

Mass Integrity Home & Pest Inspection



, MA 02093

Prepared by: Mass Integrity Home & Pest Inspection, LLC
55 Glenwood Ave
Hyde Park, MA 02136

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Sample Report 03 18 2017 ..inspx

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	In Need Of Repair	Does not adequately function or perform as intended and or presents a Safety Hazard.
D	Fully Depreciated	Item inspected is no longer under the manufacturer's warranty and it is reaching the end of its serviceable life, has no dollar or salvage value and replacement should be anticipated.

General Information

Property Information

Property Address



City State MA Zip 02093

Contact Name None

Phone Fax N/A.

Client Information

Client Name

Client Address N/A

City N/A State N/A Zip N/A.

Phone Fax N/A

Inspection Company

Inspector Name Omar Rohoman

Company Name Mass Integrity Home & Pest Inspection, LLC

Address 55 Glenwood Ave

City Hyde Park State MA Zip 02136

Phone (617)877-1341 Fax (617)364-5029

E-Mail omar@mihpi.com

Conditions

General Information (Continued)

Others Present Buyer 's 2002/ 15 Agent and Buyer Property Occupied Occupied

Estimated Age APP Years old. Entrance Faces N/A

Inspection Date 03/18/2017

Start Time 9 AM End Time 11 AM

Electric On ☒ Yes ☐ No ☐ Not Applicable

Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable

Water On ☒ Yes ☐ No ☐ Not Applicable

Temperature 23

Weather Sunny, Cold. Soil Conditions Frozen and snow covered ground.

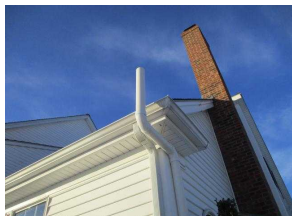
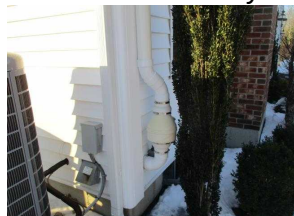
Space Below Grade Basement

Building Type Single family 4600 SQ FT WDI/ FHA is required. Garage Tuck Under



Sewage Disposal Septic How Verified Visual Inspection

Water Source City How Verified Visual Inspection



How Verified N/A

Lots and Grounds

You should always walk around your property and your house every spring and fall, when you are cleaning the gutters, pruning shrubs away from the house and look for sign of bug activity. Preventative treatments for wood destroying insect is a good idea regardless of location. Try to keep a minimum of 3 to 4 inches of foundation expose between siding and ground. Mulch is not consider soil, remove the mulch check the slope,add/ remove soil as needed to gain proper pitch and then re apply mulch.

A NP NI M D

1. ☒ ☐ ☐ ☒ ☐ Driveway: Asphalt - Settled with cracks monitor, Recommend a seal coat be applied in the summer this will help prolong the life of the driveway.



Lots and Grounds (Continued)

Driveway: (continued)



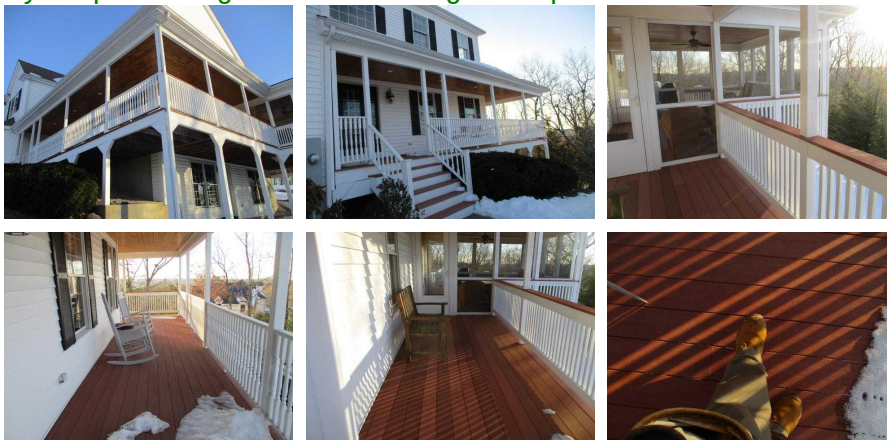
2. ☒ ☐ ☐ ☐ ☐ Walks: Concrete



3. ☒ ☐ ☐ ☐ ☐ Steps/Stoops: Front and Rear Steps. Both entry steps and stoops are P.T Lumber built, with trek treads front have wood railings



4. ☒ ☐ ☐ ☐ ☐ Porch: Front and side of building - Front porch was built using P.T wood frame with trek decking with wood Hand railings and balusters. Porch were built using good building technique 2 by 12 on 16 with 6 by 6 post lag and flashing are present



Lots and Grounds (Continued)

Porch: (continued)



5. ☐ ☒ ☐ ☐ ☐
 6. ☒ ☐ ☒ ☐ ☐

Patio: None Present.

Deck: Rear of building - Deck were built using good building technique 2 by 12 on 16 with 6 by 6 post lag and flashing are present. Deck upper decking is covered with snow comments reflect visible portion on top



7. ☐ ☒ ☐ ☐ ☐
 8. ☒ ☐ ☐ ☐ ☐

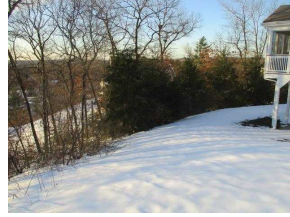
Balcony: None Present.

Grading: Flat, Steep slope at the rear and sides - Conservation land at the rear of the building



Lots and Grounds (Continued)

Grading: (continued)



9. ☐ ☒ ☐ ☐ ☐

Swale: None Present.

10. ☒ ☐ ☐ ☐ ☐

Vegetation: Shrubs /Trees



11. ☒ ☐ ☐ ☐ ☐

Window Wells: Open



Lots and Grounds (Continued)

12. ☒ ☐ ☒ ☐ ☐ Retaining Walls: Rubble mortared stone., Concrete - Comments on retaining wall reflect visible section only 45 are covered with snow and vines. Recommend a contractor re inspect retaining wall in the early spring or when all of the snow is melted.



13. ☐ ☒ ☐ ☐ ☐ Basement Stairwell: None Present .
 14. ☐ ☒ ☐ ☐ ☐ Basement Stairwell Drain: None Present .
 15. ☒ ☐ ☐ ☐ ☐ Exterior Surface Drain: Surface drain
 16. ☐ ☒ ☐ ☐ ☐ Fences: None Present
 17. ☐ ☐ ☒ ☐ ☐ Lawn Sprinklers: There is a sprinkler system for this property - Sprinklers are not inspected as part of a standard home inspection. Suggest contacting the current company that services the existing sprinklers.



Exterior Surface and Components

As with all exterior coverings, there is the potential for hidden or unseen damage when/if the covering is removed. The exterior of the house should be checked by YOU, the owner, at least twice a year. During the routine check look for signs of peeling paint, water stains, bubbling paint, rot, vegetation touching the house, grading, or anything that doesn't look right. Repair as needed and call a licensed contractor if repairs are TOO big for you to attempt/handle.

A NP NI M D

Main. Exterior Surface

1. ☒ ☐ ☐ ☐ ☐ Type: Double Four Vinyl siding. Recommend vinyl siding be gently power wash every few years this will prevent dirt and grimes from building up .



Exterior Surface and Components (Continued)

Type: (continued)



2. ☒ ☐ ☒ ☐ ☐ Trim: Aluminum wrap. Wood trim are cover with aluminum wrap, condition of the material covered is not accessible and was rated accordingly. Removal of aluminum wrap may reveal concealed damage.
3. ☒ ☐ ☐ ☐ ☐ Fascia: Aluminum wrap. Unable to fully view fascia board due to main gutter. Further evaluation of the wood is suggested when gutter are being cleaned. Make sure that all expose wood is painted to protect it from the weather.
4. ☒ ☐ ☐ ☐ ☐ Soffits: Vinyl
5. ☒ ☐ ☐ ☐ ☐ Door Bell: Hard wired
6. ☒ ☐ ☐ ☐ ☐ Entry Doors: Front and Rear of building. Front doors are metal and glass. Rear doors are vinyl sliders with tempered glass with wood trim.



7. ☐ ☒ ☐ ☐ ☐ Patio Door: None Present.
8. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl on the outside wood on the inside thermo double hung . Decorative window shutters only.
9. ☐ ☒ ☐ ☐ ☐ Storm Windows: None Present.
10. ☐ ☒ ☐ ☐ ☐ Window Screens: There are no screen around the building - Recommend asking sellers if they have the missing screens in storage , if yes recommend installation before closing and on final walk through.



11. ☒ ☐ ☐ ☐ ☐ Basement Windows: Vinyl Double Hung Thermo., Vinyl Hopper.



Exterior Surface and Components (Continued)

Basement Windows: (continued)



12. ☒ ☐ ☐ ☐ ☐ Exterior Lighting: Pole light front only 3 - Pole light was not operable at the time of the inspection could be on a timer



13. ☒ ☐ ☐ ☐ ☐ Exterior Electric Outlets: 110 VAC GFCI 3



14. ☐ ☐ ☒ ☐ ☐ Hose Bibs: Rotary 2 - Note: Valves are not operated as part of this inspection, any reference to any valve inspected is visual only unless otherwise noted. Recommend all outside bibs be turn off from the inside then turn on from the outside in order to drain any water that is left inside the line during the winter month this will prevent freezing.



15. ☐ ☐ ☒ ☐ ☐ Gas Meter: Propane gas is present. Inspection of Propane tank is beyond the scope of this inspection and was not inspected. Recommend a license propane contractor be hired to evaluate all copper lines and connection. this is for the detached garage



16. ☐ ☐ ☒ ☐ ☐ Main Gas Valve: Located at main line - Inspection of propane gas lines are beyond the scope of this inspection MIHPI Does not inspect gas lines or any piping connected to any gas maters.

OutBuilding

A NP NI M D

Outbuilding are not inspected Unless other wise noted Outbuilding

- | | | | | | | |
|-----|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|-------------------|
| 1. | ☐ | ☐ | ☒ | ☐ | ☐ | Exterior Surface: |
| 2. | ☐ | ☐ | ☒ | ☐ | ☐ | Roof: |
| 3. | ☐ | ☐ | ☒ | ☐ | ☐ | Roof Structure: |
| 4. | ☐ | ☐ | ☒ | ☐ | ☐ | Ceiling: |
| 5. | ☐ | ☐ | ☒ | ☐ | ☐ | Walls: |
| 6. | ☐ | ☐ | ☒ | ☐ | ☐ | Floor: |
| 7. | ☐ | ☐ | ☒ | ☐ | ☐ | Foundation: |
| 8. | ☐ | ☐ | ☒ | ☐ | ☐ | Doors: |
| 9. | ☐ | ☐ | ☒ | ☐ | ☐ | Windows: |
| 10. | ☐ | ☐ | ☒ | ☐ | ☐ | Electrical: |
| 11. | ☐ | ☐ | ☒ | ☐ | ☐ | Plumbing: |
| 12. | ☐ | ☐ | ☒ | ☐ | ☐ | HVAC Source: |
| 13. | ☐ | ☐ | ☒ | ☐ | ☐ | Gutters: |
| 14. | ☐ | ☐ | ☒ | ☐ | ☐ | Downspouts: |
| 15. | ☐ | ☐ | ☒ | ☐ | ☐ | Leader/Extension: |

Garage

A NP NI M D

Detached Garage

1. Type of Structure: Detached Car Spaces: 2



2. ☒ ☐ ☐ ☐ ☐ Garage Doors: Insulated aluminum - Annual maintenance is needed on all wood trim around garage door.



Garage (Continued)

Garage Doors: (continued)



3. ☒ ☐ ☐ ☒ ☐ Door Operation: Mechanized - The electric Auto Reverse Mechanic are not install correct The Auto Reverse Electric help prevent Accidental Injuries or Damage when an Object is in its path of the floor .Relocate Eye at a point of 4 to 6 inches from Garage Floor



4. ☒ ☐ ☐ ☐ ☐ Door Opener: Lift Master - There is an entry exterior key pad on the outside, combination will be given to new buyers at the day of closing by their agent.



5. ☒ ☐ ☐ ☐ ☐ Exterior Surface: Double Four Vinyl siding. Recommend vinyl siding be gently power wash every few years this will prevent dirt and grimes from building up .

6. ☒ ☐ ☒ ☐ ☐ Roof: Architecture Shingles., Snow covered. 75 % of the roof was not inspected due to the shingles are covered with snow Recommend roof be re inspected in the early spring or when all of the snow remover or melt

7. ☒ ☐ ☐ ☐ ☐ Roof Structure: 2x12 Rafter - Recommend adding hand railings on steps leading to attic



Garage (Continued)

Roof Structure: (continued)



8. ☒ ☐ ☐ ☐ ☐ Service Doors: Metal and Glass



9. ☒ ☐ ☐ ☐ ☐ Ceiling: Gypsum Board.
 10. ☒ ☐ ☐ ☐ ☐ Walls: Gypsum Board.
 11. ☒ ☐ ☐ ☐ ☐ Floor/Foundation: Poured concrete
 12. ☐ ☒ ☐ ☐ ☐ Hose Bibs: None Present.
 13. ☒ ☐ ☐ ☐ ☐ Electrical: 110 GFCI VAC outlets and lighting circuits



14. ☐ ☐ ☒ ☐ ☐ Smoke Detector: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department.

15. ☐ ☒ ☐ ☐ ☐ Heating: Moden Blower.



16. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl Double Hung Thermo. (There are no broken seals on any of the windows but due to the nature of the deficiency, insulated double pane window may have broken seal that may not be detected at the time of the inspection.

17. ☒ ☐ ☐ ☐ ☐ Gutters: Aluminum - Gutters should be clean yearly as it was not raining at the time of the inspection, I recommend when it does rain

Garage (Continued)

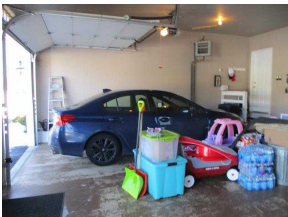
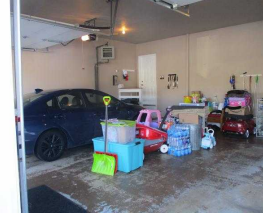
Gutters: (continued)

cutters joints be check for leakage.

18. ☒ ☐ ☐ ☐ ☐ Downspouts: Aluminum
 19. ☒ ☐ ☐ ☐ ☐ Leader/Extensions: Aluminum

Tuck under Garage

20. Type of Structure: Tuck under Car Spaces: 2



21. ☒ ☐ ☐ ☐ ☐ Garage Doors: Insulated aluminum - Annual maintenance is needed on all wood trim around garage door.
 22. ☒ ☐ ☐ ☒ ☐ Door Operation: Mechanized - Th, The electric Auto Reverse Mechanic are not install correct The Auto Reverse Electric help prevent Accidental Injuries or Damage when an Object is in its path of the floor .Relocate Eye at a point of 4 to 6 inches from Garage Floor



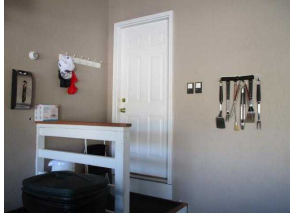
23. ☒ ☐ ☐ ☐ ☐ Door Opener: Lift Master



24. ☒ ☐ ☐ ☐ ☐ Exterior Surface: Double Four Vinyl siding.
 25. ☐ ☐ ☒ ☐ ☐ Roof Structure: Not inspected due to finish ceiling - Could not inspect ceiling framing due to finish ceiling.

Garage (Continued)

26. ☒ ☐ ☐ ☐ ☐ Service Doors: Metal, Metal and Glass - Door is a fire rated door.



27. ☒ ☐ ☐ ☐ ☐ Ceiling: Gypsum Board. Fire rated wall and ceiling cladding/wall board aids in limiting the potential spreading of fire to the adjacent overhead structure.

28. ☒ ☐ ☐ ☐ ☐ Walls: Gypsum Board. Fire rated wall cladding/wall board aids in limiting the potential spreading of fire to the adjacent attached structure.

29. ☒ ☐ ☐ ☐ ☐ Floor/Foundation: Poured concrete

30. ☐ ☒ ☐ ☐ ☐ Hose Bibs: None Present.

31. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits

32. ☐ ☐ ☒ ☐ ☐ Smoke Detector: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department.

33. ☒ ☐ ☐ ☐ ☐ Heating: Moden hot water Blower.



34. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl Double Hung Thermo.

35. ☒ ☐ ☐ ☐ ☐ Gutters: Aluminum - Gutters should be clean yearly as it was not raining at the time of the inspection, I recommend when it does rain cutters joints be check for leakage.

36. ☒ ☐ ☐ ☐ ☐ Downspouts: Aluminum

37. ☒ ☐ ☐ ☐ ☐ Leader/Extensions: Aluminum - Leaders do not extend 6 feet beyond the foundation perimeter at all corners.

Roof

The roof is inspected from the ground using binoculars. We STRONGLY recommend that you hire a chimney contractor to evaluate and clean all chimney's as we inspect only visually the exterior per the Mass CMR 266. ATTIC SECTION.

A NP NI M D

Main Roof. Roof Surface

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Roof (Continued)

1. Method of Inspection: Ground level with binoculars



2. ☐ ☐ ☒ ☐ ☐ Unable to Inspect: 75% - 75 % of the roof was not inspected due to the shingles are covered with snow Recommend roof be re inspected in the early spring or when all of the snow remover or melt
3. ☒ ☐ ☐ ☐ ☐ Material: Architecture Shingles.
4. Type: Hip
5. Approximate Age: APP 15 years old
6. ☒ ☐ ☒ ☐ ☐ Flashing: Aluminum, Snow covered. All flashing should be inspected every 2 to 3 years for proper function. Due to snow on the roof flashing was not fully inspected. Recommend all flashing be re inspected in the early spring or when all of the snow and ice is melted.
7. ☒ ☐ ☐ ☒ ☐ Valleys: Architecture Shingles., Snow Covered. 50 % of valleys are covered with snow and were not inspected comments reflect visible section only. recommend valleys be re inspected in the early spring or when all of the snow is melted.
8. ☐ ☒ ☐ ☐ ☐ Skylights: None Present.
9. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: PVC
10. ☐ ☒ ☐ ☐ ☐ Electrical Mast: Underground utilities
11. ☒ ☐ ☐ ☐ ☐ Gutters: Aluminum - Gutters should be clean yearly, as it was not raining at the time of the inspection I recommend when it does rain



Roof (Continued)

Gutters: (continued)

12. ☒ ☐ ☐ ☐ ☐ Downspouts: Aluminum
 13. ☒ ☐ ☐ ☒ ☐ Leader/Extension: Aluminum - Leaders do not extend 6 feet beyond the foundation perimeter

cutters joints be check for leakage.



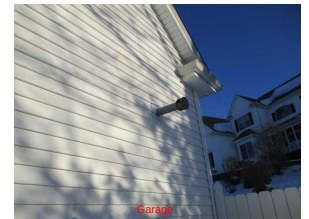
- Chimney position on the right side of the roof line. Chimney
 14. ☒ ☐ ☒ ☐ ☐ Chimney: Brick - The assessment of the exterior chimney component is limited due to the design or accessibility with area that are beyond the scope of this visual assessment. Recommend a chimney contractor be hired to evaluate.



15. ☒ ☐ ☒ ☐ ☐ Flue/Flue Cap: Metal rain cap present ., chimney flue was not inspected due to height /design.
 16. ☒ ☐ ☐ ☐ ☐ Chimney Flashing: Lead



- Rear of the garage Chimney
 17. ☒ ☐ ☐ ☐ ☐ Chimney: Metal B vent pipe.



18. ☒ ☐ ☐ ☐ ☐ Flue/Flue Cap: Metal rain cap present .
 19. ☒ ☐ ☐ ☐ ☐ Chimney Flashing: Aluminum

Attic

A NP NI M D

Main Attic

1. Method of Inspection: In the attic by pull down steps.



- | | | | | | | |
|-----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| 2. | ☒ | ☐ | ☐ | ☐ | ☐ | Roof Framing: 2x12 Rafter |
| 3. | ☒ | ☐ | ☐ | ☐ | ☐ | Ventilation: Ridge and soffit vents |
| 4. | ☒ | ☐ | ☐ | ☐ | ☐ | Insulation: Batts |
| 5. | ☒ | ☐ | ☐ | ☐ | ☐ | Insulation Depth: 12" |
| 6. | ☒ | ☐ | ☐ | ☐ | ☐ | Vapor Barrier: Paper |
| 7. | ☐ | ☒ | ☐ | ☐ | ☐ | Attic Fan: None Present. |
| 8. | ☐ | ☒ | ☐ | ☐ | ☐ | House Fan: None Present. |
| 9. | ☒ | ☐ | ☐ | ☐ | ☐ | Wiring/Lighting: 110 VAC lighting circuit |
| 10. | ☐ | ☒ | ☐ | ☐ | ☐ | Moisture Penetration: None Present. |
| 11. | ☒ | ☐ | ☐ | ☐ | ☐ | Bathroom Fan Venting: Electric fan - Bath room is vented to the exterior. |

Structure

Be advised that finished floor, walls and ceilings at the basement level prevented visual analysis of the structural elements and mechanical systems of the home. Please understand that the home inspector did an earnest job where accessible to alert you regarding observed or suspected problems, true conditions remain undetermined.

A NP NI M D

- | | | | | | | |
|----|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|---|
| 1. | ☒ | ☐ | ☐ | ☐ | ☐ | Structure Type: Wood frame |
| 2. | ☒ | ☐ | ☒ | ☐ | ☐ | Foundation: Poured, Finish walls - Be advise that finished or semi finished floor, walls and ceiling at the basement level prevented visual analysis of the structural elements and mechanical system of the home. Please understand that the home inspector did an earnest job where accessible to alert you regarding observed or suspected problems,true conditions remain undetermined. be advised that the removal of floors, walls or ceiling covering may revealed hidden problems that were not disclosed in this report. Settlement Cracks noted . |

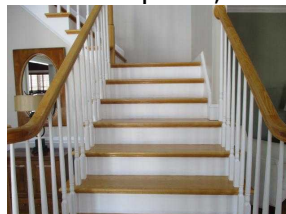
Structure (Continued)

Foundation: (continued)



Structure (Continued)

3. ☒ ☐ ☒ ☐ ☐ Differential Movement: No displacement or movement noted this comment are based on visible area only.
4. ☒ ☐ ☒ ☐ ☐ Beams: Finish ceiling, Solid wood - . Be advised that finished or semi finished floor,walls and ceilings at the basement level prevented visual analysis of the structural elements and mechanical system of the home. Please understand that the home inspector did an earnest job where accessible to alert you regarding observed or suspected problem,true conditions remain undetermined. Be advise that the removal of floor,walls and ceiling covering may reveal hidden problems that were not disclose in this report.
5. ☒ ☐ ☐ ☐ ☐ Bearing Walls: Frame
6. ☒ ☐ ☒ ☐ ☐ Joists/Trusses: Finish ceiling, Engineered lumber - Due to finish ceiling there are limited area to inspect framing joist, my comments are based on visible area only. Inspection at the back of finish ceiling are beyond the scope of this inspection. Recommend sellers provide buyers with copy of building permit
7. ☒ ☐ ☒ ☐ ☐ Piers/Posts: Steel columns fill with cements., Support columns cannot be determine there are no access to inspect
8. ☒ ☐ ☒ ☐ ☐ Floor/Slab: Cover With Flooring, Poured slab
9. ☒ ☐ ☐ ☐ ☐ Stairs/Handrails: Wood steps cover with carpet., wood steps wood railings.



10. ☒ ☐ ☒ ☐ ☐ Subfloor: Finish ceiling, Plywood - Due to finish ceiling could not determine what under lamente is in use. Due to finish ceiling could not determine what building material was used as an under lamente . Inspection at the rear of finish ceiling are beyond the scope of this inspection. Recommend sellers provide a copy of building permit to buyers.

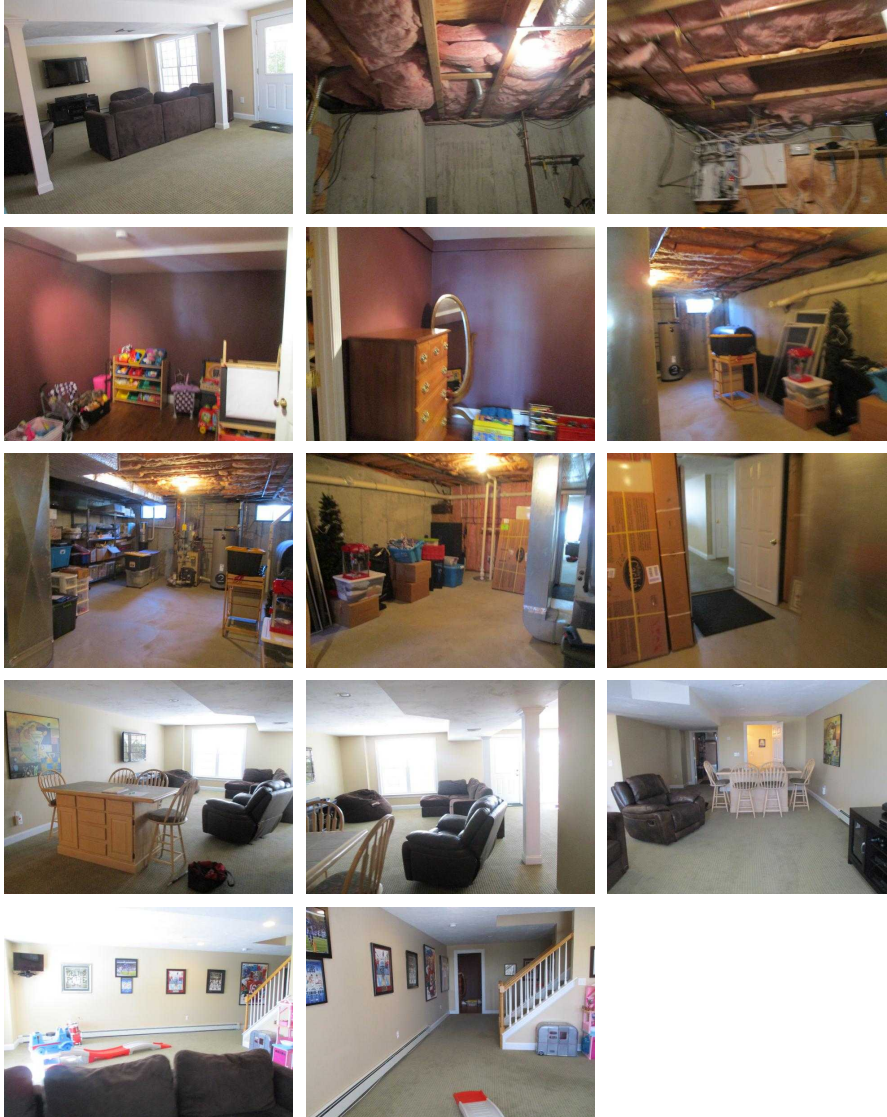
Basement

on.

A NP NI M D

Main Basement

1. ☐ ☐ ☒ ☐ ☐ Unable to Inspect: 90% - Be advised that finished or semi finished floor,walls and ceilings at the basement level prevented visual analysis of the structural elements and mechanical system of the home. Please understand that the home inspector did an earnest job where accessible to alert you regarding observed or suspected problem,true conditions remain undetermined. Be advise that the removal of floor, walls or ceiling covering mar reveal hidden problems that were not disclosed in this report.



2. ☒ ☐ ☐ ☐ ☐ Ceiling: Dry wall finish and painted, Exposed framing
 3. ☒ ☐ ☐ ☐ ☐ Walls: Dry wall and painted

Basement (Continued)

4. ☒ ☐ ☐ ☐ ☐ Floor: Concrete and carpeting
 5. ☐ ☒ ☐ ☐ ☐ Floor Drain: Non Present.
 6. ☒ ☐ ☐ ☒ ☐ Doors: Metal and Glass - Riser is higher that required height



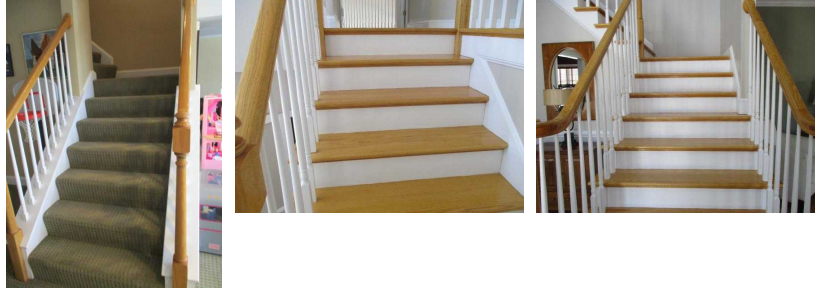
7. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl Double Hung Thermo., Vinyl Slider.



8. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits
 9. ☐ ☐ ☒ ☐ ☐ Smoke Detector: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department. **Smoke Detectors and Carbon Monoxide Detectors were not assessed. The assessment is to be performed by Local/State Jurisdiction prior to Occupancy .**
 10. ☒ ☐ ☐ ☐ ☐ HVAC Source: Convection baseboard, A/C Vent
 11. ☒ ☐ ☐ ☐ ☐ Vapor Barrier: Paper
 12. ☒ ☐ ☐ ☐ ☐ Insulation: Batting
 13. ☒ ☐ ☐ ☐ ☐ Ventilation: Windows
 14. ☐ ☒ ☐ ☐ ☐ Sump Pump: None Present.
 15. ☐ ☒ ☐ ☐ ☐ Moisture Location: None Present.
 16. ☒ ☐ ☐ ☐ ☐ Basement Stairs/Railings: Wood steps cover with carpet., wood steps wood railings.

Basement (Continued)

Basement Stairs/Railings: (continued)



Heating System

There is no access to inspect the heat exchanger, this is a component part of the heating plant which is beyond the scope of this inspection. Recommend a heating specialist be hired to evaluate. Buyer please be aware this inspection does not cover any gas fittings or connection to and from this water heater. Recommend a license gas fitting contractor be hired to evaluate.

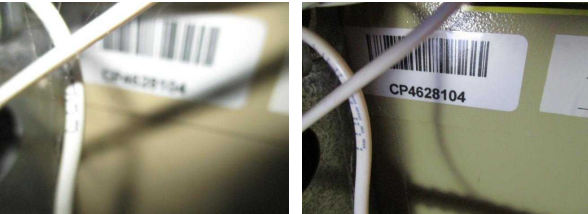
A NP NI M D

Basement Heating System

1. ☒ ☐ ☐ ☐ ☐ Heating System Operation: Adequate - Life expectancy of a force hot water boiler system is App 30 years, Heating plant worked as intended during the inspection. This report does not represent the condition of the heat exchanger. Boiler provide domestic water to the storage tank and hot water to both air handler.

2. Manufacturer: Weil McLain



3. 

4. Type: Boiler system Capacity: 100,000 BTUHR

5. Area Served: Whole building Approximate Age: APP 15 Years old.

6. Fuel Type: Oil

7. ☐ ☐ ☒ ☐ ☐ Heat Exchanger: 1 Burner - I do not have access to inspect Heat Exchange this is an area beyond. the scope of this inspection recommend a contractor be hired to evaluate.

8. Unable to Inspect: Not Applicable.

9. ☒ ☐ ☒ ☐ ☐ Distribution: Hot water two pipe system - My comments are based on visible area only and not pipes that are concealed between walls or

Heating System (Continued)

Distribution: (continued)

flooring ETC.

10. ☒ ☐ ☐ ☐ ☐ Circulator: Pump
11. ☒ ☐ ☐ ☐ ☐ Draft Control: Automatic - Make up combustion air is present.



12. ☒ ☐ ☐ ☐ ☐ Flue Pipe: Present, acceptable
13. ☐ ☒ ☐ ☐ ☐ Thimble: The present system does not required a thimble.
14. ☒ ☐ ☐ ☐ ☐ Controls: Present, acceptable
15. ☒ ☐ ☐ ☐ ☐ Devices: Expansion tank, Pressure gauge, Temp gauge
16. ☐ ☒ ☐ ☐ ☐ Humidifier: None Present.

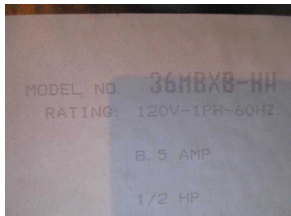
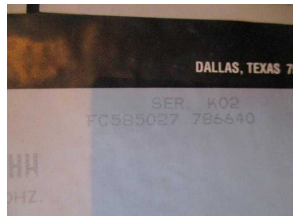
Basement Heating System

17. ☒ ☐ ☐ ☐ ☐ Heating System Operation: Adequate - Life expectancy of a force warm air system is App 20 years, however within that period of time the system should be service regularly. Heating plant worked as intended during the inspection. This report does not represent the condition of the heat exchanger. The heat exchanger portion of the plant is not accessible. Handler is an hydro flow system

18. Manufacturer: First company



19.



20. Type: Forced air Capacity: 100,000 BTUHR
21. Area Served: 1st floor and basement Approximate Age: 15 Years Old.
22. Fuel Type: Electric
23. ☐ ☐ ☒ ☐ ☐ Heat Exchanger: Fan Coil - I do not have access to inspect Heat Exchange this is an area beyond. the scope of this inspection recommend a contractor be hired to evaluate.

24. Unable to Inspect: Not Applicable.

25. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filter: Direct drive with disposable filter - Change filter now and on a regular basis.
26. ☒ ☐ ☒ ☐ ☐ Distribution: Metal Insulated duct - My comments are based on visible area only and not duct that are between walls or flooring ETC.

Heating System (Continued)

27. ☒ ☐ ☐ ☐ ☐ Draft Control: Automatic

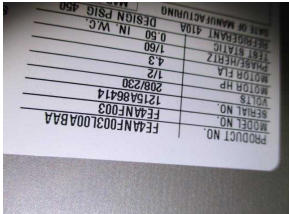


28. ☐ ☒ ☐ ☐ ☐ Humidifier: None Present.

Attic Heating System

29. ☒ ☐ ☐ ☐ ☐ Heating System Operation: Adequate - Life expectancy of a force warm air system is App 20 years, however within that period of time the system should be service regularly. Heating plant worked as intended during the inspection. This report does not represent the condition of the heat exchanger. The heat exchanger portion of the plant is not accessible. Handler is an hydro flow system, There is a drip pan with an Aqua auto switch in the pan. Insulation was moved around under drip pan were no evidence of water damage or black organic substance Please not the hydro flow to this unit is not operable, but regular hot air is operable .

30. Manufacturer: First Company



31. Type: Forced air Capacity: 100,000 BTUHR

32. Area Served: Whole building Approximate Age: App 7 Years Old.

33. Fuel Type: Electric

34. ☐ ☐ ☒ ☐ ☐ Heat Exchanger: Fan Coil - I do not have access to inspect Heat Exchange this is an area beyond. the scope of this inspection recommend a contractor be hired to evaluate.

35. Unable to Inspect: 10%

36. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filter: Direct drive with disposable filter - Change filter now and on a regular basis.

37. ☒ ☐ ☒ ☐ ☐ Distribution: Insulflex duct - My comments are based on visible area only and not duct that are between walls or flooring ETC.

38. ☒ ☐ ☐ ☐ ☐ Draft Control: Automatic



39. ☐ ☒ ☐ ☐ ☐ Humidifier: None Present.

40. ☒ ☐ ☐ ☐ ☐ Thermostats: Programmable, Multi-zone

Heating System (Continued)

41. ☐ ☐ ☒ ☐ ☐ Fuel Tank: Oil - Our inspection on all oil tank is visual comments are based on what is absorb at the time of the inspection. Walsh Home Inspectors are not oil Tank Inspectors, therefore we recommend an oil tank contractor be hired to evaluate. Oil line was replace with updated insulated line, with O.S.V at each end.



42. Tank Location: Basement



43. Suspected Asbestos: No

Air Conditioning

Due to the temperature being below 60 degrees for a minimum of 2 consecutive days, THE AC WAS NOT TESTED. It is unknown if or how well it operates. Obtain from the seller any records of service or repairs. If unit has not been serviced in past 2-3 years, have serviced and repaired as/if needed. Comments are based only on the visual inspection of the equipment as well as industry knowledge. Exterior unit should be covered in the winter to prevent any damage to the internal components.

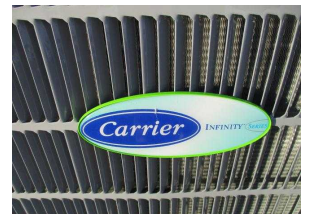
A NP NI M D

Side Of Building AC System

1. ☐ ☐ ☒ ☐ ☐ A/C System Operation: Not inspected - Due to the temperature being below 60 degrees for a minimum of 2 days, THE AC WAS NOT TESTED. It is unknown if or how well it operates. Obtain from the seller any records of service or repairs. If unit has not been serviced in past 2-3 years, have serviced and repaired as/if needed. Comments are based only on the visual inspection of the equipment as well as industry knowledge. Exterior unit should be covered in the winter to prevent any damage to the internal components.
2. ☐ ☐ ☒ ☐ ☐ Condensate Removal: Electric pump
3. ☐ ☐ ☒ ☐ ☐ Exterior Unit: Pad mounted



4. Manufacturer: Carrier



Air Conditioning (Continued)

5.



6. Area Served: 2nd floor only Approximate Age: APP 7 Years old.

7. Fuel Type: 110 VAC Temperature Differential: Not Applicable

8. Type: Central A/C Capacity: 3 Ton

9. ☐ ☐ ☒ ☐ ☐ Visible Coil: Aluminum fin with aluminum core.

10. ☐ ☐ ☒ ☐ ☐ Refrigerant Lines: Low pressure and high pressure

11. ☐ ☐ ☒ ☐ ☐ Electrical Disconnect: Pull out switch.



Side Of Building AC System

12. ☐ ☐ ☒ ☐ ☐ A/C System Operation: Not inspected - Due to the temperature being below 60 degrees for a minimum of 2 days, THE AC WAS NOT TESTED. It is unknown if or how well it operates. Obtain from the seller any records of service or repairs. If unit has not been serviced in past 2-3 years, have serviced and repaired as/if needed. Comments are based only on the visual inspection of the equipment as well as industry knowledge. Exterior unit should be covered in the winter to prevent any damage to the internal components.

13. ☐ ☐ ☒ ☐ ☐ Condensate Removal: Electric pump

14. ☐ ☐ ☒ ☐ ☐ Exterior Unit: Pad mounted



15. Manufacturer: Goodman



16.



Air Conditioning (Continued)

17. Area Served: 1st floor and basement Approximate Age: APP 14 YEARS OLD
18. Fuel Type: 110 VAC Temperature Differential: Not Applicable
19. Type: Central A/C Capacity: 2.5 Ton
20. ☐ ☐ ☒ ☐ ☐ Visible Coil: Aluminum fin with aluminum core.
21. ☐ ☐ ☒ ☐ ☐ Refrigerant Lines: Low pressure and high pressure
22. ☐ ☐ ☒ ☐ ☐ Electrical Disconnect: Pull out switch.

Plumbing

Buyer please be aware this inspection does not cover any gas fittings or connection to and from this water heater. Recommend a license gas fitting contractor be hired to evaluate.

A NP NI M D

1. ☒ ☐ ☐ ☐ ☐ Service Line: Polybutelene and copper present as main service line. (flow/Pressure is Acceptable with no leakage at the time of the inspection.) There is a storage tank with a booster pump under the steps in the detached garage



2. ☒ ☐ ☐ ☐ ☐ Main Water Shutoff: Ball valve not leaking at the time of the inspection.
3. ☒ ☐ ☐ ☐ ☐ Water Lines: Copper
4. ☒ ☐ ☐ ☐ ☐ Drain Pipes: PVC



5. ☒ ☐ ☐ ☐ ☐ Service Caps: Accessible
6. ☒ ☐ ☐ ☐ ☐ Vent Pipes: PVC - Comments are based on visible section only but not in area where vent pipes are between walls. Comments are based on visible section only, not in area where vent pipes are between walls.



7. ☐ ☒ ☐ ☐ ☐ Gas Service Lines: None Present.

Plumbing (Continued)

Basement Water Heater

8. ☒ ☐ ☐ ☐ ☐ Water Heater Operation: Adequate - Hot water temp was at 120 degree at the time of the inspection.
9. Manufacturer: Weir Mc Lain



10. Type: Indirect, Storage Tank Capacity: 52 Gal.
11. Approximate Age: APP 7 Years old. Area Served: Whole building
12. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: Copper

Electrical

Once or twice a year flip circuit breakers off and on to maintain good mechanical contact. Regular testing of GFCI protective outlets/circuits is advise per manufacturer's recommendation.

A NP NI M D

1. Service Size Amps: 200 Volts: 110-240 VAC
2. ☒ ☐ ☐ ☐ ☐ Service: AWG # 4 AL Aluminum
3. ☒ ☐ ☐ ☐ ☐ 120 VAC Branch Circuits: Copper - Comments on 110/120 VAC Branch Circuits are based on the type of wiring seen in the service box only, but not on any wiring in or between walls.
4. ☒ ☐ ☐ ☐ ☐ 240 VAC Branch Circuits: Copper and aluminum
5. ☒ ☐ ☐ ☐ ☐ Aluminum Wiring: On the main service line only - Anti-Oxide get is present on Aluminum wiring connection inside the panel as required.
6. ☒ ☐ ☐ ☐ ☐ Conductor Type: Romex



7. ☒ ☐ ☐ ☐ ☐ Ground: Plumbing ground only
8. ☐ ☐ ☒ ☐ ☐ Smoke Detectors: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department.

Basement Electric Panel

9. ☒ ☐ ☐ ☐ ☐ Manufacturer: Cutler-Hammer - Electrical service box cover was remove for inspection of wires on the inside of the service box and cover were re installed after inspection. The breakers are all labeled as to the circuits or appliance controlled. Suggest proper labeling of service panel.

Electrical (Continued)

10. Maximum Capacity: 150, Main shut off is located at the top of this service box.

11. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 150 - The Main Service is a Breaker, this breaker is properly sized to the service conductor unless otherwise stated.



12. ☒ ☐ ☐ ☐ ☐ Breakers: 16 singles 4 doubles - Breakers are compatible with conductor material unless stated.

13. ☐ ☒ ☐ ☐ ☐ Fuses: None Present.

14. ☐ ☒ ☐ ☐ ☐ AFCI: 110 volt

15. ☒ ☐ ☐ ☐ ☐ GFCI: Exterior, garage, kitchen and bathrooms

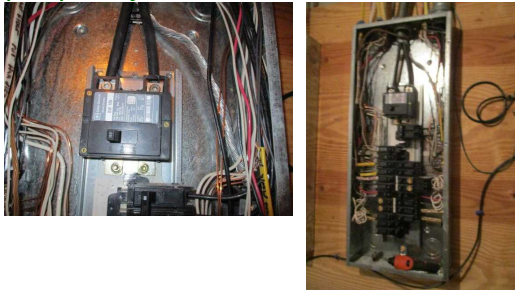
16. Is the panel bonded? ☒ Yes ☐ No

Sub Paneling is located in the basement. Electric Panel

17. ☒ ☐ ☐ ☐ ☐ Manufacturer: Cutler-Hammer - Electrical service box cover was remove for inspection of wires on the inside of the service box and cover were re installed after inspection. The breakers are all labeled as to the circuits or appliance controlled. Suggest proper labeling of service panel.

18. Maximum Capacity: 150, Main shut off is located at the top of this service box.

19. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 150 - The Main Service is a Breaker, this breaker is properly sized to the service conductor unless otherwise stated.



20. ☒ ☐ ☐ ☐ ☐ Breakers: 14 Singles 3 Doubles. Breakers are compatible with conductor material unless stated.

21. ☐ ☒ ☐ ☐ ☐ Fuses: None Present.

22. ☐ ☒ ☐ ☐ ☐ AFCI: 110 volt

23. ☒ ☐ ☐ ☐ ☐ GFCI: Present

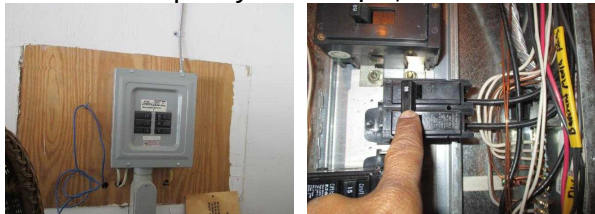
24. Is the panel bonded? ☒ Yes ☐ No

Detach Garage Electric Panel

25. ☒ ☐ ☐ ☐ ☐ Manufacturer: Square D - Electrical service box cover was remove for inspection of wires on the inside of the service box and cover were re installed after inspection.

Electrical (Continued)

26. Maximum Capacity: 60 Amps, Main shut of is located in the main service paneling.



27. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 60 Amps - The Main Service is a Breaker, this breaker is properly sized to the service conductor unless otherwise stated.
28. ☒ ☐ ☐ ☐ ☐ Breakers: 6 singles 1 double - Breakers are compatible with conductor material unless stated.
29. ☐ ☒ ☐ ☐ ☐ Fuses: None Present.
30. ☐ ☒ ☐ ☐ ☐ AFCI: None Present.
31. ☒ ☐ ☐ ☐ ☐ GFCI: Exterior and garage
32. Is the panel bonded? ☒ Yes ☐ No

Kitchen

All Kitchen appliances are checked and comments made on the conditions of the appliances at that date and time of the inspection. MIHPI are not liable for any broken or damage appliances after the date of the inspection to the date and time of new owners moving in. It is the new owners responsibility to check condition and operability of all appliances at the time of final walk through. Inspection on gas line is beyond the scope of this inspection and were not inspected, recommend a license plumber be hired to evaluate.

A NP NI M D

In the Kitchen. Kitchen

1. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: Electric, Cook top - Only the burners were tested oven was not tested due to cooking utensils stored inside.



2. ☒ ☐ ☐ ☐ ☐ Ventilator: Over the Range Microwave Stainless Steel. Over the Range Microwave but not vented to exterior, disposable charcoal filter at the bottom of the microwave should be replaced twice a year.



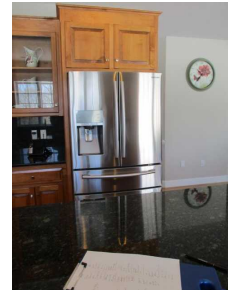
Kitchen (Continued)

3. ☒ ☐ ☐ ☐ ☐ Dishwasher: Dish washer is Stainless Steel., Sum Sung.



4. ☐ ☒ ☐ ☐ ☐ Trash Compactor: None Present.

5. ☒ ☐ ☐ ☐ ☐ Refrigerator: Refrigerator is Stainless Steel., Sam Sung.
Water to ice maker is connected .



6. ☒ ☐ ☐ ☐ ☐ Microwave: Microwave is Stainless Steel. Over the Range Microwave but not vented to exterior, disposable charcoal filter at the bottom of the microwave should be replaced twice a year.



7. ☒ ☐ ☐ ☐ ☐ Sink: Stainless Steel



8. ☒ ☐ ☐ ☐ ☐ Electrical: 110 GFCI VAC outlets and lighting circuits - Recess lighting.

9. ☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures: PVC - Faucet perform as intended at the time of the inspection both hot and cold.

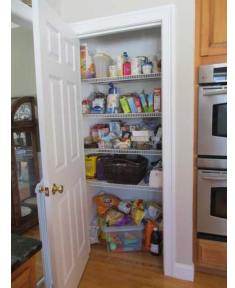
10. ☒ ☐ ☐ ☐ ☐ Counter Tops: Granite - Granite back splash.

11. ☒ ☐ ☐ ☐ ☐ Cabinets: Raised paneling, Wood - Comments under sinks are based on area that are visible, Walsh Inspection is not liable for any damage found after storage and cleaning items are removed if any.



Kitchen (Continued)

12. ☒ ☐ ☐ ☐ ☐ Pantry: Large



13. ☒ ☐ ☐ ☐ ☐ Ceiling: Dry wall finish and painted

14. ☒ ☐ ☐ ☐ ☐ Walls: Dry wall and painted

15. ☒ ☐ ☐ ☐ ☐ Floor: Hard wood flooring.

16. ☒ ☐ ☐ ☐ ☐ Doors: Wood sliders

17. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl on the outside wood on the inside thermo awning.

18. ☐ ☒ ☐ ☐ ☐ HVAC Source: None Present.

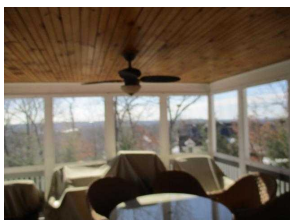
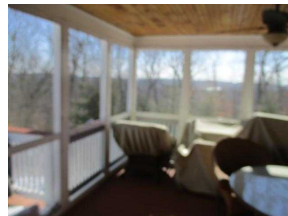
Living Space

Cosmetics defects such as : worn carpet, faded finish on wood floor, blemishes on walls and ceiling doors and trim are not reported.

A NP NI M D

Sun Room Living Space

1. ☐ ☒ ☐ ☐ ☐ Closet: None Present.



2. ☒ ☐ ☐ ☐ ☐ Ceiling: Wayne Coating.

3. ☒ ☐ ☐ ☐ ☐ Walls: Screen in

Living Space (Continued)

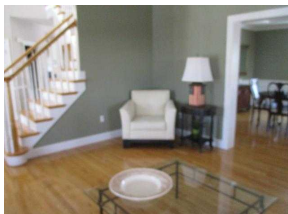
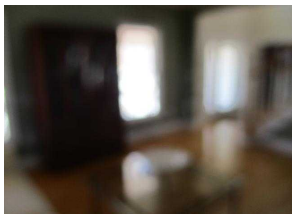
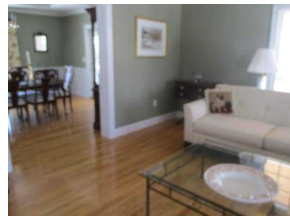
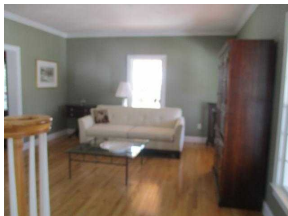
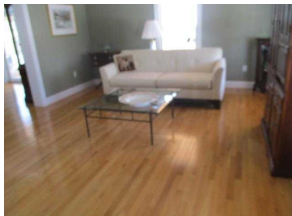
4. ☒ ☐ ☐ ☐ ☐ Floor: Treck 5/3/4 decking - Sun Room was built using P.T wood frame with trek decking with wood Hand railings and balusters. Porch were built using good building technique 2 by 12 on 16 with 6 by 6 post lag and flashing are present.



5. ☐ ☒ ☐ ☐ ☐ Doors: None Present.
 6. ☐ ☒ ☐ ☐ ☐ Windows: None present.
 7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits
 8. ☐ ☒ ☐ ☐ ☐ HVAC Source: None Present.
 9. ☐ ☐ ☒ ☐ ☐ Smoke Detector: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department. **Smoke Detectors and Carbon Monoxide Detectors were not assessed. The assessment is to be performed by Local/State Jurisdiction prior to Occupancy .**

Family Room Living Space

10. ☐ ☒ ☐ ☐ ☐ Closet: None Present.

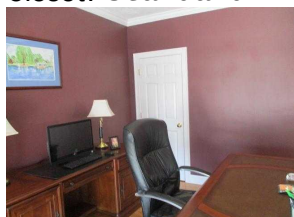


Living Space (Continued)

11. ☒ ☐ ☐ ☐ ☐ Ceiling: Gypsum Board and painted. **Vaulted Ceiling.**
12. ☒ ☐ ☐ ☐ ☐ Walls: Gypsum Board and painted.
13. ☒ ☐ ☐ ☐ ☐ Floor: Hard wood flooring. **Inspection does not cover any damage concealed by rugs, carpeting wall paneling or furniture.**
14. ☐ ☒ ☐ ☐ ☐ Doors: None Present.
15. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl on the outside wood on the inside thermo double hung ., Designer Shape Window., Picture window. **(There are no broken seals on any of the windows but due to the nature of the deficiency, insulated double pane window may have broken seal that may not be detected at the time of the inspection.**
16. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits - **Furniture and living condition allows me to random test outlets and light switches that are accessible only.**
17. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
18. ☐ ☐ ☒ ☐ ☐ Smoke Detector: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department. **Smoke Detectors and Carbon Monoxide Detectors were not assessed. The assessment is to be performed by Local/State Jurisdiction prior to Occupancy .**

Office Living Space

19. ☒ ☐ ☐ ☐ ☐ Closet: Standard.



20. ☒ ☐ ☐ ☐ ☐ Ceiling: Gypsum Board and painted. **Wood Crown Molding.**
21. ☒ ☐ ☐ ☐ ☐ Walls: Gypsum Board and painted.
22. ☒ ☐ ☐ ☐ ☐ Floor: Hard wood flooring. **Inspection does not cover any damage concealed by rugs, carpeting wall paneling or furniture.**
23. ☐ ☒ ☐ ☐ ☐ Doors: None Present.
24. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl on the outside wood on the inside thermo double hung . **(There are no broken seals on any of the windows but due to the nature of the deficiency, insulated double pane window may have broken seal that may not be detected at the time of the inspection.**
25. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits, Ceiling Fan is operable at the time of this inspection. **Furniture and living condition allows me to random test outlets and light switches that are accessible only.**

Mass Integrity Home & Pest Inspection, LLC

18:57 May 21, 2017

Mass Integrity Home & Pest Inspection LLC

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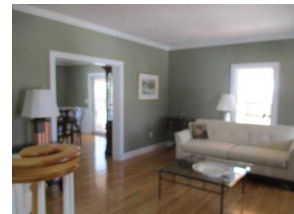
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Living Space (Continued)

26. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
27. ☐ ☐ ☒ ☐ ☐ Smoke Detector: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department. **Smoke Detectors and Carbon Monoxide Detectors were not assessed. The assessment is to be performed by Local/State Jurisdiction prior to Occupancy .**

Living Room Living Space

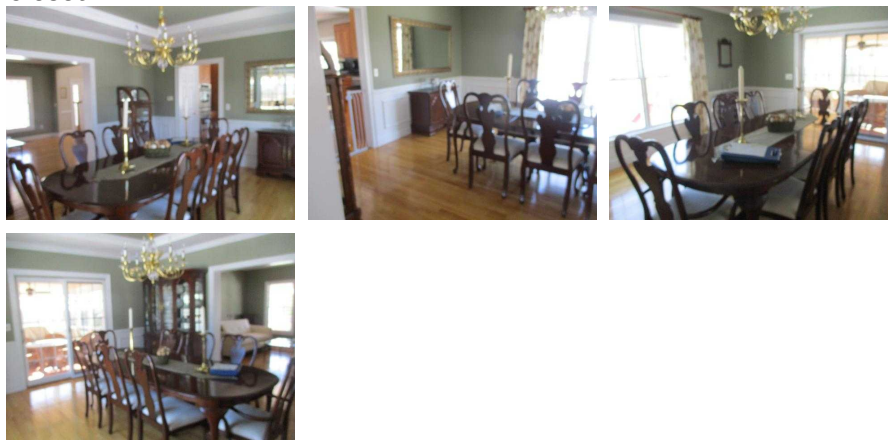
28. ☐ ☒ ☐ ☐ ☐ Closet: None Present.



29. ☒ ☐ ☐ ☐ ☐ Ceiling: Gypsum Board and painted.
30. ☒ ☐ ☐ ☐ ☐ Walls: Gypsum Board and painted.
31. ☒ ☐ ☐ ☐ ☐ Floor: Hard wood flooring. **Inspection does not cover any damage concealed by rugs, carpeting wall paneling or furniture.**
32. ☐ ☒ ☐ ☐ ☐ Doors: None Present.
33. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl on the outside wood on the inside thermo double hung . **(There are no broken seals on any of the windows but due to the nature of the deficiency, insulated double pane window may have broken seal that may not be detected at the time of the inspection.**
34. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits, Ceiling Fan is operable at the time of this inspection. **Furniture and living condition allows me to random test outlets and light switches that are accessible only.**
35. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
36. ☐ ☐ ☒ ☐ ☐ Smoke Detector: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department. **Smoke Detectors and Carbon Monoxide Detectors were not assessed. The assessment is to be performed by Local/State Jurisdiction prior to Occupancy .**

Dining Room Living Space

37. ☐ ☒ ☐ ☐ ☐ Closet: None Present.

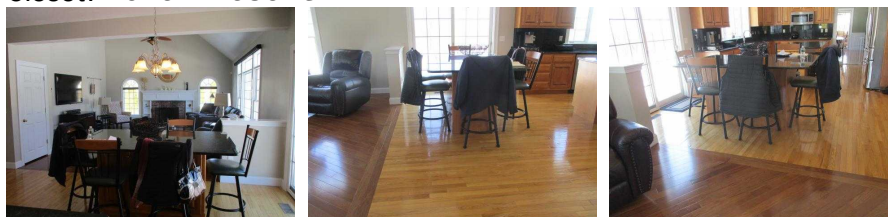


Living Space (Continued)

38. ☒ ☐ ☐ ☐ ☐ Ceiling: Gypsum Board and painted.
39. ☒ ☐ ☐ ☐ ☐ Walls: Gypsum Board and painted., Paneling
40. ☒ ☐ ☐ ☐ ☐ Floor: Hard wood flooring. **Inspection does not cover any damage concealed by rugs, carpeting wall paneling or furniture.**
41. ☒ ☐ ☐ ☐ ☐ Doors: Wood sliders
42. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl on the outside wood on the inside thermo double hung .
(There are no broken seals on any of the windows but due to the nature of the deficiency, insulated double pane window may have broken seal that may not be detected at the time of the inspection.)
43. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits, Ceiling Fan is operable at the time of this inspection. **Furniture and living condition allows me to random test outlets and light switches that are accessible only.**
44. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
45. ☐ ☐ ☒ ☐ ☐ Smoke Detector: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department. **Smoke Detectors and Carbon Monoxide Detectors were not assessed. The assessment is to be performed by Local/State Jurisdiction prior to Occupancy .**

Breakfast Nook Living Space

46. ☐ ☒ ☐ ☐ ☐ Closet: None Present.



47. ☒ ☐ ☐ ☐ ☐ Ceiling: Gypsum Board and painted.
48. ☒ ☐ ☐ ☐ ☐ Walls: Gypsum Board and painted.
49. ☒ ☐ ☐ ☐ ☐ Floor: Hard wood flooring. **Inspection does not cover any damage concealed by rugs, carpeting wall paneling or furniture.**
50. ☒ ☐ ☐ ☐ ☐ Doors: Wood sliders
51. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits, Ceiling Fan is operable at the time of this inspection. **Furniture and living condition allows me to random test outlets and light switches that are accessible only.**
52. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
53. ☐ ☐ ☒ ☐ ☐ Smoke Detector: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department. **Smoke Detectors and Carbon Monoxide Detectors were not assessed. The assessment is to be performed by Local/State Jurisdiction prior to Occupancy .**

Fireplace/Wood Stove

All fireplace should ALWAYS be inspected and cleaned by a license professional PRIOR to use. Walsh Home Inspection only does a visual inspection of the chimney and fire place in accordance to the CMR 266. The assessment of the exterior chimney component is limited due to the design or accessibility with area that are beyond the scope of this visual assessment. The condition of the flue lines or determining weather they are present is not part of this inspection .It is recommended that you further investigate this component, local regulation in some community require the present of a flue liner when using certain fuels.

A NP NI M D

Family Room Fireplace

1. ☒ ☐ ☒ ☐ ☐ Fireplace Construction: Brick - Inspection on all Fire place are visual only comments are based on what is absorbed on the day if the Inspection. MIHPI are not Fire place Inspectors We therefore recommend a Fire place Contractor be hired to evaluate.
2. Type: Wood burning
3. ☒ ☐ ☐ ☐ ☐ Smoke Chamber: Brick
4. ☐ ☐ ☒ ☐ ☐ Flue: There is no access to inspect.
5. ☒ ☐ ☐ ☐ ☐ Damper: Metal
6. ☒ ☐ ☐ ☐ ☐ Hearth: Raised

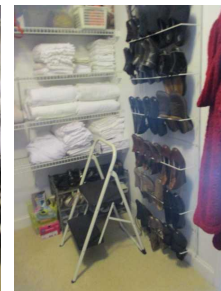
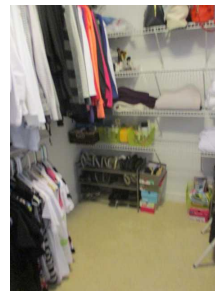
Bedroom

Cosmetics defects such as : worn carpet, faded finish on wood floor,blemishes on walls and ceiling doors and trim are not reported.

A NP NI M D

Second floor master. Bedroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Walk In and Large



Bedroom (Continued)

Closet: (continued)



2. ☒ ☐ ☐ ☐ ☐ Ceiling: Dry wall finish and painted - **Tray Ceiling.**
3. ☒ ☐ ☐ ☐ ☐ Walls: Dry wall finish and painted
4. ☒ ☐ ☐ ☐ ☐ Floor: Carpet flooring. **Inspection does not cover any damage concealed by rugs, carpeting wall paneling or furniture.**
5. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
6. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl on the outside wood on the inside thermo double hung .
(There are no broken seals on any of the windows but due to the nature of the deficiency, insulated double pane window may have broken seal that may not be detected at the time of the inspection.
7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits - **Furniture and living condition allows me to random test outlets and light switches that are accessible only. Recess lighting.**
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
9. ☐ ☐ ☒ ☐ ☐ Smoke Detector: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department. **Smoke Detectors and Carbon Monoxide Detectors were not assessed. The assessment is to be performed by Local/State Jurisdiction prior to Occupancy.**

Second Floor Guest 1 Bedroom

10. ☒ ☐ ☐ ☐ ☐ Closet: Large

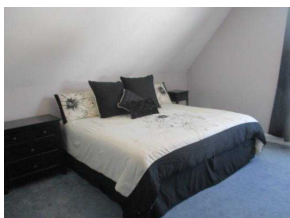
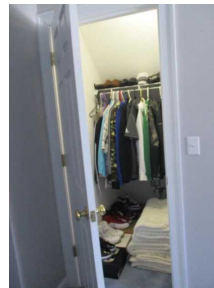
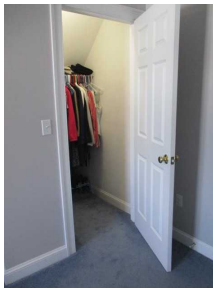
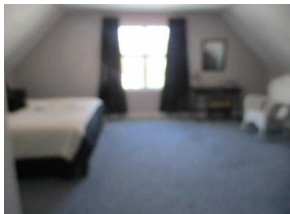


Bedroom (Continued)

11. ☒ ☐ ☐ ☐ ☐ Ceiling: Dry wall finish and painted
12. ☒ ☐ ☐ ☐ ☐ Walls: Dry wall finish and painted
13. ☒ ☐ ☐ ☐ ☐ Floor: Carpet flooring. Inspection does not cover any damage concealed by rugs, carpeting wall paneling or furniture.
14. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
15. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl on the outside wood on the inside thermo double hung . (There are no broken seals on any of the windows but due to the nature of the deficiency, insulated double pane window may have broken seal that may not be detected at the time of the inspection.
16. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits - Furniture and living condition allows me to random test outlets and light switches that are accessible only.
17. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
18. ☐ ☐ ☒ ☐ ☐ Smoke Detector: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department. Smoke Detectors and Carbon Monoxide Detectors were not assessed. The assessment is to be performed by Local/State Jurisdiction prior to Occupancy.

Second Floor Guest 2. Bedroom

19. ☒ ☐ ☐ ☐ ☐ Closet: Double



20. ☒ ☐ ☐ ☐ ☐ Ceiling: Dry wall finish and painted
21. ☒ ☐ ☐ ☐ ☐ Walls: Dry wall finish and painted
22. ☒ ☐ ☐ ☐ ☐ Floor: Carpet flooring. Inspection does not cover any damage concealed by rugs, carpeting wall paneling or furniture.
23. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
24. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl on the outside wood on the inside thermo double hung . (There are no broken seals on any of the windows but due to the nature of the deficiency, insulated double pane window may have broken seal that may not be detected at the time of the inspection.
25. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits - Furniture and living

Bedroom (Continued)

Electrical: (continued)

condition allows me to random test outlets and light switches that are accessible only.

26. ☒ ☐ ☐ ☐ ☐

HVAC Source: Air exchange ventilation

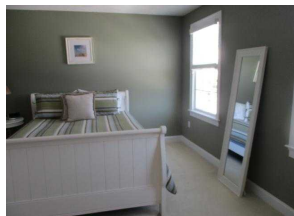
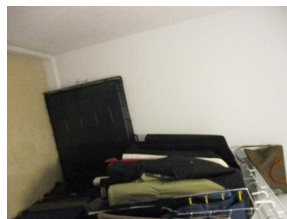
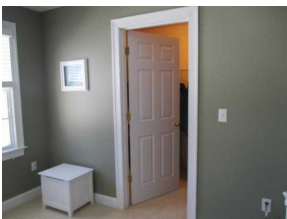
27. ☐ ☐ ☒ ☐ ☐

Smoke Detector: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department. Smoke Detectors and Carbon Monoxide Detectors were not assessed. The assessment is to be performed by Local/State Jurisdiction prior to Occupancy.

Second Floor Guest 3. Bedroom

28. ☒ ☐ ☐ ☐ ☐

Closet: Small & Walk-in



29. ☒ ☐ ☐ ☐ ☐

Ceiling: Dry wall finish and painted

30. ☒ ☐ ☐ ☐ ☐

Walls: Dry wall finish and painted

31. ☒ ☐ ☐ ☐ ☐

Floor: Carpet flooring. Inspection does not cover any damage concealed by rugs, carpeting wall paneling or furniture.

32. ☒ ☐ ☐ ☐ ☐

Doors: Hollow wood

33. ☒ ☐ ☐ ☐ ☐

Windows: Vinyl on the outside wood on the inside thermo double hung . (There are no broken seals on any of the windows but due to the nature of the deficiency, insulated double pane window may have broken seal that may not be detected at the time of the inspection.

34. ☒ ☐ ☐ ☐ ☐

Electrical: 110 VAC outlets and lighting circuits - Furniture and living condition allows me to random test outlets and light switches that are accessible only.

35. ☒ ☐ ☐ ☐ ☐

HVAC Source: Air exchange ventilation

36. ☐ ☐ ☒ ☐ ☐

Smoke Detector: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department. Smoke Detectors and Carbon Monoxide Detectors were not assessed. The assessment is to be performed by Local/State Jurisdiction prior to Occupancy.

Bathroom

Inspection is limited to visual conditions at tub, shower walls. Conditions behind finished. Maintain all caulking and surfaces are not accessible grout seals to prevent negative effects of moisture. Poor grouting will cause water penetration, lifting of tiles and deterioration of flooring, plaster, drywall and structural members.

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Basement bath room have a sewer interject pump. Bathroom

1. ☐ ☒ ☐ ☐ ☐ Closet: None Present.



2. ☒ ☐ ☐ ☐ ☐ Ceiling: Dry wall finish and painted

3. ☒ ☐ ☐ ☐ ☐ Walls: Dry wall finish and painted

4. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile

5. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood

6. ☐ ☒ ☐ ☐ ☐ Windows: None present.

7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 GFCI VAC outlets and lighting circuits - Reset is in the master.

8. ☐ ☒ ☐ ☐ ☐ Counter/Cabinet: None Present.

9. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Pedestal

10. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Delta fixtures with a PVC trap

11. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Fiberglass tub and fiberglass surround - Mixing valve perform as intended both hot and cold at the time of the inspection.

12. ☐ ☒ ☐ ☐ ☐ Shower/Surround: None Present.

13. ☐ ☒ ☐ ☐ ☐ Spa Tub/Surround: None Present.

14. ☒ ☐ ☐ ☐ ☐ Toilets: TOTO 1 1/2 gallon flush.

15. ☐ ☒ ☐ ☐ ☐ HVAC Source: None Present.

16. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

First floor 1/2 Bathroom

17. ☒ ☐ ☐ ☐ ☐ Ceiling: Dry wall finish and painted

18. ☒ ☐ ☐ ☐ ☐ Walls: Dry wall finish and painted

19. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood

20. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood

21. ☐ ☒ ☐ ☐ ☐ Windows: None present.

22. ☒ ☐ ☐ ☐ ☐ Electrical: 110 GFCI VAC outlets and lighting circuits - Reset is in the master.

23. ☐ ☒ ☐ ☐ ☐ Counter/Cabinet: None Present.

24. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Pedestal

25. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Delta fixtures with a PVC trap

26. ☒ ☐ ☐ ☐ ☐ Toilets: American Standard ,1 1/2 Gallon Tank

27. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

Bathroom (Continued)

2nd floor main Bathroom

28. ☒ ☐ ☐ ☐ ☐ Closet: Standard.



29. ☒ ☐ ☐ ☐ ☐ Ceiling: Dry wall finish and painted

30. ☒ ☐ ☐ ☐ ☐ Walls: Dry wall finish and painted

31. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile

32. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood

33. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl on the outside wood on the inside thermo double hung .

34. ☒ ☐ ☐ ☐ ☐ Electrical: 110 GFCI VAC outlets and lighting circuits - **Reset is in the master.**

35. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Composite and wood

36. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Molded dual bowl

37. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Delta fixtures with a PVC trap

38. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Fiberglass tub and fiberglass surround - **Mixing valve perform as intended both hot and cold at the time of the inspection.**

39. ☒ ☐ ☐ ☐ ☐ Toilets: TOTO 1 1/2 gallon flush.

40. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation

41. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan and window - **Bath room is vented to the exterior .**

Second floor Master. Bathroom

42. ☒ ☐ ☐ ☐ ☐ Ceiling: Dry wall finish and painted

43. ☒ ☐ ☐ ☐ ☐ Walls: Dry wall finish and painted

44. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile

45. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood

46. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl on the outside wood on the inside thermo awning. **(There are no broken seals on any of the windows but due to the nature of the deficiency, insulated double pane window may have broken seal that may not be detected at the time of the inspection.**

47. ☒ ☐ ☐ ☐ ☐ Electrical: 110 GFCI VAC outlets and lighting circuits - **Reset is in the master.**

48. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Composite and wood

49. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Molded dual bowl

50. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Delta fixtures with a PVC trap

51. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Fiberglass tub and fiberglass surround - **Mixing valve perform as intended both hot and cold at the time of the inspection.**

52. ☒ ☐ ☐ ☐ ☐ Shower/Surround: Fiberglass pan and fiberglass surround - **Mixing valve perform as intended both hot and cold at the time of the inspection.**

53. ☒ ☐ ☐ ☐ ☐ Spa Tub/Surround: Fiberglass tub and ceramic tile surround - **Mixing valve perform as intended both hot and cold at the time of the**

Bathroom (Continued)

Spa Tub/Surround: (continued)

inspection. Whirlpool Tub was fill tested ok and it was empty after testing.

54. ☒ ☐ ☐ ☐ ☐ Toilets: TOTO 1 1/2 gallon flush.
55. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
56. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan and window - Bath room is vented to the exterior .

Laundry Room/Area

Laundry appliances are not operated during inspection. Observation are for identification purpose only. Flooring under appliances walls at the rear and sides and plumbing are not inspected. Inspection on gas line is beyond the scoop of this inspection and were not inspected, recommend a license plumber be hired to evaluate.

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2nd Floor Laundry Room/Area

1. ☒ ☐ ☐ ☐ ☐ Closet: Walk In



2. ☒ ☐ ☐ ☐ ☐ Ceiling: Dry wall finish and painted
3. ☒ ☐ ☐ ☐ ☐ Walls: Dry wall finish and painted
4. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic Tiles.
5. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
6. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC/220 VAC
7. ☐ ☐ ☒ ☐ ☐ Smoke Detector: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department.
8. ☐ ☒ ☐ ☐ ☐ Laundry Tub: None Present.
9. ☐ ☒ ☐ ☐ ☐ Laundry Tub Drain: None Present.
10. ☒ ☐ ☐ ☐ ☐ Washer Hose Bib: Gate valves - Suggest getting in the habit of shutting off valves washer is not in use and when you go away on trips/vacation.



Laundry Room/Area (Continued)

11. ☒ ☐ ☐ ☐ ☐ Washer and Dryer Electrical: 110/220.



12. ☒ ☐ ☐ ☐ ☐ Dryer Vent: Metal flex - Recommend dryer vent cleaning prior to use upon moving in.



13. ☐ ☐ ☒ ☐ ☐ Dryer Gas Line: Black piping, Insulflex - Inspection on gas line is beyond the scope of this inspection and were not inspected, recommend a license plumber be hired to evaluate.

14. ☒ ☐ ☐ ☐ ☐ Washer Drain: Wall mounted drain

15. ☒ ☐ ☐ ☐ ☐ Floor Drain: PVC Drip connection is present - Recommend washer be place in a drip pan and the pan should be plumbed to the exterior at a safe distance away from the siding and foundation.



In Need Of Repair 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 - Settled with cracks monitor, Recommend a seal coat be applied in the summer this will help prolong the life of the driveway.



Garage

2. Detached Garage Door Operation: Mechanized - The electric Auto Reverse Mechanic are not install correct The Auto Reverse Electric help prevent Accidental Injuries or Damage when an Object is in its path of the floor .Relocate Eye at a point of 4 to 6 inches from Garage Floor



3. Tuck under Garage Door Operation: Mechanized - Th, The electric Auto Reverse Mechanic are not install correct The Auto Reverse Electric help prevent Accidental Injuries or Damage when an Object is in its path of the floor .Relocate Eye at a point of 4 to 6 inches from Garage Floor



In Need Of Repair Summary (Continued)

Roof

4. Valleys: Architecture Shingles., Snow Covered. 50 % of valleys are covered with snow and were not inspected comments reflect visible section only. recommend valleys be re inspected in the early spring or when all of the snow is melted.
5. Leader/Extension: Aluminum - Leaders do not extend 6 feet beyond the foundation perimeter



Basement

6. Main Basement Doors: Metal and Glass - Riser is higher than required height

