



Mr. & Mrs. [REDACTED]

This is to summarize the observations of [REDACTED] Azalea Lane, Upton, MA which was conducted today, [REDACTED], 2016 at 9:00am.

Deck

- Main carrying beam should be filled in. Beam should be connected and solid.
- Suggest adding hurricane clips where the joists meet the beam.
- Diagonal bracing should be added to any deck more than six feet off the ground.
- Deck railing and posts are split in some areas.
- Handrail is pulling away at top of stairs
- Some deck boards are cupped and have a rough finish.
- Some splits or gaps noted in the angle cuts.

Porch

- Porch ceiling is wavy and loose.
- Some nails are coming up through the decking on the porch.

Exterior

- Suggest adding proper mounting blocks to all outside termination as needed.
- Kick board for the front door is not properly attached.

Roof

- Gutter extensions should terminate at least 5 to 10 feet away from the structure.

Garage

- Suggest covering the window sill outlets so water cannot get into them.
- Sink drain and water lines should have proper collars on them where they go through the fire wall for the garage.
- Trim board for Garage door is damaged.

Structure

- Springfield plates for the columns should be welded to the steel beam.
- Loose baluster noted on main staircase.
- Suggest adding drywall to the underside of the stairs to maintain a one-hour fire separation for the stairs under basement stairs.
- A passive radon system should be installed from under the slab and terminate above the roof deck if permit was pulled after Jan. 2, 2015.

Basement

- Large gaps noted at the bottom of the basement doors.
- Suggest covering exposed insulation so it stays in place better.
- Several blemishes noted on the painted walls and trim.

Kitchen

- Only one heat register is located in the kitchen and breakfast area. This may not be enough for the size of the room. Consult HVAC tech for evaluation.
- Any hood vent that is more than 400 cfm should be supplied with make-up air.
- Bi fold door does not shut properly. Sticks a little at the top

Living Space

- Some window plugs are missing on the sides of the windows. (over front door)
- Window in office does not lock properly.
- Trim for living room window does not return all the way to the wall.
- Suggest taping the duct termination to the floor for better air seal.

- Several blemishes noted in the painted walls and trim.
- Suggest removing the plastic covers from smoke detectors so they will work if needed.

Bathrooms

- Bath fans in the master bedroom do not have appear adequate suction. They would not hold a small piece of toilet paper. Could not test the fans on first floor due to ceiling height.
- Consult builder about how make up air is being addressed in the home. Usually the bath fans are on timers after the HERS rated has performed a blower door test.

Bedrooms

- Suggest adding sheetrock to the small closets to maintain proper fire separation.

Attic

- Prop vents are blocked with insulation in several locations in the attic.

Laundry

- Suggest pulling the dryer out a bit so you can get a proper dryer vent termination.
- Suggest adding a pan with a drain under the washer to avoid a potential disaster.
- Closet does not appear to be deep enough for the current washer and dryer.

Suggest checking with the local building department to obtain are related paperwork for your property. E.g. Certificate of occupancy, plans, plot plan, blower door test results, etc.

Should you have any questions or concerns, please do not hesitate to contact me at [REDACTED] or [REDACTED]@walshhi.com.

Regards,

[REDACTED]

[REDACTED]

Home Inspector