

# Inspection Report



*This inspection performed in accordance with current "Industry Standards of Practice" or the American Society of Home Inspectors.*

*This inspection report prepared specifically for:*

**John & Kimberly Doe  
31 Carlisle Street  
Andover, MA 01810**



*Inspected by:* **Albert Innamorati**

## **ABBEY Home Inspection**

313 E. Riding Drive  
Carlisle, MA 01741  
Work: (978) 369- 7017      Cell: 508-864-4924

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# ABBEY Home Inspection

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## PROPERTY / CLIENT INFORMATION

Report Date: **10/17/2017**

Customer File # **2704**  
Agent: **Sally White**  
Buyer: **John & Kimberly Doe**  
Address: **5 Big Time Road**  
**Concord, MA** Phone: **01742**  
**(512) 357-33005**  
Fax:  
Email: **Johndoe@gmail.com**

Inspection location: **31 Carlisle Street**  
**Carlisle, MA 01810**  
Phone:  
County: **Middlesex**

Send report to: **Johndoe@gmail.com**

Area/Neighborhood:

Sub-division:

## GENERAL INFORMATION

|   |                                 |                      |
|---|---------------------------------|----------------------|
| Main entry faces: <b>West</b>                   | Bedrooms: <b>2</b>              | Full Baths: <b>1</b> |
| Estimated Age: <b>1898</b>                      | Vehicle Garages: <b>1</b>       | Half Baths: <b>0</b> |
| Type Structure: <b>Single Family Home</b>       | Approx. Sq Footage: <b>1159</b> | 3/4 Baths: <b>0</b>  |
| Stories: <b>2</b>                               |                                 |                      |
| Type Foundation: <b>Basement</b>                |                                 |                      |
| Soil condition: <b>Dry</b>                      |                                 |                      |
| Weather: <b>Clear</b>                           | Temp:                           |                      |
| Date: <b>10/17/2017</b>                         | Time: <b>9:00:24 AM</b>         |                      |
| Unit occupied: <b>no</b>                        | Client present: <b>yes</b>      |                      |
| Attendees: <b>Buyer's Agent, Seller's Agent</b> |                                 |                      |

General Overview:

**House is vacant for a time (not verified).**

Inspector: \_\_\_\_\_ **LIC# 421**  
**Albert Innamorati**

## REPORT LIMITATIONS

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.

**DEFICIENCY SUMMARY**

*This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your real estate agent or an attorney.*

**1 - Grounds**

Drainage conditions are marginal at building perimeter. Recommend landscape improvements including soil removal from exterior wall. Also, pitch soil for proper drainage and improve run off (slope soil away from foundation walls). See Addendum Page.

**2 - Grounds**

Soil contact against building may allow insects and moisture damage. Hidden or concealed damage is not evaluated at this time. Check area behind siding once soil is removed. Addressing this conditions prior to transfer is preferred.

**3 - Grounds**

Driveway has the potential for costly upkeep and erosion control. Recommend pricing driveway and retaining wall prior to transfer.

**4 - HVAC**

Exhaust pipe and flue need to be secured to chimney. Chimney has no clean-out and would need to be used for an annual inspection of chimney. Clean-out cover at chimney is not operational and needs improvement.

**5 - Interior Rooms**

Repair window as necessary at second floor hallway. This window is low to floor and should have tempered glass for added protection. Add grill and or bars to avoid injuries to children.

**6 - Foundation**

Sill at rear wall is not exposed (concealed by insulation). We are not able to offer an opinion in that area. Concealed or hidden decay may be missed in this area. See Grounds page comments above (concerning insects and moisture at wood surface).

**7 - Foundation**

Concern for dampness and seepage is noted along basement wall (rear wall). No water is present at time of inspection however, we'd suggest water proofing be applied at outer wall by an expert in this field. Also, drainage improvements at exterior are indicated elsewhere in this report including Grounds Page. See Addendum Page for additional water control comments.

# Roof

| COMPONENT | CONDITION                         | ACTION RECOMMENDED       | PERSPECTIVE |
|-----------|-----------------------------------|--------------------------|-------------|
| 1         | Roof coverings: <b>Acceptable</b> |                          |             |
| 2         | Ventilation: <b>Acceptable</b>    |                          |             |
| 3         | Flashings: <b>Acceptable</b>      |                          |             |
| 4         | Skylights: <b>Acceptable</b>      |                          |             |
| 5         | Chimneys: <b>Acceptable</b>       |                          |             |
| 6         | Gutter svstem: <b>Acceptable</b>  | <b>See Comment Below</b> |             |
| 7         | :                                 |                          |             |
| 8         | :                                 |                          |             |

## INFORMATION

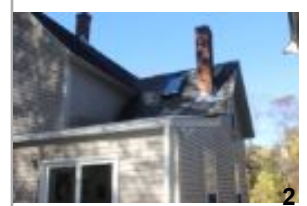
|    |   |    |                           |
|----|---|----|---------------------------|
| 9  | Main roof age: <u>15</u> <b>Appears at Mid-Life Condition</b> | 14 | Ventilation: <u>Gable</u> |
| 10 | Other roof age: _____   | 15 | Chimney: <u>Brick</u>     |
| 11 | Inspection method: <u>Viewed from ground</u>                  | 16 | Chimney flue: <u>None</u> |
| 12 | Roof covering: <u>Asphalt Shingle</u>                         | 17 | Gutters: <u>Aluminum</u>  |
| 13 | Roofing layers: <u>1st</u>                                    | 18 | Roof Style: <u>Gable</u>  |

## ROOF COMMENTS

19 **Brick crown is in fair condition and may need upkeep in the near future.**

**See Heating Page regarding chimney clean-out.**

**Gutter is only on partial roof surfaces.**



**INSPECTION PHOTOS**



**Roof  
Roof and chimney**

**# R1**



**Roof  
Roof & Chimneys**

**# R2**

# Exterior

| COMPONENT               | CONDITION          | ACTION RECOMMENDED        | PERSPECTIVE             |
|-------------------------|--------------------|---------------------------|-------------------------|
| 1 Siding:               | <b>Acceptable</b>  |                           |                         |
| 2 Trim/fascias/soffits: | <b>Acceptable</b>  | <b>See Comments Below</b> | <b>Maintenance Item</b> |
| 3 Veneer:               | <b>Not Present</b> |                           |                         |
| 4 Doors:                | <b>Acceptable</b>  |                           |                         |
| 5 Windows:              | <b>Acceptable</b>  | <b>See Comments Below</b> | <b>Maintenance Item</b> |
| 6 Hose faucets:         | <b>Not Present</b> |                           |                         |
| 7 Electrical cable:     | <b>Acceptable</b>  |                           |                         |
| 8 Exterior electrical:  | <b>Acceptable</b>  |                           |                         |

## INFORMATION

|   |  |
|---|--|
| <p>9 Siding type: <u>Wood</u></p> <p>10 Veneer type: <u>None</u></p> <p>11 Trim/fascias type: <u>Wood</u></p> <p>12 Door type: <u>Insulated Metal</u></p> | <p>13 Window Type: <u>Double Hung</u></p> <p>14 Window material: <u>Wood &amp; Vinyl</u></p> <p>15 Electric service cable: <u>Overhead</u></p> |
|---|--|

## EXTERIOR COMMENTS

**16 Entry steps are not uniform (riser heights are different and tripping is possible).**

Peeling is noted at trim board (below roof overhangs). Paint is required and scrapping is suggested. Paint may contain lead on homes built prior to 1978. No testing was performed at this time.

Woodpecker hole will need to be filled at front trim board (pest prevention is required).

See comment regarding window defect on Interior Page.

See Lock comment rear slider on Interior Page.



**INSPECTION PHOTOS**



**Exterior**

**Step is not uniform (trip hazard noted)**

**# EX1**

# Grounds & Drainage

| COMPONENT | CONDITION        | ACTION RECOMMENDED | PERSPECTIVE   |
|-----------|------------------|--------------------|---------------|
| 1         | Drainage:        | Acceptable         |               |
| 2         | Trees & shrubs:  | Acceptable         |               |
| 3         | Walks & Steps:   | Acceptable         |               |
| 4         | Porch/Deck:      | Acceptable         |               |
| 5         | Driveway:        | Defective          | Major Concern |
| 6         | Retaining walls: | See Comments Below |               |
| 7         | Lot Drainage:    | Acceptable         |               |
| 8         | :                |                    |               |

## INFORMATION

|    |                |        |    |                  |          |
|----|----------------|--------|----|------------------|----------|
| 9  | Walks & Steps: | Stones | 13 | Porch            | Concrete |
| 10 | Patio:         | N/A    | 14 | Location         | Front    |
| 11 | Location:      | N/A    | 15 | Retaining walls: | Concrete |
| 12 | Driveway:      | Dirt   | 16 | :                |          |

## GROUNDS & DRAINAGE COMMENTS

17 Driveway has the potential for costly upkeep and erosion control. Recommend pricing driveway and retaining wall prior to transfer.

Drainage conditions are marginal at building perimeter. Recommend landscape improvements including soil removal from exterior wall. Also, pitch soil for proper drainage and improve run off (slope soil away from foundation walls)\*. See Addendum Page.

\*Soil contact against building may allow insects and moisture damage. Hidden or concealed damage is not evaluated at this time. Check area behind siding once soil is removed. Addressing this conditions prior to transfer is preferred.

There is no access to area beneath the front porch (solid concrete is present).



**INSPECTION PHOTOS**



**Grounds & Drainage**  
**Soil elevated at wall sill (cause for concern)**

**# 1**



**Grounds & Drainage**  
**Soil contacts wood siding (insect or decay is possible)**

**# 2**

**INSPECTION PHOTOS**



**Grounds & Drainage**  
**Soil elevated against house (wood surface)**

**# 3**

# Heating & Cooling

| COMPONENT            | CONDITION          | ACTION RECOMMENDED        | PERSPECTIVE             |
|----------------------|--------------------|---------------------------|-------------------------|
| 1 A/C operation:     | <b>Not Present</b> |                           |                         |
| 2 Heating operation: | <b>Acceptable</b>  |                           |                         |
| 3 System back-up:    | <b>Not Present</b> |                           |                         |
| 4 Exhaust system:    | <b>Acceptable</b>  | <b>See Comments Below</b> | <b>Maintenance Item</b> |
| 5 Distribution:      | <b>Acceptable</b>  |                           |                         |
| 6 Thermostat:        | <b>Acceptable</b>  |                           |                         |
| 7 Gas Piping:        | <b>Not Present</b> |                           |                         |
| 8 Heat Exchanger:    | <b>Not Present</b> |                           |                         |
| 9 Humidifier:        | <b>Not Present</b> |                           |                         |
| 10 Filter:           | <b>Not Present</b> |                           |                         |

### INFORMATION

|  |    |                                     |
|--|----|-------------------------------------|
| 11 # Heating Units: <u>1</u>                   | 18 | # Cooling Units: <u>N/A</u>         |
| 12 Heating Types: <u>Hydronic</u>              | 19 | A/C Types: <u>N/A</u>               |
| 13 Heating Ages: <u>Approximately 20</u> years | 20 | A/C age: <u>N/A</u>                 |
| 14 Heating Fuels: <u>Oil</u>                   | 21 | Filter: <u>N/A</u>                  |
| 15 Distribution: <u>Convective</u>             | 22 | Heat Source Mfr. <u>Weil McLain</u> |
| 16 Duct Insulation Type: <u>None</u>           | 23 | A/C Source Mfr. <u>N/A</u>          |
| 17 Gas Shutoff Location: <u>N/A</u>            |    |                                     |

### HEATING & COOLING COMMENTS

24 Exhaust pipe and flue need to be secured to chimney. Chimney has no clean-out and would need to be used for an annual inspection of chimney. Clean-out cover at chimney is not operational and needs improvement.

We are unable to evaluate insulation in attic or all wall surfaces. One or more exterior walls may be without insulation as indicated.



**INSPECTION PHOTOS**



**HVAC**

**Cleanout cover is sealed shut**

**# HC1**



**HVAC**

**Boiler**

**# HC2**

# Plumbing

| COMPONENT              | CONDITION          | ACTION RECOMMENDED | PERSPECTIVE |
|------------------------|--------------------|--------------------|-------------|
| 1 Supply pipes:        | <b>Acceptable</b>  |                    |             |
| 2 Waste/vent pipes:    | <b>Acceptable</b>  |                    |             |
| 3 Funct'l water flow:  | <b>Acceptable</b>  |                    |             |
| 4 Funct'l waste drain: | <b>Acceptable</b>  |                    |             |
| 5 Well system:         | <b>Not Present</b> |                    |             |
| 6 Septic system:       | <b>Not Present</b> |                    |             |
| 7 Water heater:        | <b>Acceptable</b>  |                    |             |
| 8 TPR Valve:           | <b>Acceptable</b>  |                    |             |

## INFORMATION

|                                |                  |                                 |                                  |
|--------------------------------|------------------|---------------------------------|----------------------------------|
| 9 Water supply represented as: | <b>Municipal</b> | 14 Waste system represented as: | <b>Municipal</b>                 |
| 10 Supply pipes:               | <b>Plastic</b>   | 15 Septic location:             | <b>N/A</b>                       |
| 11 Pipe insulation type:       | <b>None</b>      | 16 Waste/Vent pipes:            | <b>Plastic</b>                   |
| 12 Water Shutoff Location:     | <b>Basement</b>  | 17 Water Heater Mfr.:           | <b>Bradford White</b>            |
| 13 Well location:              | <b>N/A</b>       | 18 Water Heater Gallons:        | <b>50</b> Age: <b>2002</b> years |
|                                |                  | 19 Water Heater Fuel:           | <b>Electric</b>                  |

## PLUMBING COMMENTS

20 Cap old pipe at right side as needed.

Secure pipe with hanger at rear corner as needed.



**INSPECTION PHOTOS**



**Plumbing  
Water Heater**

**# P1**

# Electrical System

| COMPONENT             | CONDITION         | ACTION RECOMMENDED        | PERSPECTIVE             |
|-----------------------|-------------------|---------------------------|-------------------------|
| 1 Wiring at main box: | <b>Acceptable</b> |                           |                         |
| 2 Ground:             | <b>Acceptable</b> |                           |                         |
| 3 GFCI:               | <b>Acceptable</b> |                           |                         |
| 4 Amperage:           | <b>Acceptable</b> |                           |                         |
| 5 Wiring:             | <b>Acceptable</b> | <b>See Comments Below</b> | <b>Maintenance Item</b> |
| 6 :                   |                   |                           |                         |
| 7 :                   |                   |                           |                         |
| 8 :                   |                   |                           |                         |

### INFORMATION

|  |  |
|--|--|
| 9 Amps: <b>200</b>                         | 14 Branch circuit wiring: <b>Combination</b>                                 |
| 10 Volts: <b>110</b>                       | 15 Grounding: <b>Rod</b>   |
| 11 Main box location: <b>Basement</b>      | 16 Ground fault protection at: <b>Basement, Baths, Exterior &amp; Garage</b> |
| 12 Main Disconnect: <b>Basement</b>        |  |
| 13 Main service conductor: <b>Aluminum</b> | 17 Main box type: <b>Breakers</b>  |
|  | 18 Wiring type: <b>Romex</b>   |

### ELECTRICAL SYSTEM COMMENTS

19 Old knob and tube is present but appears disconnected.

Removing abandoned wiring is suggested (dated knob and tube cable is visible).



**INSPECTION PHOTOS**



**Electrical**  
**Main electric panel**

**# EL1**



**Electrical**  
**Terminated wires (knob and tube)**

**# EL2**



# Kitchen & Laundry

| COMPONENT | CONDITION | ACTION RECOMMENDED | PERSPECTIVE |
|-----------|-----------|--------------------|-------------|
|-----------|-----------|--------------------|-------------|

**KITCHEN**

|   |                      |            |  |
|---|----------------------|------------|--|
| 1 | Walls/ceiling/floor: | Acceptable |  |
| 2 | Doors & windows:     | Acceptable |  |
| 3 | Heating & cooling:   | Acceptable |  |
| 4 | Cabinets/shelves:    | Acceptable |  |
| 5 | Sink plumbing:       | Acceptable |  |

**APPLIANCES**

|    |                  |               |  |
|----|------------------|---------------|--|
| 6  | Disposal:        | Not Inspected |  |
| 7  | Dishwasher:      | Not Inspected |  |
| 8  | Refrigerator:    | Not Inspected |  |
| 9  | Exhaust fan:     | Not Inspected |  |
| 10 | Microwave:       | Not Inspected |  |
| 11 | Ice-Maker:       | Not Inspected |  |
| 12 | :                |               |  |
| 13 | Range/oven:      |               |  |
| 14 | Gas or electric? |               |  |

**LAUNDRY**

|    |                      |             |  |
|----|----------------------|-------------|--|
| 15 | Walls/ceiling/floor: | Acceptable  |  |
| 16 | Doors & windows:     | Acceptable  |  |
| 17 | Washer plumbing:     | Acceptable  |  |
| 18 | Sink plumbing:       | Not Present |  |
| 19 | Cabinets/shelves:    | Not Present |  |
| 20 | Heating & cooling:   | Not Present |  |
| 21 | Drver vent:          | Not Present |  |
| 22 | :                    |             |  |
| 23 | :                    |             |  |
| 24 | Drver service:       | Not Present |  |
| 25 | Gas or electric?     | Electric    |  |

**KITCHEN AND LAUNDRY COMMENTS**

26 Appliances fall outside the scope of inspection. Review and inspect appliances on final walk through.

# Bathrooms

| COMPONENT                | CONDITION         | ACTION RECOMMENDED | PERSPECTIVE |
|--------------------------|-------------------|--------------------|-------------|
| 1 Walls, ceiling, floor: | <b>Acceptable</b> |                    |             |
| 2 Doors & windows:       | <b>Acceptable</b> |                    |             |
| 3 Heating & cooling:     | <b>Acceptable</b> |                    |             |
| 4 Cabinets & counter:    | <b>Acceptable</b> |                    |             |
| 5 Vents:                 | <b>Acceptable</b> |                    |             |
| 6 Sinks:                 | <b>Acceptable</b> |                    |             |
| 7 Toilets:               | <b>Acceptable</b> |                    |             |
| 8 Tubs:                  | <b>Acceptable</b> |                    |             |
| 9 Showers:               | <b>Acceptable</b> |                    |             |
| 10 :                     |                   |                    |             |

## BATHROOMS INSPECTED

11 # of Half baths: **0**                      12 # of Full baths: **1**                      13 # of 3/4 baths: **0**

## BATHROOM COMMENTS

14 Monitor shower and tub as needed (spraying at valve noted).

# Interior Rooms

| COMPONENT                | CONDITION            | ACTION RECOMMENDED        | PERSPECTIVE          |
|--------------------------|----------------------|---------------------------|----------------------|
| 1 Walls, ceiling, floor: | <b>Acceptable</b>    |                           |                      |
| 2 Doors & windows:       | <b>Defective</b>     | <b>See Comments Below</b> | <b>Safety Hazard</b> |
| 3 Heating & cooling:     | <b>Acceptable</b>    |                           |                      |
| 4 Cabinets & counter:    | <b>Acceptable</b>    |                           |                      |
| 5 :                      |                      |                           |                      |
| 6 Fireplc/woodstove:     | <b>Not Present</b>   |                           |                      |
| 7 Smoke detectors:       | <b>Not Inspected</b> | <b>See Comments Below</b> |                      |
| 8 CO detectors:          | <b>Not Inspected</b> | <b>See Comments Below</b> |                      |
| 9 Stairs/balcony/rails:  | <b>Acceptable</b>    |                           |                      |
| 10 Trim:                 | <b>Acceptable</b>    |                           |                      |

## INFORMATION

|                      |           |  |
|----------------------|-----------|--|
| 11 Rooms inspected:  |           |  |
| Bedrooms #: <b>2</b> | <b>12</b> | Walls & Ceilings Type: <b>Sheet Rock</b> |
|                      | <b>13</b> | Floors: <b>Hardwood</b>                  |
|                      | <b>14</b> | : _____                                  |
|                      | <b>15</b> | : _____                                  |
|                      | <b>16</b> | : _____                                  |

## INTERIOR ROOM COMMENTS

- 17 **Repair window as necessary at second floor hallway. This window is low to floor and should have tempered glass for added protection. Add grill and or bars to avoid injuries to children.**
- We do not evaluate smoke detectors or monoxide alarms. Local regulations require certification prior to transfer. Seller is required to schedule certification.**
- Adjust and secure lock at slider as needed.**

**INSPECTION PHOTOS**



**Interior Room**

**Loose sash with no tempered glass (very close to floor)**

**# 1**

# Garage & Carport

| COMPONENT | CONDITION                     | ACTION RECOMMENDED | PERSPECTIVE |
|-----------|-------------------------------|--------------------|-------------|
| 1         | Roof: <b>Acceptable</b>       |                    |             |
| 2         | Walls: <b>Acceptable</b>      |                    |             |
| 3         | Eaves: <b>Acceptable</b>      |                    |             |
| 4         | Electrical: <b>Acceptable</b> |                    |             |
| 5         | Gutters: <b>Not Present</b>   |                    |             |

## INTERIOR

|    |  |                           |  |
|----|--|---------------------------|--|
| 6  | Walls/ceiling/floor: <b>Acceptable</b> |                           |  |
| 7  | Firewall/firedoor: <b>Acceptable</b>   |                           |  |
| 8  | Doors & windows: <b>Acceptable</b>     |                           |  |
| 9  | Garage doors: <b>Acceptable</b>        | <b>See Comments Below</b> |  |
| 10 | Door openers: <b>Acceptable</b>        |                           |  |
| 11 | Electrical: <b>Acceptable</b>          |                           |  |
| 12 | Heating & cooling: <b>Not Present</b>  |                           |  |

## INFORMATION

| EXTERIOR |   | INTERIOR |                                     |
|----------|---|----------|-------------------------------------|
| 13       | Location: <b>Detached -separate building</b>      | 17       | Walls & ceilings: <b>None</b>       |
| 14       | Roof covering: <b>Shingle</b>                     | 18       | Floors: <b>Concrete</b>             |
| 15       | Roof age: <b>15 Appears at Mid-Life Condition</b> | 19       | Garage door: <b>Single Overhead</b> |
| 16       | Gutters: <b>N/A</b>                               |          |                                     |

## GARAGE & CARPORT COMMENTS

20 Replace lock set at garage door as needed.

# Attic

| COMPONENT | CONDITION                             | ACTION RECOMMENDED | PERSPECTIVE |
|-----------|---------------------------------------|--------------------|-------------|
| 1         | Access: <b>Not Present</b>            |                    |             |
| 2         | Framing: <b>Not Present</b>           |                    |             |
| 3         | Sheathing: <b>Not Inspected</b>       |                    |             |
| 4         | Insulation: <b>Not Present</b>        |                    |             |
| 5         | Ventilation: <b>Not Inspected</b>     |                    |             |
| 6         | Exposed wiring: <b>Not Inspected</b>  |                    |             |
| 7         | Plumbing vents: <b>Not Inspected</b>  |                    |             |
| 8         | Chimney & flues: <b>Not Inspected</b> |                    |             |
| 9         | Vapor Retarder: <b>Not Present</b>    |                    |             |
| 10        | :                                     |                    |             |

## INFORMATION

|    |                               |           |                            |
|----|-------------------------------|-----------|----------------------------|
| 11 | # of Attic areas: <b>0</b>    | <b>14</b> | Framing: <b>Unknown</b>    |
| 12 | Access locations: <b>None</b> | <b>15</b> | Sheathing: <b>Unknown</b>  |
| 13 | Access by: <b>None</b>        | <b>16</b> | Insulation: <b>Unknown</b> |

## ATTIC COMMENTS

17 **No attic in the spaces provided....appears to be very little attic space and no available access hatch.**

# Foundation

| COMPONENT           | CONDITION          | ACTION RECOMMENDED        | PERSPECTIVE             |
|---------------------|--------------------|---------------------------|-------------------------|
| Foundation Type     | <b>Basement</b>    |                           |                         |
| 1 Access:           | <b>Acceptable</b>  |                           |                         |
| 2 Foundation walls: | <b>Acceptable</b>  | <b>See Comments Below</b> | <b>Maintenance Item</b> |
| 3 Floor framing:    | <b>Acceptable</b>  |                           |                         |
| 4 Insulation:       | <b>Acceptable</b>  | <b>See Comments Below</b> |                         |
| 5 Ventilation:      | <b>Acceptable</b>  |                           |                         |
| 6 Sump pump:        | <b>Not Present</b> | <b>See Comments Below</b> |                         |
| 7 Dryness/drainage: | <b>Acceptable</b>  | <b>See Comments Below</b> | <b>Maintenance Item</b> |
| 8 Floor/Slab:       | <b>Acceptable</b>  |                           |                         |
| 9 Vapor Retarder:   | <b>Not Present</b> |                           |                         |
| 10 :                |                    |                           |                         |

## INFORMATION

|                        |                       |    |  |
|------------------------|-----------------------|----|--|
| 11 Foundation walls:   | <b>Stone</b>          | 14 | Beams: <b>Wood</b>                               |
| 12 Floors:             | <b>Concrete Floor</b> | 15 | Piers: <b>Steel Columns</b>                      |
| 13 Joist/Truss Detail: | <b>Wood</b>           | 16 | Sub Floor: <b>Boards</b>                         |
|                        |                       | 17 | Insulation: <b>Batting Between Joists on 40%</b> |

## FOUNDATION COMMENTS

18 Concern for dampness and seepage\* is noted along basement wall (rear wall). No water is present at time of inspection however, we'd suggest water proofing be applied at outer wall by an expert in this field. Also, drainage improvements at exterior are indicated elsewhere in this report including Grounds Page. See Addendum Page for additional water control comments.

Kraft paper is exposed at ceiling above laundry area. Warning label by the mfg'r recommends covering insulation with proper gypsum or sheet rock (not polyethylene).

Holes in stone wall are common but may need maintenance and sealing (voids are larger than normal in some locations). Have professional seal holes as needed.

Sill at rear wall is not exposed (concealed by insulation). We are not able to offer an opinion in that area. Concealed or hidden decay may be missed in this area. See Grounds page concerning insects and moisture at wood surface.

\*Request history of water seepage into basement. Owner can verify amounts and frequency while living in the home. Additionally, sump pump is warranted for added precaution.



**INSPECTION PHOTOS**



**Foundation  
Dampness at rear wall**

**# F1**



**Foundation  
Wall dampness (rear)**

**# F2**



**INSPECTION PHOTOS**



**Foundation  
Kraft paper (insulation)**

**# F3**

## Addendum

### GENERAL LIMITATIONS

Unless indicated, the following areas are outside the scope of this assessment: (i) cosmetic deficiencies; as found in similar aged homes (ii) deferred maintenance items; (iii) the condition of on-site waste and water systems; (iv) the condition of underground fuel storage tanks; (v) the quality and quantity of the water supply; (vi) geological hazards such as floods, erosion, earthquakes, landslides, mudslides and volcanoes; and (vii) governmental or lender requirements. Furthermore, this Property Assessment is not a presentation of compliance or noncompliance with federal, state, or local government regulations and codes (e.g., building codes, zoning ordinances, energy efficiency ratings, addition or **remodeling permits**, etc.). Also, See MA SOP here: <http://www.mass.gov/ocabr/licensee/dpl-boards/hi/266-cmr-600.html>

### WET BASEMENTS AND DAMPNES CAUSED BY POOR DRAINAGE AND GUTTERS

**Surface Water Control** - more than ninety percent of the wet basement problems are a result of surface water. So far, this sounds pretty simple. Let's look at what can go wrong. Home inspectors generally refer to this as grading issues. The strategy is simple. Control ground water and make certain that water (especially gutters) is sloped down away from the building, surface water should run away from - rather than toward the home. If the grade slopes toward the house, water will unfavorably accumulate against foundation walls. This can lead to dampness or worsening moisture issues in basement areas.

Water in basements or crawl spaces is typically from one of two sources (or both).

1. Surface water from rain or snow that lands on the ground around the house or on the roof (seen with heavy rains).
2. Groundwater – water in the earth below grade level (not visible to the naked eye).

### Basements Window wells Foundation Walls And Entry Doors

Basement window wells and Foundation walls are a natural collection point. Especially when water is directed into this area, towards window and door from lack of gutters and positive sloping or pooling. Grading should be positively drained, so surface water is not funneled into basement or window wells. Wells will receive a certain amount of rain or snow directly (depending on your climate, of course). These wells should be provided with drains to allow the water to escape to a safe location. In some cases, window wells are provided with coverings that keep rain out.

### REQUIRED HANDOUT PURSUANT TO 266 CMR 6.08

Pursuant to M.G.L. c. 13, s. 97A, and 266 CMR 6.08 Home Inspectors and Associate Home Inspectors are required to provide a document outlining the procedures and benefits of a home energy audit to all Clients purchasing a single-family residential dwelling, a multiple-family residential dwelling with less than 5 dwelling units or a condominium unit in structure with less than 5 dwelling units.

### CONCERNED ABOUT RISING ENERGY COSTS? MASSSAVE CAN HELP.

There are so many great reasons to make energy-saving changes to your home—reduced energy costs throughout the year, improved home comfort, and lower greenhouse gas emissions.

## Addendum

- **MassSave** may provide you a no-cost home energy assessment to identify the energysaving improvements that are right for you.

- **MassSave** may provide money toward the cost of purchasing and installing approved energy-saving measures and money-saving rebates when you install qualifying energy efficient equipment.

**Get started today. Call MassSAVE at 866-527-7283 or go to [www.masssave.com](http://www.masssave.com) for more information or to schedule your home energy audit.**