licensed or qualified tradesman, such as electricians, plumbers, contractors, masons, chimney sweeps, etc.

For information on the scope of this home inspection, please consult the Commonwealth of Massachusetts Standards of Practice 266 CMR 6.00, embedded in the report, [Here](#) and the contract that you signed prior to the inspection.

There are many pictures in this report. These pictures are intended to provide a graphical depiction of some of the issues found. There will be issues documented in this report that do not have a picture, and in some cases only one or a few pictures are provided for multiple occurrences of the same or similar issues.

The summaries at the end of the report do not include all items discussed in the report and should not be considered a substitute for the entire report. After the summaries are Massachusetts mandated attachments, 266 CMR. The report is best viewed online as there are many pictures and these attachments. If you decide to print the report, think about which sections you want to print.

=====

The house inspected was roughly 125-135 years old. All directional information given in this report is from the street perspective.

I recommend information be obtained regarding the pulling of any and all building permits for any work completed at the property. Information should be obtained from the building department in the town of Danvers.

In Attendance:

Customer, Inspector

Type of building:

Single Family (2 story)

Home Faces:

NW

Temperature:

Between 50-60

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

1. Roofing

The home inspector shall observe the readily accessible and observable; roof covering; roof drainage systems; flashings; skylights; chimneys and roof penetrations and signs of leaks on building components. The home inspector shall identify the type of roof covering materials; roof drainage system; chimney materials and the methods used to observe the roofing. The home inspector is not required to: walk on the roofing; observe the interior of chimney flues or attached accessories including but not limited to solar systems, antennae and lighting rods.

Styles & Materials

Roof Covering:

Asphalt Shingles

Viewed roof covering from:

Ground
Binoculars

Chimney (exterior):

Brick

Roof Drainage (gutters & downspouts):

Aluminum

		I	MD	FR	S	INR	NRA	NP
1.0	ROOF COVERINGS		•					
1.1	FLASHINGS					•		
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS					•		
1.3	ROOF DRAINAGE SYSTEMS					•		

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I MD FR S INR NRA NP

Comments:

 **1.0 (1)** The roof covering on this house was asphalt shingles, which typically last between 20 and 30 years. This roof appeared to be 30-35 years old. The shingles were brittle and crumbling at the back side of the house. This roof is fully depreciated. There were also two layers of shingles on this roof. Upon replacement both layers of shingles will have to be stripped off and a new layer applied directly over the roof sheathing. This will add to the cost of roof replacement. I recommend that a licensed roofer replace this roof.



1.0 (2) There was a rolled asphalt roof above the front porch. This roof generally lasts between 15-20 years. This roof appeared to be 10-15 years old. This is for your information.



1.1 The chimney flashing was tarred over. If flashing is installed properly tar is not necessary. The flashing may have been tarred because of a leak at the chimney penetration through the roof. When the roof is replaced I recommend that the old flashing is removed and new flashing be installed properly at the chimney.



1.2 The chimney crown, a beveled layer of concrete applied to the top of the chimney to promote proper water run off, was decayed. There were cracks in the crown. Water may enter these cracks, freeze in cold weather, and cause further damage. Water can also seep down the chimney and into the house. I recommend that a masonry contractor repair this crown, or install a stainless steel cap over the entire chimney.



1.3 There were missing and disconnected downspout extensions. Downspouts carry roof water to the ground and should have extensions that direct the water to an appropriate distance, 5 or 6 feet, from the foundation. If there are no downspout extensions, or if the extensions are too short, the roof water may eventually end up in the basement. I recommend that downspout extensions be installed to carry the water to an appropriate distance from the house.



Our inspectors endeavor to find leaks or evidence of leaks but sometimes cannot. Some leaks do not become apparent until after an extended period of heavy rain or melting snow. Leaks can develop after the inspection due to continued wear in roof or skylight materials.

2. Exterior

The home inspector shall observe readily accessible and observable: wall cladding; entry doors and windows; decks/porches, balconies and applicable railings, stoops/landings, steps and area ways/window wells; exposed trim (eaves, soffits, fascia, rake, corner and other trim board); flashings; driveways, walkways, vegetation, grading, site drainage and retaining walls. The home inspector shall identify wall cladding materials and deck/porch component materials. The home inspector is not required to observe or report on: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; fences, landscaping, trees, swimming pools, sprinkler systems; safety glazing; geological conditions or soil conditions (engineering services); recreational facilities or underground utilities (pipes, buried wires or conduits).

Styles & Materials

Siding: Vinyl
Decks Balconies Porches & Railings: Composite
 Plastic

		I	MD	FR	S	INR	NRA	NP
2.0	TRIM AND SIDING					•		
2.1	EAVES, SOFFITS AND FASCIAS	•						
2.2	EXPOSED EXTERIOR FOUNDATION					•		
2.3	DOORS (Exterior)	•						
2.4	WINDOWS	•						
2.5	FLASHING	•						
2.6	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS				•			
2.7	VEGETATION, GRADING, DRAINAGE (with respect to their effect on the condition of the building)	•						
2.8	DRIVEWAYS, WALKWAYS, PATIOS					•		
2.9	RETAINING WALLS					•		

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Comments:

2.0 (1) There was a woodpile at the left-hand side of the house. When wood is stored in or near the building there is a potential for wood destroying insect infiltration. I recommend that any wood be stored as far from the building as possible.

2.0 (2) There were a couple of places under the eaves where the vinyl siding panels did not overlap. I recommend that a siding company replace one of these panels with a longer panel to ensure proper overlap of the panels. I recommend that the siding company inspect the siding on the rest of the building to ensure that there are no other places where there is insufficient overlap of the siding panels.



2.2 (1) There was a crack in the foundation at the left front and left rear corner of the house. The cracks appeared to be from settlement. I recommend that these cracks be repaired by a qualified mason and then monitored for further movement.



2.2 (2) At various locations around the foundation, the masonry needs re-pointing. Re-pointing is a process where the old grout between the stone is scraped out and new mortar is applied. I recommend that a qualified mason prep and re-point the deteriorated areas.



2.2 (3) There were unsealed holes from where form ties had been removed from the foundation at rear addition. Steel form ties are used during construction to keep the forms in place while the concrete foundation is poured. These form ties are then broken off from the interior and exterior and the small voids are filled with concrete. If the form ties are left exposed the metal can expand due to rust. This will crack adjacent areas of the foundation. I recommend that the form ties be sealed with concrete to prevent rusting.



+ 2.6 There were open risers at the bulkhead stairs to the exterior. There is the potential for someone to get their foot caught in one of the steps while ascending the stairs. I recommend that risers be installed at these steps.



2.7 There was flat grading at the rear and right side of the building. Proper grading sends water away from the house. Flat grading can allow water to accumulate along the foundation, and this excess water may eventually end up in the basement. Ideally the land should slope away from the building at least 1 inch per foot for the first 6-10 feet. I recommend keeping the gutters and downspouts clear of debris and in good condition to reduce the amount of water that accumulates along the foundation. I recommend monitoring the basement for water seepage and high humidity. This is for your information.

2.8 (1) There were cracks in the asphalt driveway. When water penetrates these cracks and freezes, they may worsen. I recommend that the driveway cracks be sealed.

2.8 (2) There were loose blue stone pavers at the right rear walkway adjacent to the concrete landing. This is a tripping hazard. I recommend that the voids underneath these stones be filled with gravel for stability.



2.9 The masonry retaining wall at the front of the property was cracked. This crack looks as if it was a result of upward pressure, maybe from tree roots of a large tree that has since been removed. I recommend that a qualified mason repair this crack and that it be monitored for any further movement.



Lead paint can be an issue at the interior and exterior of older homes built before 1978. A licensed lead paint inspector can determine if lead is present. If lead is found, remediation in accordance with EPA guidelines is recommended. Lead paint that has been scraped off the exterior of a building collects along the foundation. Children should not be allowed to play in this area.

3. Garage

		I	MD	FR	S	INR	NRA	NP
3.0	EXTERIOR OF GARAGE		•					
3.1	GARAGE STRUCTURE		•					
3.2	GARAGE WALLS & CEILINGS (INCLUDING FIREWALL SEPARATION)	•						
3.3	GARAGE FLOOR	•						
3.4	GARAGE DOOR (S)	•						
3.5	GARAGE WINDOWS	•						
3.6	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME							•
3.7	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)							•

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Comments:

🔨 **3.0 (1)** The roof covering on the garage was asphalt shingles, which typically last between 20 and 30 years. Variations in the quality of manufacture and installation of shingles, weather conditions, and other factors can result in a shorter life span. This roof appeared to be roughly 35-40 plus years old and is fully depreciated. Upon replacement the shingles will have to be stripped off and a new layer applied directly over the roof sheathing. This will add to the cost of roof replacement. I recommend that a licensed roofer replace this roof.



3.0 (2) There were signs of decay/ insect damage at the right front corner of the garage where the trim is damaged. I recommend the decayed areas be repaired or replaced by a licensed contractor.



3.0 (3) The vinyl siding around the garage was buried in the ground. The wood structure behind this siding is at risk for wood destroying insect infiltration. I recommend removing the dirt away from the siding or contracting with a pest control company for ongoing monitoring to ensure that the garage stays pest free.



3.0 (4) Vines and brush were growing up against and on the building. Vegetation can damage the siding and trim. I recommend that a landscape contractor remedy this situation.

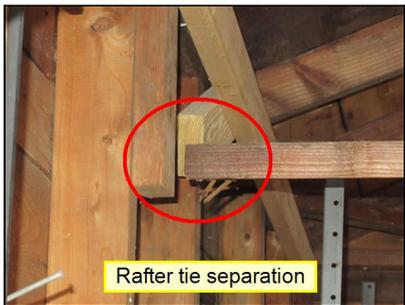


3.0 (5) There were no gutters on the garage. Gutters and downspouts carry roof water to the ground and should have extensions that direct the water to an appropriate distance, 5 or 6 feet, from the foundation. If there are no gutters and downspouts, or if the extensions are too short, the roof water may deteriorate the siding and the structure where water splashes on it. I recommend that gutters, downspouts, and extensions be installed to carry the water to an appropriate distance from the garage.

3.1 (1) There was a hole in the concrete sill at the left front of the garage. There were rocks and dirt by the hole suggesting it may be an access point for rodents of some kind. I recommend that the concrete sill be a patched.



3.1 (2) The rafter ties have detached from the wall structure on the left side allowing the walls to bow outward and the roof structure to sag. There are several temporary measures in place that may or may not be supporting the existing structure. It's hard to determine how long the roof will remain in place. I recommend that a licensed contractor investigate and provide repair options based on your budget as soon as possible. I also recommend not parking your cars in the garage or storing anything of value in the garage until the structure can be evaluated by a licensed and qualified contractor.



3.5 At the interior sill of the covered up window on the rear of the garage, there were signs of old wood destroying insect activity that was no longer active.

4. Structural Components

The home inspector shall observe exposed readily accessible and observable structural components including foundations, floors, walls, columns or piers, sills, ceilings and roof. The home inspector shall identify the type of foundation, floor structure, wall structure, columns or piers, sills, ceiling structure, roof structure. The home inspector shall: probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; report the methods used to observe under floor crawl spaces and attics; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: collect engineer data, enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

<p>Foundation: Stone Poured concrete</p>	<p>Basement Floor: Concrete</p>	<p>Method used to observe Crawlspace: No crawlspace</p>
<p>Sump Pump: Present</p>	<p>Dehumidifier: Not present</p>	<p>Attic/Eaves info: Light in attic Walk-up attic Floor in attic</p>

Method used to observe attic/eaves:
Walked

		I	MD	FR	S	INR	NRA	NP
4.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•						
4.1	SILLS	•						
4.2	BEAMS/GIRDERS	•						
4.3	WALLS (Structural)	•						
4.4	FLOORS (Structural)	•						
4.5	COLUMNS OR PIERS	•						
4.6	CEILINGS (structural)	•						
4.7	ROOF STRUCTURE AND ATTIC (Report signs of previous or active water penetration.)	•						

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Comments:

4.0 At the time of inspection the basement and the sump pit were dry. There were water stains in the sump pit about 12 inches up from the bottom. It is difficult to locate the water table from a visual inspection. Furthermore it is difficult to determine whether the basement will get wet under certain weather conditions. I recommend that you have the sump pump serviced annually and monitor the basement for water during the different seasons. This is for your information.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Heating / Central Air Conditioning

The home inspector shall observe permanently installed readily accessible and observable heating and cooling systems including: heating equipment; cooling equipment that is central to the home; normal operating controls; automatic safety controls; chimneys, flues, thimbles and vents, where readily visible; heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall identify: energy source; and heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: operate heating systems when weather conditions or other circumstances may cause equipment damage; dismantle system covers, operate automatic safety controls; observe the interior of flues; active underground fuel storage tanks; humidifiers; electronic air filters; or the uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heating System Equipment:

Forced Hot Water
Pressure relief valve present

Energy Source:

Natural gas

Heat Distribution:

Copper pipe
Baseboard Convectors

		I	MD	FR	S	INR	NRA	NP
5.0	HEATING EQUIPMENT	•						
5.1	NORMAL OPERATING CONTROLS (HEATING)	•						
5.2	AUTOMATIC SAFETY CONTROLS				•			
5.3	CHIMNEYS, FLUES, VENTS AND THIMBLES				•			
5.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•						
5.5	DISTRIBUTION SYSTEMS - HEATING/COOLING (including fans, pumps, ducts, piping and supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors)	•						

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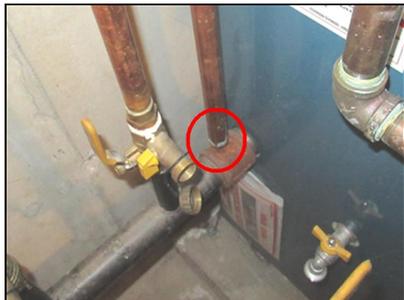
Comments:

5.0 The Burnham forced hot water boiler was manufactured in 2007. This is for your information.

+ 5.2 (1) The extension on the boiler back flow preventer was missing. All boilers are required to have a back flow preventer with an extension to release hot water and steam if there is a drop in the municipal water supply. These prevent cross connection of waste water and supply water. The extension should end between 6 and 12 inches from the floor so that a person will not get scalded should the back flow preventer release. A boiler without a back flow preventer or an improper extension is a safety hazard. I recommend that a licensed plumber remedy this situation.



+ 5.2 (2) The pressure relief valve extension on the boiler was poorly located in that it is directly above one of the boiler pipes and too short. All boilers are required to have a pressure relief valve with an extension to release hot water and steam if the boiler is not functioning properly. The extension should end between 6 and 12 inches from the floor so that a person will not get scalded should the boiler malfunction. A boiler without a pressure relief valve or an improper extension is a safety hazard. I recommend that a licensed plumber remedy this situation.



+ 5.3 There was a gas exhaust vent at the rear of the building. This vent was roughly 1-2 feet off the ground; generally these vents are 3-4 feet off the ground. If this vent becomes covered with snow or other debris the system can vent into the basement creating dangerous carbon monoxide conditions. This is a safety issue. I recommend that this vent be kept clear of snow and other debris at all times.



A home inspection is not technically exhaustive. Inspection of the heat exchanger and other internal components of the heating system require dismantling of the system by a heating system technician. The system was not dismantled and the internal components were not inspected. Annual inspection and servicing of the heating system by a heating system technician is recommended.

6. Plumbing System

The home inspector shall observe permanently installed readily accessible and observable interior water supply and distribution systems including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent systems including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and sump pumps. The home inspector shall identify: water supply and distribution piping materials; drain, waste, and vent piping materials; water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: determine whether water supply and waste disposal systems are public or private; operate automatic safety controls; test tub overflows; observe water conditioning systems; fire and lawn sprinkler systems; on-site water supply (private wells) quantity and quality; on-site waste disposal systems (title V); foundation sub drainage systems; spas, except as to functional flow and functional drainage; swimming pools; solar water heating equipment; or observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Plumbing Water Distribution (inside home):

Copper
PEX

Plumbing Drain Waste and Vent Piping:

Cast iron
PVC

Water Heating Equipment:

Indirect water heater off boiler

Water Heater Capacity:

45 Gallon

		I	MD	FR	S	INR	NRA	NP
6.0	MAIN WATER SHUT-OFF VALVE					•		
6.1	PLUMBING WATER SUPPLY PIPING, MATERIALS, SUPPORTS AND INSULATION			•				
6.2	PLUMBING SUPPLY FIXTURES AND FAUCETS				•			
6.3	FUNCTIONAL FLOW (water pressure)	•						
6.4	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				•			
6.5	WATER HEATER - EQUIPMENT					•		
6.6	WATER HEATER - NORMAL OPERATING CONTROLS	•						
6.7	WATER HEATER - AUTOMATIC SAFETY CONTROLS	•						
6.8	WATER HEATER - CHIMNEYS, FLUES, VENTS AND THIMBLES							•
6.9	MAIN FUEL SHUT OFF (Describe Location)					•		
6.10	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)				•			
6.11	SUMP PUMP	•						

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I MD FR S INR NRA NP

Comments:

6.0 (1) The main water shut off was located at the water meter at the front of the basement. This is for your information.

6.0 (2) The main shut off for the water supply was an old gate valve that could fail when used. I recommend that a licensed plumber install a ball valve for ease of use in an emergency.



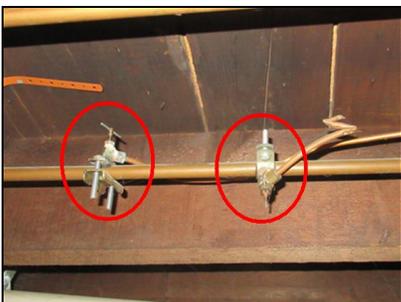
6.1 (1) Starting at the water main, there were corroded water supply pipes and valves in the basement of the original house. In addition to the corrosion, there appeared to be shoddy workmanship with a number of cut, crooked, unsupported and abandoned pipes. I recommend further investigation by a licensed plumber and repair or replacement of the water supply pipes and valves as needed.



6.1 (2) There were corroded water supply valves and pipes under the kitchen sink. There is the potential for leaks at this location. I recommend that a licensed plumber evaluate and repair or replace these supply pipes and valves.



6.1 (3) There were saddle valves in the basement. These valves often leak. I recommend that a licensed plumber replace these valves with a T and a proper shut off valve.



6.1 (4) The supply piping in the house was 1/2 inch copper. Generally the main runs of supply piping are 3/4 inch and the branch piping feeding the individual fixtures is 1/2 inch. 1/2 piping can reduce the water pressure. If found to be a problem the system should be further inspected by a licensed plumber and repaired or replaced as necessary.



6.2 (1) There was no anti-scald valve at the second floor tub faucet. This is a safety hazard. I recommend that an anti-scald valve be installed at this location.

6.2 (2) The exterior hose bib (outdoor faucet) did not have a back flow preventer that removes the potential for a cross connection. If a hose is hooked up to the spigot a cross connection is present. Cross-connections in a plumbing system are a safety issue. A cross-connection is a condition that allows waste water to be siphoned back into the potable water system. I recommend installation of a back flow prevention fitting on the existing hose bib.



6.2 (3) Rubber lines supplied water to the washing machine. These lines are not rated to remain under constant pressure. Many people do not turn off the valve between loads of laundry. To prevent a burst hose and flooding, I recommend that these lines be upgraded to braided stainless steel lines.

6.2 (4) It is important that every fall the exterior hose bibs are shut off in the basement and drained. This will prevent freezing and the potential of bursting pipes.

6.4 (1) The main plumbing clean out was located at the rear of the basement. This is for your information.

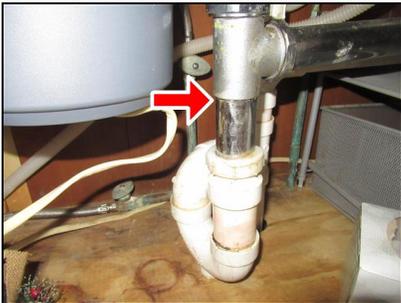


+ 6.4 (2) There was a crack in the cast iron main waste piping behind the chimney. This can vent sewer gas into the home which is considered a safety hazard. I recommend that a licensed plumber repair this section of piping and that consideration be given to replacement of all the cast iron waste pipe if needed. To determine this, I recommend that a reputable sewer waste line inspection company be hired to inspect the interior of the cast iron waste pipe with a camera.



+ 6.4 (3) There was debris in the garbage disposer including copper wire and a screw. This creates a dangerous condition if this debris should fly out when the disposer is turned on. I recommend that a qualified handyman turn off the power for the garbage disposer circuit prior to removing the debris.

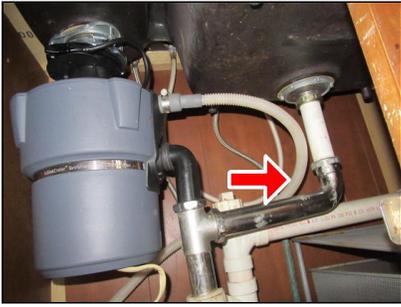
6.4 (4) There was a leak at the tail pipe above the trap below the kitchen sink. I recommend that the leak be repaired by a licensed plumber.



6.4 (5) There was an internal vent at the drain in the kitchen. These vents often malfunction and can allow sewer gasses to enter the house. I recommend further evaluation of this vent by a licensed plumber and installation of proper venting as determined.



6.4 (6) Under the kitchen sink, the dishwasher high loop drain, was not secured to the underside of the counter. The purpose of this is to create an air-gap so that the contents of the sink don't drain in to the dishwasher. This is a cross connection and considered to be a safety hazard.



6.4 (7) There was no drain plug at the second floor bathtub. These can typically be found at a hardware store.

6.5 (1) The SuperStor indirect fired water heater was manufactured in 2008. This is for your information.

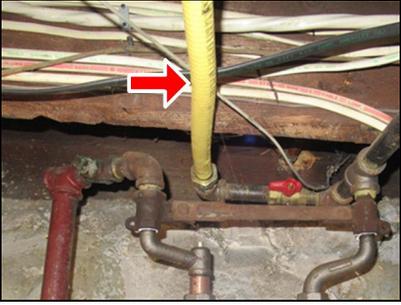
6.5 (2) There was corrosion on the hot water fitting at the pressure relieve valve for the water heater. I recommend that a licensed plumber replace this fitting.



6.9 The main gas shut off was an older ball valve located to the upper left of the gas meter. The valve and pipe aren't marked with an 'on' or 'off' symbol, therefore I recommend that a licensed plumber mark it with an on/off position so it's clear in the event of an emergency. This is for your information.



+ 6.10 (1) The natural gas corrugated stainless steel tubing (CSST) in the house was not bonded to the electrical system and is no longer permitted to be installed. In the event of a lightning strike near the property this type of CSST can fail and develop pin holes. I recommend that a licensed plumber bond the gas piping to the main ground or replace the tubing. (There is a new type of CSST that does not fail in this manner.)



+ 6.10 (2) There was a gas leak at the basement dryer shut off valve. This leak was detected with a TIFFF 8800 combustible gas detector and by smell. I recommend that a licensed plumber repair this leak as soon as possible.



6.11 There was a sump pump discharge pipe at the left front of the building. It is important to keep this pipe free and clear of snow, ice and other debris so that the pump can drain properly. This is for your information.



Obstructed pipes and pipes concealed behind finished areas of the building were not accessible and could not be inspected. If iron waste pipes were present, the surface of accessible areas of these pipes was inspected. Corrosion on the inside of these pipes was not visible and could not be inspected. Iron pipes deteriorate over time. Planning for replacement of these pipes is recommended. The exterior of the oil tank was inspected. Oil tanks rust on the inside as well as the outside. The only way to fully determine the condition of an oil tank is for a heating system technician to inspect the tank with an ultrasound measuring device that measures the tank's thickness. If an oil tank is present in the building, this inspection is recommended.

7. Electrical System

The home inspector shall observe permanently installed readily accessible and observable service entrance conductors; service equipment, grounding equipment, main over current device, and main and sub panels; amperage and voltage ratings of the service; branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; the presence and the operation of ground fault circuit interrupters and arc fault circuit interrupters. The home inspector shall identify: service amperage and voltage; service entry conductor materials; service type as being overhead or underground; and location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector is not required to: insert any tool, probe, or testing device inside the panels; test or operate any over current device except ground fault circuit interrupters; dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or observe: low voltage systems; security system devices, heat detectors, or carbon monoxide detectors; telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or built-in vacuum equipment.

Styles & Materials

Electrical Service Entry:

Overhead service

Main Panel Capacity:

200 AMP

Interior Wire:

Copper
Plastic sheathed
Armored cable

		I	MD	FR	S	INR	NRA	NP
7.0	SERVICE ENTRANCE CONDUCTORS				•			
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS				•			
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE				•			
7.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•			
7.4	POLARITY, GROUNDING, AND GROUND FAULT PROTECTION (GFCI) OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS, UNFINISHED AREAS OF BASEMENT				•			
7.5	ARC FAULT CIRCUIT INTERUPPTERS (AFCI)				•			
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	•						

I= Inspected, MD= Major Deficiency, FR= Future Repair, S= Safety Issue, INR= In Need of Repair, NRA= Not Readily Accessible or Visible, NP= Not Present

I MD FR S INR NRA NP

Comments:

+ **7.0** The meter glass seal ring at the exterior electric meter was decayed or missing. This "duck seal" is installed to prevent water from entering the electric meter and potentially running down into the electric panel in the basement. I recommend that new duck seal ring be installed to prevent water intrusion into the electrical service.



+ 7.1 (1) The sub panel cover was missing in the garage. Live wires are exposed and pose a risk of electric shock. This is a safety hazard. I recommend that a licensed electrician install a new cover as soon as possible.

+ 7.1 (2) There was a pointed screw securing the lower left corner of the first floor sub panel cover. The point could pierce a live wire in the panel. I recommend that the screw be replaced with properly sized blunt ended screw.

7.1 (3) Breaker manufactures suggest that breakers be exercised on a regular basis. This is simply flipping the breakers off and then on again. This ensures that they are operable and will trip if needed. I recommend that the breakers be exercised on a regular basis.

+ 7.2 There was knob-and-tube wiring in house. The extent of knob and tube wiring and whether it is live or not, was not determined. Knob-and-tube wiring is found in older houses built before the 1930's. Knob-and-tube wiring is a safety hazard because the junctions are not housed in junction boxes, the system includes a hot and neutral wire but no ground wire, and the wires are at least 80 years old. I recommend further investigation of the extent of this wiring in the building by a licensed electrician. I recommend replacement of the knob-and-tube wiring. It is critical to ensure that knob-and-tube wiring is removed before adding insulation to the house. Insulation in contact with knob-and-tube wiring is a fire hazard.

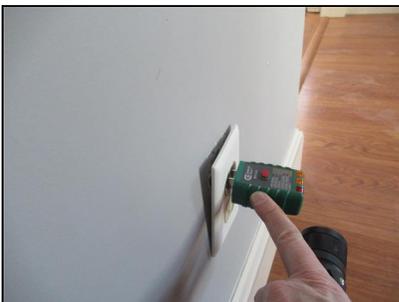


+ 7.3 (1) There were a number of missing and damaged cover plates throughout the house. There were live wires exposed at these locations. I recommend that cover plates be installed.

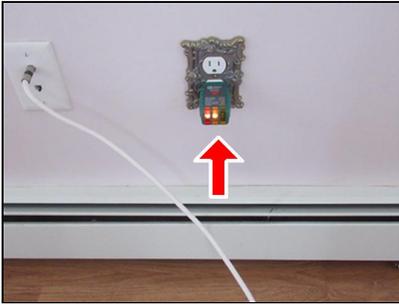
+ 7.3 (2) There was a loose light fixture at the right rear exterior door. All fixtures should be properly affixed to the wall. I recommend that a licensed electrician properly secure this fixture.



+ 7.3 (3) There was a loose electric receptacle at the corner of the living room wall. All receptacles should be properly affixed to the wall. I recommend that a licensed electrician properly secure this receptacle.



+ 7.3 (4) The electric receptacle at second floor rear middle room tested for reverse polarity. A receptacle with reverse polarity is a shock hazard. I recommend that a licensed electrician repair this receptacle.



+ 7.3 (5) There was a missing cover plate at a junction box on the basement ceiling. There were live wires exposed at this location. I recommend that a cover plate be installed.

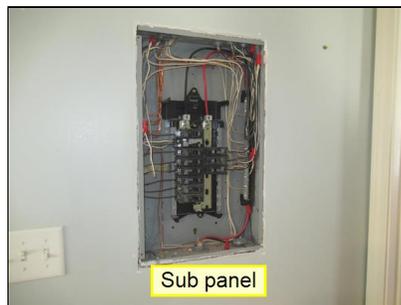


+ 7.4 (1) The electric receptacles in the garage were not GFCI. All receptacles within 6 feet of water, in the garage, in unfinished areas of the basement, and on the exterior of the house should be equipped with ground fault circuit interrupters (GFCI). GFCI's detect the amperage flow going in and out of the receptacle. If this flow varies by as little as .005 amps, the receptacle will trip. These receptacles should be tested on a monthly basis. I recommend that a licensed electrician install GFCI's where needed.

+ 7.4 (2) The electric receptacles to the left of the kitchen sink were not GFCI. All receptacles within 6 feet of water, in the kitchen and bathrooms should be equipped with ground fault circuit interrupters (GFCI). GFCI's detect the amperage flow going in and out of the receptacle. If this flow varies by as little as .005 amps, the receptacle will trip. These receptacles should be tested on a monthly basis. I recommend that a licensed electrician install GFCI's at these locations.

+ 7.5 There were no AFCI breakers installed in the main electrical panel. All bedroom receptacles should be protected with Arc Fault Circuit Interrupter breakers, AFCI. AFCI's detect arcing in the circuit that they are feeding. If an arc is detected the breaker will trip. Arcing in a circuit is a safety hazard. These breakers should be tested on a monthly basis. I recommend that a licensed electrician install AFCI breakers where needed.

7.6 The main panel was located at the front corner of the basement. There was a sub panel located in the hallway off of the kitchen and one in the garage. This is for your information.



Obstructed electrical receptacles and wires concealed behind finished areas of the building were not accessible and could not be inspected. Low voltage systems such as security systems, internet routers, intercoms, etc. were out of scope for this home inspection and were not inspected. The local fire department is responsible for inspecting smoke and carbon monoxide detectors and issuing a certificate of compliance. Installation of smoke and carbon monoxide detectors and scheduling of the inspection by the fire department is the responsibility of the seller. Smoke detectors should be replaced every 10 years, and carbon monoxide detectors should be replaced every 5-7 years. Fire departments do not always check the dates on the back of the smoke and carbon monoxide detectors when inspecting them. Replacement of old smoke and carbon monoxide detectors is recommended.

8. Interiors

The home inspector shall observe readily accessible walls, ceiling, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: operate a representative number of windows and interior doors; and report signs of water penetration into the building or signs of condensation on building components. The home inspector is not required to observe: paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; carpeting; or draperies, blinds, or other window treatments.

Styles & Materials

Dryer Fuel Source:

Gas Connection
110 Volt electric

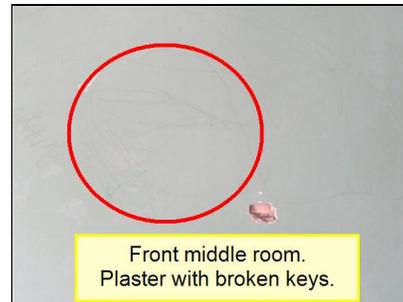
		I	MD	FR	S	INR	NRA	NP
8.0	CEILING AND WALLS					•		
8.1	FLOORS	•						
8.2	STEPS, STAIRWAYS, BALCONIES AND RAILINGS				•			
8.3	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS					•		
8.4	COOKING APPLIANCES, DISHWASHERS & DISPOSALS					•		
8.5	VENTING SYSTEMS (Kitchens, baths and laundry)					•		
8.6	DOORS (REPRESENTATIVE NUMBER)	•						
8.7	WINDOWS (REPRESENTATIVE NUMBER)				•			

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I MD FR S INR NRA NP

Comments:

8.0 (1) There were some damaged wall surfaces in several of the rooms. The plaster is pulling away from the lath behind the wall at the front middle room on the second floor. This happens when the plaster 'keys' break at the back side of the lath. I recommend the damaged areas be filled with drywall compound for holes in the gypsum board walls, and then sanded, primed and painted. I recommend watching "tips on how to repair plaster walls", which can be found at the "This Old House" link here: <https://www.thisoldhouse.com/walls/21133086/how-to-repair-plaster-walls>



8.0 (2) There were signs of leaks in the wall adjacent to the shower in the second floor bathroom. It may have been leaking under the glass door track and on to the wall. I recommend that old sealant be removed and replaced along the door track and wall/shower pan joint.



8.2 (1) There was no hand railing at the right side of the basement stairs and the balusters were missing from the left side of the same stairs. All stairs with four risers or more should have a handrail. I recommend that a handrail be installed.



8.2 (2) There was no hand railing at the stairs between the first and second floors. All stairs with four risers or more should have a handrail. I recommend that a handrail be installed.

8.2 (3) There was no hand railing at the attic stairs. All stairs with four risers or more should have a handrail. There were no balusters with the railing at the attic level. When balusters are installed, the space between each baluster should not exceed 4 inches. I recommend installation of a railing with balusters and a continuous handrail along the stairs.



8.3 The protective coating on the left edge of the lavatory drawer in the second floor bathroom was separating from structure underneath. I recommend that a qualified handyman repair this if you feel the need to.



8.4 The microwave oven above the range was damaged. The bottom edge was melted in one place and cracked in another. The microwave was operating at the time of the inspection but it is dangerously close to the burners below..hence the melted edge. You may want to consider replacing this with a smaller unit or a counter top model and then installing a vent hood in its place, which is what was originally there, evidenced by the hole in the cabinet above.



8.5 The exterior flaps on both dryer vent hoods did not close all the way when the dryers were not in use. This reduces the energy efficiency of the house. I recommend that these dryer vent hoods be repaired or replaced.



+ **8.7 (1)** The window sash balance system that holds the sashes in place was not functioning at the left side attic dormer and left rear bedroom windows. The top sash dropped suddenly when the sash lock was unlocked. This is a safety hazard. I recommend that a qualified contractor repair these windows.

8.7 (2) The window sash balance system that hold the sashes in place were not functioning properly at the window. Windows that are not properly supported by sash springs can shut suddenly. This is a safety hazard. I recommend that a qualified contractor repair these windows.

8.7 (3) There was a split window stop at the front left bedroom window. I recommend repair or replacement by a qualified carpenter.



Areas obstructed by furniture or other items, and floors obstructed by carpets, were not readily accessible and were not inspected. Lead paint can be an issue at the interior and exterior of older homes built before 1978. A licensed lead paint inspector can determine if lead is present. If lead is found, remediation in accordance with EPA guidelines is recommended.

9. Fireplaces and Wood Stoves

The home inspector shall observe permanently installed readily accessible and observable solid fuel heating devices: hearths, dampers, chimneys, flues, thimbles and vents, where readily visible. The home inspector shall note the presence of exposed flues in the smoke chamber being utilized by other appliances. The home inspector is not required to operate solid fuel heating devices.

Styles & Materials

Types of Fireplaces:

Solid Fuel

Damper:

Steel

Flue Liner:

None

		I	MD	FR	S	INR	NRA	NP
9.0	FIREBOX				•			
9.1	VISIBLE FLUE					•		
9.2	DAMPER					•		
9.3	CLEARANCE	•						
9.4	HEARTH	•						
9.5	DOOR/SCREEN	•						

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I MD FR S INR NRA NP

Comments:

+ 9.0 There was deteriorated masonry at the back of the firebox as well as some missing mortar in the fireplace. I recommend that a qualified chimney sweep repair this masonry. Recommended accreditations for chimney sweeps; CSIA Chimney Sweep Institute of America and NFI National Fire Place Institute.



9.1 There was no flue liner which could explain the dark stains coming through the parge coat at the base of the chimney in the basement and up in the attic. The ash pit clean out door was not accessible. I recommend a level 2 chimney inspection be performed by a qualified chimney sweep. Level 2 inspections use a camera that runs into the flues to inspect the condition of the interior of the flues, liners, liner joints etc. Damaged flues can lead to costly repairs. Recommended accreditations for chimney sweeps; CSIA Chimney Sweep Institute of America and NFI National Fire Place Institute.



9.2 The damper did not operate properly in that it could not be closed all the way and the handle was not secure. I recommend that the damper be repaired or replaced.

The solid fuel heating devices of this home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Insulation and Ventilation

The home inspector shall observe permanently installed readily accessible and observable: insulation and vapor retarders in unfinished spaces; ventilation of attics and foundation areas; kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall identify: insulation in unfinished spaces; and absence of insulation in unfinished space at conditioned surfaces. The home inspector is not required to report on: concealed insulation and vapor retarders; or venting equipment that is integral with household appliances.

Styles & Materials

Bathroom Exhaust Fans:

Present

		I	MD	FR	S	INR	NRA	NP
10.0	INSULATION IN ATTIC					•		
10.1	INSULATION UNDER FLOOR SYSTEM (above crawl space or in basement ceiling)					•		
10.2	VENTILATION OF ATTIC AND FOUNDATION AREAS					•		

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I MD FR S INR NRA NP

Comments:

10.0 There was less insulation in the attic than required for optimal energy efficiency. There will be heat loss in the cold weather. Today's standards call for r-37-r-49 in the attic. This is roughly 12-18 inches of fiberglass or cellulose insulation. Proper insulation increases the energy efficiency of the house, keeps the house cooler in summer, and reduces the chance of ice dams. I recommend that more insulation be added to the attic. I recommend a Mass Save energy audit (masssave.com). The Mass Save program provides significant rebates for work to improve the energy efficiency of a home.

10.1 There was no insulation in the basement ceiling. It would be prudent to insulate between the joists directly above the foundation. Only the first 1-2 feet of the joist bay is necessary to insulate. A closed cell spray foam works well in this application.

10.2 Venting to the attic was supplied with a single passive vent. Proper venting in the attic decreases the chance of ice dams, keeps the house cooler in summer, and decreases the chance of mold in the attic. I recommend that when the roof covering is replaced continuous soffit vents and a ridge vent be installed. I also recommend coordinating any roof replacement and attic venting work with the MassSave program who will explain your attic insulation options.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Major Deficiencies

Omega Home Inspections, LLC

17 Peach Highlands
Marblehead, Ma 01945
617-803-7781

Customer
Bob Smith

Address
0 Elm St
Danvers MA

These summaries are not the entire report. The complete report may include additional information of concern. It is recommended that you read the complete report.

1. Roofing

1.0 ROOF COVERINGS

Major Deficiency



(1) The roof covering on this house was asphalt shingles, which typically last between 20 and 30 years. This roof appeared to be 30-35 years old. The shingles were brittle and crumbling at the back side of the house. This roof is fully depreciated. There were also two layers of shingles on this roof. Upon replacement both layers of shingles will have to be stripped off and a new layer applied directly over the roof sheathing. This will add to the cost of roof replacement. I recommend that a licensed roofer replace this roof.

3. Garage

3.0 EXTERIOR OF GARAGE

Major Deficiency



(1) The roof covering on the garage was asphalt shingles, which typically last between 20 and 30 years. Variations in the quality of manufacture and installation of shingles, weather conditions, and other factors can result in a shorter life span. This roof appeared to be roughly 35-40 plus years old and is fully depreciated. Upon replacement the shingles will have to be stripped off and a new layer applied directly over the roof sheathing. This will add to the cost of roof replacement. I recommend that a licensed roofer replace this roof.

3.1 GARAGE STRUCTURE

Major Deficiency



(2) The rafter ties have detached from the wall structure on the left side allowing the walls to bow outward and the roof structure to sag. There are several temporary measures in place that may or may not be supporting the existing structure. It's hard to determine how long the roof will remain in place. I recommend that a licensed contractor investigate and provide repair options based on your budget as soon as possible. I also recommend not parking your cars in the garage or storing anything of value in the garage until the structure can be evaluated by a licensed and qualified contractor.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Stuart Cummings

Future Repair

Omega Home Inspections, LLC

17 Peach Highlands
Marblehead, Ma 01945
617-803-7781

Customer
Bob Smith

Address
0 Elm St
Danvers MA

6. Plumbing System

6.1 PLUMBING WATER SUPPLY PIPING, MATERIALS, SUPPORTS AND INSULATION

Future Repair

(1) Starting at the water main, there were corroded water supply pipes and valves in the basement of the original house. In addition to the corrosion, there appeared to be shoddy workmanship with a number of cut, crooked, unsupported and abandoned pipes. I recommend further investigation by a licensed plumber and repair or replacement of the water supply pipes and valves as needed.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Stuart Cummings

Safety Issues

Omega Home Inspections, LLC

17 Peach Highlands
Marblehead, Ma 01945
617-803-7781

Customer
Bob Smith

Address
0 Elm St
Danvers MA

2. Exterior

2.6 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Safety Issue

- There were open risers at the bulkhead stairs to the exterior. There is the potential for someone to get their foot caught in one of the steps while ascending the stairs. I recommend that risers be installed at these steps.

5. Heating / Central Air Conditioning

5.2 AUTOMATIC SAFETY CONTROLS

Safety Issue

- (1) The extension on the boiler back flow preventer was missing. All boilers are required to have a back flow preventer with an extension to release hot water and steam if there is a drop in the municipal water supply. These prevent cross connection of waste water and supply water. The extension should end between 6 and 12 inches from the floor so that a person will not get scalded should the back flow preventer release. A boiler without a back flow preventer or an improper extension is a safety hazard. I recommend that a licensed plumber remedy this situation.
- (2) The pressure relief valve extension on the boiler was poorly located in that it is directly above one of the boiler pipes and too short. All boilers are required to have a pressure relief valve with an extension to release hot water and steam if the boiler is not functioning properly. The extension should end between 6 and 12 inches from the floor so that a person will not get scalded should the boiler malfunction. A boiler without a pressure relief valve or an improper extension is a safety hazard. I recommend that a licensed plumber remedy this situation.

5.3 CHIMNEYS, FLUES, VENTS AND THIMBLES

Safety Issue

- There was a gas exhaust vent at the rear of the building. This vent was roughly 1-2 feet off the ground; generally these vents are 3-4 feet off the ground. If this vent becomes covered with snow or other debris the system can vent into the basement creating dangerous carbon monoxide conditions. This is a safety issue. I recommend that this vent be kept clear of snow and other debris at all times.

6. Plumbing System

6.2 PLUMBING SUPPLY FIXTURES AND FAUCETS

Safety Issue

- ⊕ (1) There was no anti-scald valve at the second floor tub faucet. This is a safety hazard. I recommend that an anti-scald valve be installed at this location.

6.4 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Safety Issue

- ⊕ (2) There was a crack in the cast iron main waste piping behind the chimney. This can vent sewer gas into the home which is considered a safety hazard. I recommend that a licensed plumber repair this section of piping and that consideration be given to replacement of all the cast iron waste pipe if needed. To determine this, I recommend that a reputable sewer waste line inspection company be hired to inspect the interior of the cast iron waste pipe with a camera.
- ⊕ (3) There was debris in the garbage disposer including copper wire and a screw. This creates a dangerous condition if this debris should fly out when the disposer is turned on. I recommend that a qualified handyman turn off the power for the garbage disposer circuit prior to removing the debris.

6.10 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Safety Issue

- ⊕ (1) The natural gas corrugated stainless steel tubing (CSST) in the house was not bonded to the electrical system and is no longer permitted to be installed. In the event of a lightning strike near the property this type of CSST can fail and develop pin holes. I recommend that a licensed plumber bond the gas piping to the main ground or replace the tubing. (There is a new type of CSST that does not fail in this manner.)
- ⊕ (2) There was a gas leak at the basement dryer shut off valve. This leak was detected with a TIFF 8800 combustible gas detector and by smell. I recommend that a licensed plumber repair this leak as soon as possible.

7. Electrical System

7.0 SERVICE ENTRANCE CONDUCTORS

Safety Issue

- ⊕ The meter glass seal ring at the exterior electric meter was decayed or missing. This "duck seal" is installed to prevent water from entering the electric meter and potentially running down into the electric panel in the basement. I recommend that new duck seal ring be installed to prevent water intrusion into the electrical service.

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Safety Issue

- ⊕ (1) The sub panel cover was missing in the garage. Live wires are exposed and pose a risk of electric shock. This is a safety hazard. I recommend that a licensed electrician install a new cover as soon as possible.
- ⊕ (2) There was a pointed screw securing the lower left corner of the first floor sub panel cover. The point could pierce a live wire in the panel. I recommend that the screw be replaced with properly sized blunt ended screw.

7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Safety Issue

- ⊕ There was knob-and-tube wiring in house. The extent of knob and tube wiring and whether it is live or not, was not determined. Knob-and-tube wiring is found in older houses built before the 1930's. Knob-and-tube wiring is a safety hazard because the junctions are not housed in junction boxes, the system includes a hot and neutral wire but no ground wire, and the wires are at least 80 years old. I recommend further investigation of the extent of this wiring in the building by a licensed electrician. I recommend replacement of the knob-and-tube wiring. It is critical to ensure that knob-and-tube wiring is removed before adding insulation to the house. Insulation in contact with knob-and-tube wiring is a fire hazard.

7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Safety Issue

- + (1) There were a number of missing and damaged cover plates throughout the house. There were live wires exposed at these locations. I recommend that cover plates be installed.
- + (2) There was a loose light fixture at the right rear exterior door. All fixtures should be properly affixed to the wall. I recommend that a licensed electrician properly secure this fixture.
- + (3) There was a loose electric receptacle at the corner of the living room wall. All receptacles should be properly affixed to the wall. I recommend that a licensed electrician properly secure this receptacle.
- + (4) The electric receptacle at second floor rear middle room tested for reverse polarity. A receptacle with reverse polarity is a shock hazard. I recommend that a licensed electrician repair this receptacle.
- + (5) There was a missing cover plate at a junction box on the basement ceiling. There were live wires exposed at this location. I recommend that a cover plate be installed.

7.4 POLARITY, GROUNDING, AND GROUND FAULT PROTECTION (GFCI) OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS, UNFINISHED AREAS OF BASEMENT

Safety Issue

- + (1) The electric receptacles in the garage were not GFCI. All receptacles within 6 feet of water, in the garage, in unfinished areas of the basement, and on the exterior of the house should be equipped with ground fault circuit interrupters (GFCI). GFCI's detect the amperage flow going in and out of the receptacle. If this flow varies by as little as .005 amps, the receptacle will trip. These receptacles should be tested on a monthly basis. I recommend that a licensed electrician install GFCI's where needed.
- + (2) The electric receptacles to the left of the kitchen sink were not GFCI. All receptacles within 6 feet of water, in the kitchen and bathrooms should be equipped with ground fault circuit interrupters (GFCI). GFCI's detect the amperage flow going in and out of the receptacle. If this flow varies by as little as .005 amps, the receptacle will trip. These receptacles should be tested on a monthly basis. I recommend that a licensed electrician install GFCI's at these locations.

7.5 ARC FAULT CIRCUIT INTERRUPTERS (AFCI)

Safety Issue

- + There were no AFCI breakers installed in the main electrical panel. All bedroom receptacles should be protected with Arc Fault Circuit Interrupter breakers, AFCI. AFCI's detect arcing in the circuit that they are feeding. If an arc is detected the breaker will trip. Arcing in a circuit is a safety hazard. These breakers should be tested on a monthly basis. I recommend that a licensed electrician install AFCI breakers where needed.

8. Interiors

8.2 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Safety Issue

- + (1) There was no hand railing at the right side of the basement stairs and the balusters were missing from the left side of the same stairs. All stairs with four risers or more should have a handrail. I recommend that a handrail be installed.
- + (2) There was no hand railing at the stairs between the first and second floors. All stairs with four risers or more should have a handrail. I recommend that a handrail be installed.
- + (3) There was no hand railing at the attic stairs. All stairs with four risers or more should have a handrail. There were no balusters with the railing at the attic level. When balusters are installed, the space between each baluster should not exceed 4 inches. I recommend installation of a railing with balusters and a continuous handrail along the stairs.

8.7 WINDOWS (REPRESENTATIVE NUMBER)

Safety Issue

- ❖ (1) The window sash balance system that holds the sashes in place was not functioning at the left side attic dormer and left rear bedroom windows. The top sash dropped suddenly when the sash lock was unlocked. This is a safety hazard. I recommend that a qualified contractor repair these windows.

9. Fireplaces and Wood Stoves

9.0 FIREBOX

Safety Issue

- ❖ There was deteriorated masonry at the back of the firebox as well as some missing mortar in the fireplace. I recommend that a qualified chimney sweep repair this masonry. Recommended accreditations for chimney sweeps; CSIA Chimney Sweep Institute of America and NFI National Fire Place Institute.

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In Need of Repair

Omega Home Inspections, LLC

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Customer
Bob Smith

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1. Roofing

1.1 FLASHINGS

In Need of Repair

The chimney flashing was tarred over. If flashing is installed properly tar is not necessary. The flashing may have been tarred because of a leak at the chimney penetration through the roof. When the roof is replaced I recommend that the old flashing is removed and new flashing be installed properly at the chimney.

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

In Need of Repair

The chimney crown, a beveled layer of concrete applied to the top of the chimney to promote proper water run off, was decayed. There were cracks in the crown. Water may enter these cracks, freeze in cold weather, and cause further damage. Water can also seep down the chimney and into the house. I recommend that a masonry contractor repair this crown, or install a stainless steel cap over the entire chimney.

1.3 ROOF DRAINAGE SYSTEMS

In Need of Repair

There were missing and disconnected downspout extensions. Downspouts carry roof water to the ground and should have extensions that direct the water to an appropriate distance, 5 or 6 feet, from the foundation. If there are no downspout extensions, or if the extensions are too short, the roof water may eventually end up in the basement. I recommend that downspout extensions be installed to carry the water to an appropriate distance from the house.

2. Exterior

2.0 TRIM AND SIDING

In Need of Repair

(1) There was a woodpile at the left-hand side of the house. When wood is stored in or near the building there is a potential for wood destroying insect infiltration. I recommend that any wood be stored as far from the building as possible.

(2) There were a couple of places under the eaves where the vinyl siding panels did not overlap. I recommend that a siding company replace one of these panels with a longer panel to ensure proper overlap of the panels. I

recommend that the siding company inspect the siding on the rest of the building to ensure that there are no other places where there is insufficient overlap of the siding panels.

2.2 EXPOSED EXTERIOR FOUNDATION

In Need of Repair

(1) There was a crack in the foundation at the left front and left rear corner of the house. The cracks appeared to be from settlement. I recommend that these cracks be repaired by a qualified mason and then monitored for further movement.

(2) At various locations around the foundation, the masonry needs re-pointing. Re-pointing is a process where the old grout between the stone is scraped out and new mortar is applied. I recommend that a qualified mason prep and re-point the deteriorated areas.

(3) There were unsealed holes from where form ties had been removed from the foundation at rear addition. Steel form ties are used during construction to keep the forms in place while the concrete foundation is poured. These form ties are then broken off from the interior and exterior and the small voids are filled with concrete. If the form ties are left exposed the metal can expand due to rust. This will crack adjacent areas of the foundation. I recommend that the form ties be sealed with concrete to prevent rusting.

2.8 DRIVEWAYS, WALKWAYS, PATIOS

In Need of Repair

(1) There were cracks in the asphalt driveway. When water penetrates these cracks and freezes, they may worsen. I recommend that the driveway cracks be sealed.

(2) There were loose blue stone pavers at the right rear walkway adjacent to the concrete landing. This is a tripping hazard. I recommend that the voids underneath these stones be filled with gravel for stability.

2.9 RETAINING WALLS

In Need of Repair

The masonry retaining wall at the front of the property was cracked. This crack looks as if it was a result of upward pressure, maybe from tree roots of a large tree that has since been removed. I recommend that a qualified mason repair this crack and that it be monitored for any further movement.

3. Garage

3.0 EXTERIOR OF GARAGE

Major Deficiency

(2) There were signs of decay/ insect damage at the right front corner of the garage where the trim is damaged. I recommend the decayed areas be repaired or replaced by a licensed contractor.

(3) The vinyl siding around the garage was buried in the ground. The wood structure behind this siding is at risk for wood destroying insect infiltration. I recommend removing the dirt away from the siding or contracting with a pest control company for ongoing monitoring to ensure that the garage stays pest free.

(4) Vines and brush were growing up against and on the building. Vegetation can damage the siding and trim. I recommend that a landscape contractor remedy this situation.

(5) There were no gutters on the garage. Gutters and downspouts carry roof water to the ground and should have extensions that direct the water to an appropriate distance, 5 or 6 feet, from the foundation. If there are no gutters and downspouts, or if the extensions are too short, the roof water may deteriorate the siding and the structure where water splashes on it. I recommend that gutters, downspouts, and extensions be installed to carry the water to an appropriate distance from the garage.

3.1 GARAGE STRUCTURE

Major Deficiency

(1) There was a hole in the concrete sill at the left front of the garage. There were rocks and dirt by the hole suggesting it may be an access point for rodents of some kind. I recommend that the concrete sill be patched.

6. Plumbing System

6.0 MAIN WATER SHUT-OFF VALVE

In Need of Repair

(2) The main shut off for the water supply was an old gate valve that could fail when used. I recommend that a licensed plumber install a ball valve for ease of use in an emergency.

6.1 PLUMBING WATER SUPPLY PIPING, MATERIALS, SUPPORTS AND INSULATION

Future Repair

(2) There were corroded water supply valves and pipes under the kitchen sink. There is the potential for leaks at this location. I recommend that a licensed plumber evaluate and repair or replace these supply pipes and valves.

(3) There were saddle valves in the basement. These valves often leak. I recommend that a licensed plumber replace these valves with a T and a proper shut off valve.

6.2 PLUMBING SUPPLY FIXTURES AND FAUCETS

Safety Issue

(2) The exterior hose bib (outdoor faucet) did not have a back flow preventer that removes the potential for a cross connection. If a hose is hooked up to the spigot a cross connection is present. Cross-connections in a plumbing system are a safety issue. A cross-connection is a condition that allows waste water to be siphoned back into the potable water system. I recommend installation of a back flow prevention fitting on the existing hose bib.

(3) Rubber lines supplied water to the washing machine. These lines are not rated to remain under constant pressure. Many people do not turn off the valve between loads of laundry. To prevent a burst hose and flooding, I recommend that these lines be upgraded to braided stainless steel lines.

6.4 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Safety Issue

(4) There was a leak at the tail pipe above the trap below the kitchen sink. I recommend that the leak be repaired by a licensed plumber.

(5) There was an internal vent at the drain in the kitchen. These vents often malfunction and can allow sewer gasses to enter the house. I recommend further evaluation of this vent by a licensed plumber and installation of proper venting as determined.

(6) Under the kitchen sink, the dishwasher high loop drain, was not secured to the underside of the counter. The purpose of this is to create an air-gap so that the contents of the sink don't drain in to the dishwasher. This is a cross connection and considered to be a safety hazard.

(7) There was no drain plug at the second floor bathtub. These can typically be found at a hardware store.

6.5 WATER HEATER - EQUIPMENT

In Need of Repair

(2) There was corrosion on the hot water fitting at the pressure relieve valve for the water heater. I recommend that a licensed plumber replace this fitting.

6.9 MAIN FUEL SHUT OFF (Describe Location)

In Need of Repair

The main gas shut off was an older ball valve located to the upper left of the gas meter. The valve and pipe aren't marked with an 'on' or 'off' symbol, therefor I recommend that a licensed plumber mark it with an on/off position so it's clear in the event of an emergency. This is for your information.

8. Interiors

8.0 CEILING AND WALLS

In Need of Repair

(1) There were some damaged wall surfaces in several of the rooms. The plaster is pulling away from the lath behind the wall at the front middle room on the second floor. This happens when the plaster 'keys' break at the back side of the lath. I recommend the damaged areas be filled with drywall compound for holes in the gypsum board

walls, and then sanded, primed and painted. I recommend watching "tips on how to repair plaster walls", which can be found at the "This Old House" link here: <https://www.thisoldhouse.com/walls/21133086/how-to-repair-plaster-walls>

(2) There were signs of leaks in the wall adjacent to the shower in the second floor bathroom. It may have been leaking under the glass door track and on to the wall. I recommend that old sealant be removed and replaced along the door track and wall/shower pan joint.

8.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

In Need of Repair

The protective coating on the left edge of the lavatory drawer in the second floor bathroom was separating from structure underneath. I recommend that a qualified handyman repair this if you feel the need to.

8.4 COOKING APPLIANCES, DISHWASHERS & DISPOSALS

In Need of Repair

The microwave oven above the range was damaged. The bottom edge was melted in one place and cracked in another. The microwave was operating at the time of the inspection but it is dangerously close to the burners below..hence the melted edge. You may want to consider replacing this with a smaller unit or a counter top model and then installing a vent hood in it's place, which is what was originally there, evidenced by the hole in the cabinet above.

8.5 VENTING SYSTEMS (Kitchens, baths and laundry)

In Need of Repair

The exterior flaps on both dryer vent hoods did not close all the way when the dryers were not in use. This reduces the energy efficiency of the house. I recommend that these dryer vent hoods be repaired or replaced.

8.7 WINDOWS (REPRESENTATIVE NUMBER)

Safety Issue

(2) The window sash balance system that hold the sashes in place were not functioning properly at the window. Windows that are not properly supported by sash springs can shut suddenly. This is a safety hazard. I recommend that a qualified contractor repair these windows.

(3) There was a split window stop at the front left bedroom window. I recommend repair or replacement by a qualified carpenter.

9. Fireplaces and Wood Stoves

9.1 VISIBLE FLUE

In Need of Repair

There was no flue liner which could explain the dark stains coming through the parge coat at the base of the chimney in the basement and up in the attic. The ash pit clean out door was not accessible. I recommend a level 2 chimney inspection be performed by a qualified chimney sweep. Level 2 inspections use a camera that runs into the flues to inspect the condition of the interior of the flues, liners, liner joints etc. Damaged flues can lead to costly repairs. Recommended accreditations for chimney sweeps; CSIA Chimney Sweep Institute of America and NFI National Fire Place Institute.

9.2 DAMPER

In Need of Repair

The damper did not operate properly in that it could not be closed all the way and the handle was not secure. I recommend that the damper be repaired or replaced.

10. Insulation and Ventilation

10.0 INSULATION IN ATTIC

In Need of Repair

There was less insulation in the attic than required for optimal energy efficiency. There will be heat loss in the cold weather. Today's standards call for r-37-r-49 in the attic. This is roughly 12-18 inches of fiberglass or cellulose insulation. Proper insulation increases the energy efficiency of the house, keeps the house cooler in summer, and reduces the chance of ice dams. I recommend that more insulation be added to the attic. I recommend a Mass Save energy audit (masssave.com). The Mass Save program provides significant rebates for work to improve the energy efficiency of a home.

10.1 INSULATION UNDER FLOOR SYSTEM (above crawl space or in basement ceiling)

In Need of Repair

There was no insulation in the basement ceiling. It would be prudent to insulate between the joists directly above the foundation. Only the first 1-2 feet of the joist bay is necessary to insulate. A closed cell spray foam works well in this application.

10.2 VENTILATION OF ATTIC AND FOUNDATION AREAS

In Need of Repair

Venting to the attic was supplied with a single passive vent. Proper venting in the attic decreases the chance of ice dams, keeps the house cooler in summer, and decreases the chance of mold in the attic. I recommend that when the roof covering is replaced continuous soffit vents and a ridge vent be installed. I also recommend coordinating any roof replacement and attic venting work with the MassSave program who will explain your attic insulation options.

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