

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 12 Brady Rd



City xxxxxxxx State MA Zip
Contact Name
Phone Fax

Client Information

Client Name Joe Smith
Client Address
City State Zip
Phone Fax
E-Mail joesmith@joesmit.joe

Inspection Company

Inspector Name Michael Walsh MA License # 625
Company Name Walsh Home Inspections
Company Address 23 Hammond St
City Providence State RI Zip 02909
Phone 339-298-1124 Fax
E-Mail walshhi@yahoo.com
File Number 050310800mw

Conditions

Others Present Buyer's Agent and Buyer, Seller's Agent Property Occupied Vacant
Estimated Age 50+ Entrance Faces
Inspection Date 05/03/2010
Start Time 8:00am End Time 10:30am
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 75
Weather Cloudy, Rain Soil Conditions Wet
Space Below Grade Basement
Building Type Single family Garage None
Sewage Disposal Septic How Verified Multiple Listing Service

General Information (Continued)

Water Source City How Verified Multiple Listing Service

Lots and Grounds

A NP NI M D

1. Driveway: Asphalt Heavy cracks in surface, Uneven settling



2. Walks:
3. Steps/Stoops: Concrete No handrail on the front steps. Handrails to front and side should be added for safety.



4. Porch:
5. Patio:
6. Deck:
7. Balcony:
8. Grading: Minor slope, Moderate slope
9. Swale:
10. Vegetation: Shrubs, Trees Cut back shrubs and bushes, too close to house. Tree limbs over hang the roof and should be cut back



11. Window Wells:
12. Retaining Walls:
13. Basement Stairwell: Metal Keep all seems caulked.



14. Basement Stairwell Drain:
15. Exterior Surface Drain:
16. Fences:
17. Lawn Sprinklers:

Exterior Surface and Components

A NP NI M D

Exterior Surface

1. Type: Wood There are a few clapboards that are split and should be repaired or sealed. Keep up with the paint.



2. Trim: Wood Keep up with the paint
 3. Fascia: Wood Keep up with the paint
 4. Soffits: Wood Keep up with the paint
 5. Door Bell: Hard wired
 6. Entry Doors: Wood
 7. Patio Door:
 8. Windows: Wood casement, Wood double hung Front bay window is missing the trim on one of the windows, this needs to be replaced to keep the framing from rotting.



9. Storm Windows:
 10. Window Screens: Vinyl mesh
 11. Basement Windows: Aluminum awning
 12. Exterior Lighting: Surface mount
 13. Exterior Electric Outlets: 110 VAC Non-GFCI outlet
 14. Hose Bibs: Gate Note: Valves are not operated as part of this inspection, any reference to any valve inspected is visual only unless otherwise noted. Shut water off inside house and open faucet on the outside to drain the water out and help prevent freezing.
 15. Gas Meter:
 16. Main Gas Valve:

Roof

Chimney is inspected from the ground only and any comments are based only on the exterior of the chimney and do not reflect the condition of the internal flue and or liner. It is always recommended to have internal chimney components checked by a licensed chimney specialist.

A NP NI M D

Main Roof Surface

1. Method of Inspection: Ground level

2. Material: Asphalt shingle Appears to have multiple layers, roof has lots of moss and lichen growing on the shingles. This is a sign that you are not getting sunlight on the roof and it is not drying properly. The trees in the front of the house are the general cause of this. have them trimmed and the roof material cleaned.



3. Type: Hip

4. Approximate Age: 15+/-

5. Flashing: Aluminum

6. Valleys:

7. Skylights:

8. Plumbing Vents: Cast Iron

9. Electrical Mast: Surface mount



10. Gutters: Aluminum Front gutter is dented. Clean at least 2x per year



11. Downspouts: Aluminum

12. Leader/Extension: Extend runoff drains to move water away from foundation

Chimney

13. Chimney: Brick



14. Flue/Flue Cap: Clay One of the clay flues appears to be broken, have repaired by a chimney contractor.

Roof (Continued)

15. **Chimney Flashing:** Galvanized Flashing is pulled away at the top of the chimney. Have a chimney contractor in to repair.



Structure

- | | A | NP | NI | M | D | |
|-----|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Structure Type: Wood frame |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Foundation: Poured |
| 3. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Differential Movement: |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Beams: Solid wood |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bearing Walls: Frame |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Joists/Trusses: 2x8 |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Piers/Posts: Poured piers and steel posts, Wood Wood is considered to be temporary |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor/Slab: Concrete |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Stairs/Handrails: Wood stairs with wood handrails |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Subfloor: Dimensional wood |

Basement

- | | A | NP | NI | M | D | |
|----------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|---|
| Main Basement | | | | | | |
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Exposed framing |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Concrete |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Concrete |
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor Drain: |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Hollow wood |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Aluminum awning |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC GFCI, 110 VAC/220 VAC Missing outlet cover |
| 8. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Smoke Detector: Local fire department will perform testing and verification prior to closing, so these are not tested |
| 9. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: |
| 10. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Vapor Barrier: |
| 11. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Insulation: |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilation: Windows and doors |
| 13. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sump Pump: |
| 14. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Moisture Location: |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Basement Stairs/Railings: |



Attic

This is a flat roof with no attic access to framing or insulation.

A NP NI M D

Main, Eves Attic

1. Method of Inspection: From the attic access, In the attic
2. Unable to Inspect: 80% This is a Cape with a dormered roof with access to a small portion of the attic and one eave. The eave has been completely finished with material so there is no visible access.



3. Roof Framing: 2x6 Rafter
4. Sheathing: Dimensional wood
5. Ventilation: Gable end vents
6. Insulation: Fiberglass
7. Insulation Depth: 8"
8. Vapor Barrier: Paper
9. Attic Fan:
10. House Fan:
11. Wiring/Lighting: 110 VAC lighting circuit
12. Moisture Penetration:
13. Bathroom Fan Venting: Electric fan

Heating System

Have system serviced this and every year

A NP NI M D

Basement Heating System

1. Heating System Operation: Appears functional Boiler nearing the end of it's design life, Service recommended
2. Manufacturer: Burnham



3. Model Number: V-13A-T Serial Number: 22173080
4. Type: Boiler system Capacity:
5. Area Served: Whole building Approximate Age: 23+/-
6. Fuel Type: Oil
7. Heat Exchanger: Recommend inspection by a qualified heating specialist
8. Distribution: Baseboard
9. Circulator: Pump
10. Draft Control: Manual

Heating System (Continued)

11. **Flue Pipe:** Double wall There are a few screw holes missing that should be filled in.



12. **Controls:** Relief valve, Limit switch, Tempering valve

13. **Devices:** Temp gauge, Expansion tank, Pressure gauge

14. **Thermostats:**

15. **Fuel Tank:** Oil tank The oil line is under the cement and this is no longer considered acceptable. Contact an oil company to have removed.



16. Tank Location: Basement

17. Suspected Asbestos:

Plumbing

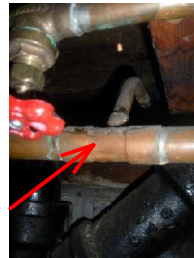
A NP NI M D

1. **Service Line:** Copper

2. **Main Water Shutoff:** Basement The main shut off valve is missing the handle, this needs to be replaced.



3. **Water Lines:** Copper There are several shut off valves with active leaks and one leak in the heating copper that is also active. have a plumber in to repair.



4. **Drain Pipes:** PVC, cast iron and copper Cast iron is rotted at knuckle, have plumber in to evaluate and make repairs. PVC should be secured better than it is.

Plumbing (Continued)

Drain Pipes: (continued)



- 5. Service Caps: Accessible
- 6. Vent Pipes: Cast iron
- 7. Gas Service Lines:

Basement Water Heater

- 8. Water Heater Operation: Functional at time of inspection
- 9. Manufacturer: Turbomax



- 10. Model Number: RETW 20-3 Serial Number: 1007153
- 11. Type: Indirect fired Capacity:
- 12. Approximate Age: 2+/- Area Served: Whole building
- 13. TPRV and Drain Tube: Cast iron

Electrical

A NP NI M D

- 1. Service Size Amps: 100 Volts: 110-120 VAC
- 2. Service: Aluminum
- 3. 120 VAC Branch Circuits: Copper
- 4. 240 VAC Branch Circuits: Copper and aluminum
- 5. Aluminum Wiring: Localized circuits 1st Floor
- 6. Conductor Type: Romex
- 7. Ground: Plumbing ground only
- 8. Smoke Detectors: Local fire department will perform testing and verification prior to closing, so these are not tested

Basement Electric Panel

- 9. Manufacturer: Seimens



- 10. Maximum Capacity: 125 Amps
- 11. Main Breaker Size: 100 Amps
- 12. Breakers: Copper

Electrical (Continued)

13. GFCI: At GFCI receptacles only
14. Is the panel bonded? Yes No

Kitchen

A NP NI M D

1st Floor Kitchen

1. Cooking Appliances: Maytag
2. Ventilator: Broan
3. Disposal:
4. Dishwasher:
5. Air Gap Present? Yes No
6. Trash Compactor:
7. Refrigerator: Performance
8. Microwave:
9. Sink: Stainless Steel
10. Electrical: 110 VAC GFCI GFCI reset is in the basement near the laundry area in the ceiling rafters.
11. Plumbing/Fixtures:
12. Counter Tops: Laminate
13. Cabinets: Wood
14.
15. Ceiling: Paint
16. Walls: Paint
17. Floor: Ceramic tile
18. Doors: wood
19. Windows: Wood casement
20. HVAC Source: Baseboard



Living Space

A NP NI M D

Dining Room and living room Living Space

1. Closet:
2. Ceiling: Paint



3. Walls: Paint
4. Floor: Hardwood
5. Doors: wood
6. Windows: Wood casement Right window in the front of the dining room has broken hardware and needs to be repaired. Inoperable.
7. Electrical: 110 VAC Mix of grounded and open ground 2 prong outlets.
8. HVAC Source: Baseboard
9. Smoke Detector: Local fire department will perform testing and verification prior to closing, so these are not tested

Fireplace/Wood Stove

Have serviced by chimney sweep.

A NP NI M D

Living Room Fireplace



1. Fireplace Construction: Brick
2. Type: Wood burning
3. Smoke Chamber: Brick
4. Flue: Tile It appears that the top is cracked/broken have repaired/
5. Damper: Metal
6. Hearth: Flush mounted Fill in mortar gaps.

Bathroom

A NP NI M D

1st floor bath Bathroom

1. Closet: Small



- 2. Ceiling: Paint
- 3. Walls: Paint and tile
- 4. Floor: Ceramic tile
- 5. Doors: wood
- 6. Windows: Wood double hung
- 7. Electrical: 110 VAC GFCI
- 8. Sink/Basin: Pedestal
- 9. Faucets/Traps:
- 10. Tub/Surround: Porcelain tub and fiberglass surround Caulk all seems inside and out of the tub and shower area.
- 11. Toilets: 1 1/2 Gallon Tank
- 12. HVAC Source: Baseboard
- 13. Ventilation: Electric ventilation fan and window

2nd floor bath Bathroom

14. Closet: Small



- 15. Ceiling: Paint
- 16. Walls: Paint
- 17. Floor: Ceramic tile
- 18. Doors: wood
- 19. Windows: Wood double hung
- 20. Electrical: 110 VAC GFCI
- 21. Counter/Cabinet: Wood
- 22. Sink/Basin: Molded single bowl
- 23. Faucets/Traps:
- 24. Tub/Surround: Fiberglass tub and fiberglass surround Caulk all seems inside and out of the tub and shower area.
- 25. Toilets: 1 1/2 Gallon Tank
- 26. HVAC Source: Baseboard
- 27. Ventilation: Electric ventilation fan and window

Bedroom

A NP NI M D

Bedrooms Bedroom

1. Closet: Single



2. Ceiling: Paint
3. Walls: Paint
4. Floor: Hardwood
5. Doors: Hollow wood, wood
6. Windows: Wood double hung
7. Electrical: 110 VAC Mix of grounded and open ground 2 prong outlets.
8. HVAC Source: Baseboard
9. Smoke Detector: Local fire department will perform testing and verification prior to closing, so these are not tested

Laundry Room/Area

A NP NI M D

Basement Laundry Room/Area

1. Closet:
2. Ceiling: Exposed framing
3. Walls: Concrete
4. Floor: Concrete
5. Doors:
6. Windows:
7. Electrical: 110 VAC GFCI, 110 VAC/220 VAC
8. Smoke Detector: Local fire department will perform testing and verification prior to closing, so these are not tested
9. HVAC Source:
10. Laundry Tub:
11. Laundry Tub Drain:
12. Washer Hose Bib: Multi-port
13. Washer and Dryer Electrical: 110-240 VAC
14. Dryer Vent: Metal flex
15. Dryer Gas Line:
16. Washer Drain: Wall mounted drain
17. Floor Drain:

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Driveway: Asphalt Heavy cracks in surface, Uneven settling



2. Vegetation: Shrubs, Trees Cut back shrubs and bushes, too close to house. Tree limbs over hang the roof and should be cut back



Exterior Surface and Components

3. Exterior Surface Type: Wood There are a few clapboards that are split and should be repaired or sealed. Keep up with the paint.



Roof

4. Main Roof Surface Material: Asphalt shingle Appears to have multiple layers, roof has lots of moss and lichen growing on the shingles. This is a sign that you are not getting sunlight on the roof and it is not drying properly. The trees in the front of the house are the general cause of this. have them trimmed and the roof material cleaned.



5. Chimney Flue/Flue Cap: Clay One of the clay flues appears to be broken, have repaired by a chimney contractor.

Structure

6. Piers/Posts: Poured piers and steel posts, Wood Wood is considered to be temporary

Heating System

7. Basement Heating System Heating System Operation: Appears functional Boiler nearing the end of it's design life, Service recommended

Marginal Summary (Continued)

8. **Basement Heating System Flue Pipe:** Double wall There are a few screw holes missing that should be filled in.



Fireplace/Wood Stove

9. **Living Room Fireplace Flue:** Tile It appears that the top is cracked/broken have repaired/

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. **Steps/Stoops:** Concrete No handrail on the front steps. Handrails to front and side should be added for safety.



Exterior Surface and Components

2. **Windows:** Wood casement, Wood double hung Front bay window is missing the trim on one of the windows, this needs to be replaced to keep the framing from rotting.



Roof

3. **Chimney Chimney Flashing:** Galvanized Flashing is pulled away at the top of the chimney. Have a chimney contractor in to repair.



Heating System

4. **Fuel Tank:** Oil tank The oil line is under the cement and this is no longer considered acceptable. Contact an oil company to have removed.



Plumbing

5. **Main Water Shutoff:** Basement The main shut off valve is missing the handle, this needs to be replaced.



6. **Water Lines:** Copper There are several shut off valves with active leaks and one leak in the heating copper that is also active. have a plumber in to repair.

Plumbing (Continued)

Water Lines: (continued)



7. Drain Pipes: PVC, cast iron and copper Cast iron is rotted at knuckle, have plumber in to evaluate and make repairs. PVC should be secured better than it is.



Living Space

8. Dining Room and living room Living Space Windows: Wood casement Right window in the front of the dining room has broken hardware and needs to be repaired. Inoperable.