Your Home Inspection Report

Finn Home Inspectors - serving Berkshire County for 36 years

Your Home Inspection.
We have conducted a comprehensive inspection of the house to MA Standards of Practice and compiled an Unbiased report of the results.

The report is easy to read with a rating for each item reported on.

We are here to answer any questions you have (Please note: MA law does not allow us to estimate costs to correct).

Finn Home Inspection Difference.
All our inspection reports are reviewed by a Licensed Professional Engineer. We are a home inspection company that has been a leader in Berkshire County home inspections since 1983. As the oldest Berkshire county inspection company, we have inspected over 16,000 homes. We have trained numerous home inspectors and provide education to inspectors at ASHI, NAHI national and local associations. We have sold inspection report forms to inspectors across North America. We wrote The Home Facts Handbook, which you may view on our web page.

Setting the Standard since 1983
413-684-2019
www.HIP123.com
Finn & Associates Consulting Engineers, Inc., DBA
Finn Home Inspectors

We are passionate about homes and are committed to delivering outstanding value and exceptional customer service.
### Rating of Items

- **MARG**: Maintenance Now or Ongoing Needed
- **UNSAT**: Unsatisfactory - repair/replace
- **SAFETY**: In or can be a hazard - CORRECT
- **NA**: Not applicable or Not inspected
- **OK**: Satisfactory; partially or fully

#### Exterior

**Finn Home Inspections**
413-684-3333
Drew@FHI32.com

30 S. Main St., Pittsfield, MA

#### A. Roof coverag

- **SAFETY**: Likelihood of shingle replacement within 5 years is HIGH. Obtain quotes for replacement.

#### B. Roof wood

- **OK**: Roof frame and fascia are in good condition.

#### C. Chimney

- **MARG**: Chimney flashing was tared, this is an amateur type repair, reflash chimney when reweathering.

#### D. Gutter

- **OK**: Gutter and downspout are in good condition.

#### E. Windows

- **OK**: Windows are in good condition.

#### F. Exterior doors

- **OK**: Exterior doors are in good condition.

#### G. Foundation

- **OK**: Foundation is in good condition.

#### H. Exterior electrical

- **OK**: Exterior electrical system is in good condition.

#### J. Steps

- **SAFETY**: Level steps and make steps the proper height. All stair heights should be the same, seen from deck to back yard.

#### K. Sidings

- **OK**: Sidings are in good condition.

### Hyperlinks
to custom articles

### Color highlight
Depends on Rating

### SYSTEM NOTES

- **Walker on roof**: Large flat area on the roof.
- **Aluminum Fascia**: Silver metal trim along the eaves.
- **Vinyl Siding**: White plastic siding on the sides of the house.

- **Properly dry flashed**: Recommended practice for preventing water damage.
- **Properly vented**: Ensures proper airflow for preventing moisture buildup.

### Images

- Roof view: Shows the structure and components of the roof.
- Gutters: Demonstrates the drainage system.
- Foundation: Highlights the base of the house.

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**Finn Home Inspecting**
Servicing The Berkshires
Your Home Inspection Report

* Finn & Associates Consulting Engineers, Inc. 413-684-2019
* File # 007
* PAGE 1

<table>
<thead>
<tr>
<th>General Information</th>
<th>Customer Information</th>
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</thead>
<tbody>
<tr>
<td><strong>Inspection date</strong></td>
<td><strong>File #</strong> 007</td>
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<td>August 09, 2120</td>
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<td><strong>Stop time</strong></td>
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<td><strong>Client name</strong></td>
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<tr>
<td>House, Garage, Shed, Barn</td>
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<td><a href="mailto:TheTeam@RealestateUS.com">TheTeam@RealestateUS.com</a></td>
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<td>Washer/Dryer, Wood stove, Hot Tub, Fence</td>
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<tr>
<td><strong>Buyer’s agent</strong></td>
<td><strong>Email 4</strong></td>
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<td>Theteam</td>
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<td><strong>Attendees</strong></td>
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<td>50 Min.</td>
<td>Buyer, Contractor (Sewer Drain), Buyer's &amp; Selling Agent, Inspector</td>
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<tr>
<td>1 Hr., 40 Min.</td>
<td>*</td>
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<tr>
<td><strong>Total Man Hrs</strong></td>
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<tr>
<td>4 Hrs., 10 Min.</td>
<td>*</td>
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</tbody>
</table>

Your "New" Home

![Image of a house]
SAFETY SUMMARY: The following items are all the items the inspector classified as safety items.

Electric
- **Main panel**: One double tapped breaker, two or more wires connected to a single circuit breaker lug; only one wire should be connected to a lug; correct. Clamp needed where wire enters bottom of box.
- **Junction box**: Add proper cover to junction box so light fixture can connect to it, see photo in Appendix 1.
- **Wire routing**: Terminate free ends of wires in covered boxes, seen in basement.
- **Main ground**: Secure loose ground clamp on ground wire outside below meter box. Replace ground clamp on water pipe due to corrosion, see photos in Appendix 1.
- **Receptacles**: The voltage drop under a 15AMP load at one or more receptacles resulted in a voltage of 106.7, which is below the minimum of 108Volts; an electrician should evaluate and correct as needed to reduce the drop. Often times is it due to poor connections in the circuit, wire runs to long for the size of the wire, possibly a receptacle issue or other problem.

Plumbing
- **Cabinets Kitchen**: Screws securing the cabinets appear to be inadequate; correct and use proper cabinet mounting screws. This is to avoid the cabinets from falling off the wall.

Baths
- **Bath3 Other**: GFCI receptacle did not trip off in the bathroom; replace. Switch is reachable from tub/shower, this is a safety concern; correct, should be at least 3 feet away.

Heat
- **Relief valve**: Boiler relief valve is leaking; replace and have pressure checked/corrected if needed.
- **Water P/T valve**: Pressure relief valve drain pipe for water heater is missing -- correct with proper size and length pipe for SAFETY.
- **Other**: Copper heating pipe on floor, see photo below, could burn ones foot when up to temperature, about 200 Deg F., noted in second floor bedroom running in front of door to deck; correct for safety. Cap ball drain valves, when turned 90 degrees they are fully on. If just bumped into or someone turns them, scalding water will shoot out, this is a SAFETY HAZARD until covered.

Interior
- **Fireplace/stove**: Wood stove not inspected, but clearance in front to combustibles appear inadequate. Obtain installation permit for the wood stove.
- **Stairs**: Install graspable handrails along all stairs, graspable handrails are ones your hand can nearly close around, for a firm secure hold.

Exterior
- **Steps**: Install graspable handrails along all steps; graspable handrails are ones your hand can nearly close around for a firm secure hold.
- **Garage/door**: Safety cables needed inside garage door springs to prevent them from flying when they break.
- **Drive/walk**: Large crack in driveway and uneven walkway is a tripping/falling hazard, especially with high heels, see photo in Appendix 2.
**UNSAT SUMMARY:** The following items are all the items the inspector classified as unsatisfactory items

<table>
<thead>
<tr>
<th>SAFETY SUMMARY</th>
<th>UNSAT SUMMARY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior</td>
<td>Exterior</td>
</tr>
<tr>
<td>Optional</td>
<td>Appendix</td>
</tr>
<tr>
<td>MA Req L</td>
<td>Contract</td>
</tr>
<tr>
<td>Structure</td>
<td>Electric</td>
</tr>
<tr>
<td>Plumbing</td>
<td>Baths1-2</td>
</tr>
<tr>
<td>Bath3</td>
<td>Heat</td>
</tr>
</tbody>
</table>

**Structure**
- **Joists**: Notched Joists: reinforce, sister new one(s) or replace joists.
- **Main beam**: Beam crushing at column: add larger column spreader plate.
- **Columns**: Temporary screw columns should be replaced with proper steel concrete columns.

**Electric**
- **Power entry**: Seal riser cable connection above meter box to avoid water entry.
- **Subpanel**: Plug hole in sub panel for fire safety and to keep mice out of panel. Overcurrent circuit(s) found in subpanel; correct immediately. Breaker(s) too large for wire; reduce breaker size or increase wire size, depending on what it serves. Correct the following overcurrent circuit(s): circuit(s) #5 & #8; breaker size: 20 AMP; max size for wire: 15 AMP. Separate neutrals from grounds in subpanel; do not bond neutrals to sub panel. This may require running a new wire from the main panel, have electrician correct as needed.

**Plumbing**
- **Sink kitchen**: Leakage at kitchen sink controls; repair/replace.
- **Drain pipe**: Corrosion "zits" seen on iron drain pipes from pinhole leaks; replace damaged pipes.
- **Water pipes**: Corrosion on water pipes apparently from pinhole leaks; replace/repair all affected pipes.
- **Water tank/Pump**: Water logged pressure tank; replace tank. Water pump in the well; unable to inspect. Inside wiring from pressure switch/pump control box to well needs to be in a conduit.

**Baths1-2**
- **Toilet**: Toilet moves to the side when pushed on; remove and inspect sub floor for damage, repair/replace subfloor if needed; replace seal and resecure toilet.

**Bath3**
- **Tub/shower**: Tub overflow was leaking; correct.
- **Drainage**: Drainage is slow at the sink; correct.
- **Floor**: Laminate floor under toilet is not a proper installation, it allows the toilet to move creating leakage. The toilet needs to be mounted solidly to the sub floor and the laminate cut around the toilet and sealed to the toilet. All gaps around pipes and the perimeter of the floor need to be sealed to avoid water entry. We recommend changing the floor covering in the bathroom to a waterproof type covering.

**Interior**
- **Attic venting**: Attic venting needs to be increased; add ridge and continuous soffit vents. Poor venting and/or improper insulating can cause ice daming and possible ice dam induced water leakage through the roof. Snow raking the roof is recommended until the inadequate venting and/or insulation can be corrected.
- **Water leaks**: We found a damp area to the right of the back skylight with an Infrared camera, see photos below. The arrows show where there was a slight water stain in the ceiling along a sheetrock joint. We suspect the leak may be coming from a vent pipe flashing located...
| Exterior | Chimney | Crown on chimney is too thin on the edge and does not overhang, this will shorten its life and effectiveness; we suggest installing a crown at least 2 1/2 inches thick at the sides and overhanging with a drip notch on the bottom edge. |
| Exterior | Deck | Deck support beam is twisted, see photo below; straighten as much as possible and add lateral bracing in this area in at least 3 other areas along the beam to avoid other areas from twisting. |
| Exterior | Yard grade | Correct yard slope to drain water away from and around the house, keep grade well below the house siding (to reduce chance of wood damage). This should reduce the tendency for water to enter the basement/crawl space. |
**SAFETY SUMMARY**

<table>
<thead>
<tr>
<th>Interior</th>
<th>Exterior</th>
<th>Optional</th>
<th>Appendix</th>
<th>MA Req 1</th>
<th>Contract</th>
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<tr>
<td><strong>MARG</strong></td>
<td><strong>- Maintenance Now or Ongoing Needed</strong></td>
<td><strong>SAFETY</strong></td>
<td><strong>- Is or can be a hazard--CORRECT</strong></td>
<td><strong>n/a</strong></td>
<td><strong>- Not applicable or Not inspected</strong></td>
</tr>
<tr>
<td><strong>UNSAT</strong></td>
<td><strong>- Unsatisfactory - repair / replace</strong></td>
<td><strong>inac</strong></td>
<td><strong>- Inaccessible; partially or fully</strong></td>
<td><strong>ok</strong></td>
<td><strong>- Typical condition</strong></td>
</tr>
</tbody>
</table>

---

### Structure

- **File # 007**

**Finn Home Inspections**
413-684-2019
Drew@HIP123.com

ONLY FOR USE BY Jane Buyer
100 Main Street, Great Town USA

---

#### Column crushing into main beam;
larger spreader plated is needed

---

#### Temporary screw column(s);
replace with permanent column(s).

---

**SAFETY**

- Is or can be a hazard--CORRECT
- Is or can be a hazard--CORRECT
- Is or can be a hazard--CORRECT
- Is or can be a hazard--CORRECT
- Is or can be a hazard--CORRECT
- Is or can be a hazard--CORRECT
- Is or can be a hazard--CORRECT
- Is or can be a hazard--CORRECT
- Is or can be a hazard--CORRECT
- Is or can be a hazard--CORRECT

---

**MARG**

- Maintenance Now or Ongoing Needed

---

**UNSAT**

- Unsatisfactory - repair / replace

---

**n/a**

- Not applicable or Not inspected

---

**inac**

- Inaccessible; partially or fully

---

**ok**

- Typical condition

---

**A: Foundation**

- **ok** Foundation was 25% obstructed from view due to finish and/or stored items inside.

---

**B: Found. cracks**

- **ok**

---

**C: Sills**

- **ok** Sills were mostly not visible during the inspection, no deficiencies seen.

---

**D: Joists**

- **UNSAT**

- **Notched Joists**: reinforce, sister new one(s) or replace joists.

---

**E: Rafter/truss**

- **ok**

---

**F: Main beam**

- **UNSAT**

- **Beam crushing at column**: add larger column spreader plate.

---

**G: Columns**

- **UNSAT**

- **Temporary screw columns** should be replaced with proper steel concrete columns.

---

**H: Wood rot/damage**

- **inac**

- No wood rot seen in accessible, inspected structural areas; rot could exist in areas out of view.

---

**I: Insect damage**

- **inac**

- No signs of active wood destroying insect activity (termite or carpenter ants) seen in accessible areas. Activity could be present in areas out of view or insects dormant at time of inspection.

---

**J: Bsmt. water**

- **ok**

- No water observed in the basement at the time of the inspection.

---

**K: Sump pump**

- **n/a**

- We do not run the sump pump, or determine if it is adequate for removing quantities of water that may enter under certain conditions.

---

**L: Air moist. Bsmt.**

- **MARG**

- Dehumidifiers are recommended in all basement spaces, close windows in basement during humid weather (dew point above 50 degrees). This is to help avoid an environment for mold growth.

---

**M: Bsmt Exterior entry**

- **MARG**

- Add door at bottom of basement exterior stairs for weather tightness and security.

---

**N: Other**

- **n/a**

---

**Support structure**

<table>
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<th>Basement</th>
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<tr>
<td>Foundation</td>
</tr>
<tr>
<td>Stone, Poured concrete</td>
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<tr>
<td>Foundation Floor type</td>
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<tr>
<td>Slab concrete</td>
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<tr>
<td>Roof structure</td>
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<tr>
<td>Rafters</td>
</tr>
<tr>
<td>Electric</td>
</tr>
<tr>
<td>----------</td>
</tr>
<tr>
<td>- Is or can a hazard--CORRECT</td>
</tr>
</tbody>
</table>

### A: Over current
- **ok**

### B: Main panel
- **SAFETY**
  - One *double tapped breaker*, two or more wires connected to a single circuit breaker lug; only one wire should be connected to a lug; correct. Clamp needed where wire enters bottom of box.

### C: Moisture
- **ok**

### D: Junction box
- **SAFETY**
  - Add proper cover to junction box so light fixture can connect to it, see photo in Appendix1.

### E: Wire routing
- **SAFETY**
  - Terminate free ends of wires in covered boxes, seen in basement.

### F: Power entry
- **UNSAT**
  - Seal riser cable connection above meter box to avoid water entry.

### G: Wire outside
- **inac**

### H: Main ground
- **SAFETY**
  - Secure loose ground clamp on ground wire outside below meter box. Replace ground clamp on water pipe due to corrosion, see photos in Appendix 1.

### I: Plumb. bonding
- **ok**

### J: Metal bonding
- **MARG**
  - All metal runs need to be bonded (“grounded”). Add bonding wire to the gas line. It is needed if any CSST is present in the house, we cannot always see if CSST is present, or if added later (adding or replacing gas range for instance CSST is often used) the bonding will help protect.

### K: Receptacles
- **SAFETY**

### L: Outside Receptacles
- **ok**

### M: Extra tests
- **SAFETY**
  - The *voltage drop* under a 15AMP load at one or more receptacles resulted in a voltage of 106.7, which is below the minimum of 108Volts; an electrician should evaluate and correct as needed to reduce the drop. Often times it is due to poor connections in the circuit, wire runs to long for the size of the wire, possibly a receptacle issue or other problem.

### N: Subpanel
- **UNSAT**
  - Plug hole in sub panel for fire safety and to keep mice out of panel. *Overcurrent circuit(s)* found in subpanel; correct immediately. Breaker(s) too large for wire; reduce breaker size or increase wire size, depending on what it serves. Correct the following overcurrent circuit(s): circuit(s) #5 & #8; breaker size: 20 AMP; max size for wire: 15 AMP. Separate neutrals from grounds in subpanel; do not bond neutrals to sub panel. This may require running a new wire from the main panel, have electrician correct as needed.

### O: Other
- **n/a**

### SYSTEM NOTES

<table>
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<tr>
<th>Service type</th>
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<td>200 AMP, Aluminum</td>
<td>200 AMP</td>
<td>Romex, BX (armored)</td>
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### STRUCTURE

- 100 Main Street, Great Town USA

### SAFETY SUMMARY

- Finn Home Inspections
  - 413-684-2019
  - Drew@HIP123.com

### UNSAT SUMMARY

- File # 007
- ONLY FOR USE BY Jane Buyer
## SAFETY SUMMARY

<table>
<thead>
<tr>
<th>Interior</th>
<th>Exterior</th>
<th>Optional</th>
<th>Appendix</th>
<th>MA Req</th>
<th>Plumbing</th>
<th>Bath1-2</th>
<th>Bath3</th>
<th>Heat</th>
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**MARG** - Maintenance Now or Ongoing Needed  
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### Plumbing

Finn Home Inspections  
413-684-2019  
Drew@HIP123.com  
ONLY FOR USE BY Jane Buyer  
100 Main Street, Great Town USA

## UNSAT SUMMARY

### Structure

- **A**: Appliances  
  - **B**: Dishwasher  
  - **C**: Oven/Stovetop  
  - **D**: Refrigerator  
- **E**: Sink kitchen  
  - **F**: Garbage disposal  
  - **G**: Cabinets Kitchen  
- **H**: Countertop  
- **I**: Microwave  
- **J**: Vent Kitchen  
- **K**: Drain pipe  
- **L**: Drainage  
- **M**: Water pipes  
- **N**: Water tank/Pump  
- **O**: Faucet outside  
- **P**: Other

### Electric

- **MA Req I**

### Appendix

### MA Req L

### Electric

### Optional

### Appendix

## System Notes

- **Waste pipe**: Iron, "Plastic"  
- **Water pipe**: Copper  
- **Water service pipe**: "Plastic"  
- **Main shut-offs for Water**: Water-basement, Fuel-at tank  
- **Water Source**: Well  
- **Waste Disposal**: Public  

## Page Notes

- **File # 007**

---

**Note:** This report is only part of the inspection summary, the inspectors verbal notes are needed. **NOT for third party use!**
**SAFETY SUMMARY**

<table>
<thead>
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<th>Structure</th>
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<th>Bath1-2</th>
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---

**Baths1-2**

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---

**A: Bath Location**
----------This was the full bath located on the second floor.

**B: Tub/shower**
MARG
Caulk floor to tile wall around jet tub to protect sub floor from water damage & possible leakage to first floor, see photo below. To drain tub lever needs to be held; correct.

**C: Sink**
ok

**D: Toilet**
UNSAT
Toilet moves to the side when pushed on; remove and inspect sub floor for damage, repair/replace subfloor if needed; replace seal and resecure toilet.

**E: Ventilation**
ok

**F: Water flow**
ok

**G: Drainage**
MARG
Drainage is slow at the tub; correct.

**H: Floor**
ok

**I: Other**
SAFETY
GFCI receptacle did not trip off in the bathroom; replace.

**J: Bath Location**
----------This was the 3/4 bath located on the first floor.

**K: Tub/shower**
MARG
Caulk between shower base and floor, base and walls and wall corners, clean thoroughly before caulking.

**L: Sink**
MARG
Caulk between sink countertop and wall.

**M: Toilet**
ok

**N: Ventilation**
ok

**O: Water flow**
ok

**P: Drainage**
ok

**Q: Floor**
ok

**R: Other**
n/a

---

**SYSTEM NOTES**

**Bath1 Vent**
Power fan, Window

**Bath2 Vent**
Power fan
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**Finn & Associates Consulting Engineers, Inc. 413-684-2019**

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<td>MA Req L</td>
<td>Contract</td>
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**Bath3**

Finn Home Inspections
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ONLY FOR USE BY Jane Buyer
100 Main Street, Great Town USA

<table>
<thead>
<tr>
<th>A: Bath Location</th>
<th>B: Tub/shower</th>
<th>C: Sink</th>
<th>D: Toilet</th>
<th>E: Ventilation</th>
<th>F: Water flow</th>
<th>G: Drainage</th>
<th>H: Floor</th>
<th>I: Other</th>
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</thead>
<tbody>
<tr>
<td></td>
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<td>MARG</td>
<td>ok</td>
<td>ok</td>
<td>ok</td>
<td>UNSAT</td>
<td>UNSAT</td>
<td>SAFETY</td>
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- **n/a** - Not applicable or Not inspected
- **inac** - Inaccessible; partially or fully
- **ok** - Typical condition

**SYSTEM NOTES**

Bath3 Vent

---

Light switch is too close to tub/shower; move to at least 3 feet from tub/shower for safety.
### SAFETY SUMMARY

<table>
<thead>
<tr>
<th>SAFETY</th>
<th>MARG</th>
<th>UNSAT</th>
</tr>
</thead>
<tbody>
<tr>
<td>SAFETY</td>
<td>- Maintenance Now or Ongoing Needed</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Unsatisfactory - repair / replace</td>
<td></td>
</tr>
<tr>
<td></td>
<td>n/a - Not applicable or Not inspected</td>
<td></td>
</tr>
<tr>
<td></td>
<td>inac - Inaccessible; partially or fully</td>
<td></td>
</tr>
<tr>
<td></td>
<td>ok - Typical condition</td>
<td></td>
</tr>
</tbody>
</table>

### Heat

File # 007

Finn Home Inspections
413-684-2019
Drew@HIP123.com

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<table>
<thead>
<tr>
<th>A: Heat system</th>
<th>MARG</th>
<th>B: Gas leakage</th>
<th>ok</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>C: Circulator</td>
<td>ok</td>
</tr>
<tr>
<td></td>
<td></td>
<td>D: Heat exchanger</td>
<td>ok</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Areas of the heat exchanger were not visible; these areas may have failures the inspector could not discover.</td>
<td></td>
</tr>
<tr>
<td>E: Relief valve</td>
<td>SAFETY</td>
<td>Boiler relief valve is leaking; replace and have pressure checked/corrected if needed.</td>
<td></td>
</tr>
<tr>
<td>F: Asbestos</td>
<td>ok</td>
<td>G: AC/HP</td>
<td>n/a</td>
</tr>
<tr>
<td>H: Outside unit</td>
<td>n/a</td>
<td>I: Coils/fans</td>
<td>n/a</td>
</tr>
<tr>
<td>J: Air ducts</td>
<td>n/a</td>
<td>K: Refrigerant lines</td>
<td>n/a</td>
</tr>
<tr>
<td>L: Water heater</td>
<td>ok</td>
<td></td>
<td></td>
</tr>
<tr>
<td>M: Water P/T valve</td>
<td>SAFETY</td>
<td>Pressure relief valve drain pipe for water heater is missing -- correct with proper size and length pipe for SAFETY.</td>
<td></td>
</tr>
<tr>
<td>N: Room heat</td>
<td>ok</td>
<td></td>
<td></td>
</tr>
<tr>
<td>O: Other</td>
<td>SAFETY</td>
<td>Copper heating pipe on floor, could burn ones foot when up to temperature about 200 Deg F; Reseal where boiler flue pipe connects to the chimney; Ball drain valves need caps for safety, see sample of cover in photo to right; Sample of cover for ball drain valves, photo not taken in this house.</td>
<td></td>
</tr>
</tbody>
</table>

### SYSTEM NOTES

<table>
<thead>
<tr>
<th>Type of system</th>
<th>Steam with hot water zoned bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type of fuel</td>
<td>Gas</td>
</tr>
<tr>
<td>Hot water</td>
<td>Tank, Gas</td>
</tr>
<tr>
<td>Air cond.</td>
<td>N/A</td>
</tr>
</tbody>
</table>
### SAFETY SUMMARY

<table>
<thead>
<tr>
<th>Interior</th>
<th>Exterior</th>
<th>Optional</th>
<th>Appendix</th>
<th>MA Req L...</th>
<th>Contract</th>
</tr>
</thead>
<tbody>
<tr>
<td>MARG</td>
<td>- Maintenance Now or Ongoing Needed</td>
<td>UNSAT</td>
<td>- Unsatisfactory - repair / replace</td>
<td>SAFETY</td>
<td>- Is or can be a hazard--CORRECT</td>
</tr>
<tr>
<td>n/a</td>
<td>- Not applicable or Not inspected</td>
<td>inac</td>
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<td>ok</td>
<td>- Typical condition</td>
</tr>
</tbody>
</table>

### Interior

**File # 007**

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**A: Attic venting**

**UNSAT**

Attic venting needs to be increased; add ridge and continuous soffit vents. Poor venting and/or improper insulating can cause ice damming and possible ice dam induced water leakage through the roof. Snow raking the roof is recommended until the inadequate venting and/or insulation can be corrected.

**B: Attic insulation**

**MARG**

We highly recommend having an energy audit done by the utility company; the program pays much of the cost to add insulation/ventilation and replace incandescent bulbs with LED's. Contact MassSave.com for more information and phone numbers to schedule an evaluation.

**C: Openings attic**

**MARG**

Weatherstrip and insulate attic entry cover/door to reduce heat loss.

**D: Water leaks**

**UNSAT**

We found a damp area to the right of the back skylight with an Infrared camera, see photos below. The arrows show where there was a slight water stain in the ceiling along a sheetrock joint. We suspect the leak may be coming from a vent pipe flashing located about 8 feet above the wet area; have a contractor evaluate and correct.

**E: Fireplace/stove**

**SAFETY**

Wood stove not inspected, but clearance in front to combustibles appear inadequate. Obtain installation permit for the wood stove.

**F: Flue**

**n/a**

Flue was not inspected, it is beyond the scope of a home inspection.

**G: Firebox**

**n/a**

**H: Ceilings/Walls**

**MARG**

Peeling paint on ceilings appears to be from adhesive failure; recommend adding wallboard over to have a clean surface to paint.

**I: Floors**

**ok**

Unlevel floors are typical of this age home.

**J: Door fit**

**MARG**

Correct striker plates so doors latch properly.

**K: Stairs**

**SAFETY**

Install graspable handrails along all stairs, graspable handrails are ones your hand can nearly close around, for a firm secure hold.

**L: Exterior doors**

**ok**

**M: Windows**

**ok**

**N: Skylights**

**MARG**

Stains around skylight appear to be from a roof leak; check/correct roof flashing.

**O: Other**

**n/a**

---

**SYSTEM NOTES**

<table>
<thead>
<tr>
<th>Forced venting</th>
<th>None</th>
<th>Crawl Insulation</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vent types</td>
<td>Gable</td>
<td>Attic entered</td>
<td>Yes</td>
</tr>
<tr>
<td>Attic Insulation</td>
<td>Fiberglass 9&quot;/R-30</td>
<td>Basement entered</td>
<td>Yes</td>
</tr>
<tr>
<td>Bsmt Insulation</td>
<td>Fiberglass 3.5&quot;/R-11</td>
<td>Crawl entered</td>
<td>N/A</td>
</tr>
<tr>
<td>SAFETY SUMMARY</td>
<td>UNSAT SUMMARY</td>
<td>Structure</td>
<td>Electric</td>
</tr>
<tr>
<td>----------------</td>
<td>--------------</td>
<td>-----------</td>
<td>----------</td>
</tr>
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<td>Interior</td>
<td>Exterior</td>
<td>Optional</td>
<td>Appendix</td>
</tr>
</tbody>
</table>

- Maintenance Now or Ongoing Needed
- Unsatisfactory - repair / replace
- Is or can be a hazard--CORRECT
- Not applicable or Not inspected
- Inaccessible; partially or fully
- Typical condition
- Maintenance Now or Ongoing Needed
- Unsatisfactory - repair / replace
- Is or can be a hazard--CORRECT
- Not applicable or Not inspected
- Inaccessible; partially or fully
- Typical condition

---

### Exterior

**Crown on chimney** is too thin on the edge and does not overhang, this will shorten its life and effectiveness; we suggest installing a crown at least 2 1/2 inches thick at the sides and overhanging with a drip notch on the bottom edge.

**Deck support beam is twisted**, see photo below; straighten as much as possible and add lateral bracing in this area in at least 3 other areas along the beam to avoid other areas from twisting.

**Install graspable handrails** along all steps; graspable handrails are ones your hand can nearly close around for a firm secure hold.

**Safety cables** needed inside garage door springs to prevent them from flying when they break.

**Large crack in driveway and uneven walkway** is a tripping/falling hazard, especially with high heels, see photo in Appendix 2.

---

**SYSTEM NOTES**

- Roof viewed from Ground with binoculars
- Type of roof Gable
- Roof covering Asphalt
- Siding type Wood
- Garage obstructed? 25% due to stored items

---

**File # 007**

**Finn Home Inspections**

413-684-2019

Drew@HIP123.com

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100 Main Street, Great Town USA

---

**SAFETY**

- Is or can be a hazard--CORRECT
- Not applicable or Not inspected
- Inaccessible; partially or fully
- Typical condition

---

**UNSAT**

- Unsatisfactory - repair / replace
- Not applicable or Not inspected
- Inaccessible; partially or fully
- Typical condition

---

**MARG**

- Maintenance Now or Ongoing Needed
- Unsatisfactory - repair / replace
- Is or can be a hazard--CORRECT
- Not applicable or Not inspected
- Inaccessible; partially or fully
- Typical condition

---

- Maintenance Now or Ongoing Needed
- Unsatisfactory - repair / replace
- Is or can be a hazard--CORRECT
- Not applicable or Not inspected
- Inaccessible; partially or fully
- Typical condition
<table>
<thead>
<tr>
<th>SAFETY SUMMARY</th>
<th>UNSAT SUMMARY</th>
<th>Electric</th>
<th>Plumbing</th>
<th>Bath1-2</th>
<th>Bath3</th>
<th>Heat</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior</td>
<td>Exterior</td>
<td>Optional</td>
<td>Appendix</td>
<td>MA Req L</td>
<td>Contract</td>
<td></td>
</tr>
</tbody>
</table>

**SAFETY**

- Is or can be a hazard--CORRECT
- Not applicable or Not inspected
- Inaccessible; partially or fully
- Typical condition

**UNSAT**

- Maintenance Now or Ongoing Needed
- Unsatisfactory - repair / replace
- Unavailable

---

**Optional**

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---

**A: Air radon**

- **inac** Radon sample test has been started; results to follow. Since the radon sample collector needs to be left for several days, the inspector cannot assure it will not be tampered with - by mistake or intentionally.

**B: Water radon**

- **n/a** Buyer did not order a radon test for the well water. Radon can be found in well water; recommend testing the water for radon, especially if the radon in air comes in high.

**C: Mold**

- **n/a** Mold identification is NOT part of a home inspection. If mold/apparent mold is noted in this report it does not imply we conducted a mold inspection. Specialists from environmental companies are needed for this type of evaluation and we do not perform this analysis.

**D: Termite/ants**

- **inac** No evidence of live wood destroying insects (WDI) seen in visible inspected areas. Note: some areas are obstructed and insects are dormant at times (some for years), if discovered later have treated as needed. We cannot absolutely assure you they are not present, nor that they will not enter later.

**E: Water**

- **inac** Water sample taken; results to follow, usually within four working days.

**F: Well flow**

- **ok** Over 20 minutes we ran about 100 gallons of water, much more than should be typically used. The water did not run out, however you should treat your well as if it will run out of water, always use sparingly. The volume stress test does not assure you that the well will not fail in the future.

**G: Asbestos**

- **n/a**

**H: Oil lines**

- **n/a**

**I: Not Evaluated**

- **n/a** The solar system was not evaluated, have a solar company evaluate the system. Hot tub was not evaluated. Septic system was not inspected; have evaluated and tank pumped out.

**J: Washer/dryer**

- **n/a** Washer & dryer were not evaluated. It is recommended to clean lint from the dryer vent pipe at least once per year, to avoid a fire hazard & so clothes dry quicker. Water for washing machine should be turned off when the laundry is done to help avoid a flood if a hose ruptures.

**K: Vacation Water**

- **n/a** When leaving the house for more than a day, it is recommended to turn the water and water heater off/down. This is to avoid extensive water damage if a water leak occurs. Turn the power off to your well pump.

**L: Other**

- **n/a**

---

**SYSTEM NOTES**

- **Hot tub not inspected**
APPENDIX 1
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Electric: Main ground clamp to outside ground rod is loose; correct

Electric: Add proper cover to junction box so light fixture can connect to it.

Electric: Terminate wire in a junction box, seen in basement

Electric: Replace ground clamp on water pipe due to corrosion.

Electric: Cover openings- junction box here & any others found w/ proper covers/plugs.

Electric: Separate neutrals from grounds in sub panel
### SAFETY SUMMARY

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<tr>
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### Appendix

**APPENDIX 2**

Finn Home Inspections  
413-684-2019  
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---

**Exterior: Sample of a graspable handrail, not this house**

**Exterior: Large crack in driveway and uneven walkway is a tripping/falling hazard, especially with high heels**

**Exterior: Yard needs to positively shed water away and around the house**
A: General Info
This page has MA State required info on your home, find details on any problems in appropriate sections of the report. Note that the inspector is not allowed to move items, insulation or stored items to access what may be hidden.

B: Obstruction
House areas not obstructed from access aside from standard amounts of furniture/stored items, which can hide problems. The inspector is not allowed to move furniture, insulation, drop ceiling tiles or stored items. Any outside obstructions from shrubs, stored items, snow, skirting around decks/porches would hide problems/deterioration issues from the inspector. Deck obstructed by --low clearance below & skirting. Porch(s) obstructed by --skirting or covering around perimeter. --stored items on or below.

C: Attic
Attic was not Readily Accessible : due to No flooring Clearances The roof sheathing material was --partially or not visible. --plywood.

D: Electric
The service cable was Aluminum with compound on it and the branch circuit wires were made of --Copper. AFCI present; tripped and reset. The cable to the sub panel was Aluminum with compound on it and the branch circuits wires were made of --Copper.

E: Exterior
Deck was constructed of --wood. --with decking of man made material. Chimney(s) made of --brick.

F: Plumbing
Hot water heater capacity was about: --40 GL.

G: Heat-Cooling
Heat distribution system material --iron pipe. --copper pipe.

H: Insulation
Dehumidifier present, not evaluated per MA regulations. Sump pump not present.

I: Structure
Basement structure was --wood frame, floor was --concrete. Basement had signs of water entry at some time.

SYSTEM NOTES
Water Stains
Water Stain Attic
INSPECTION CONTRACT EXPECTATIONS AND LIMITATIONS: A building evaluation encompasses visible & reasonably accessible areas only. The report contains the inspectors opinion based on his years of experience and attempts to meet only the MA “Standards of Practice” (view online), and no other standards stated or implied, there is no implied contract. The standards define the duty and the conditions, limitations and exclusions of the evaluation. The evaluation covers only the present condition of noted items. Due to the nature of mechanical systems NO accurate prediction of remaining life is made.

IT IS YOUR RESPONSIBILITY: To follow up and obtain quotes from contractors to correct the identified deficiencies & items not visible/accessible, the contractors are likely to find additional work to be done; so obtain quotes within your inspection period. Issues noted in specific areas are not to be assumed by the client to only be in these areas. If, for example, rot is noted to be found in one windowsill, all windowsills and surrounding areas should be checked by a contractor for damage and quotes for correction obtained.

NOTICE TO THIRD PARTIES: This report is the property of Finn Home Inspectors and is Copyrighted as of 2019. The Client(s) named herein have been named as licensee(s) of this document. This document is non-transferable, in whole or in part, to any and all third-parties, including: subsequent buyers. THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HERIN, NO SUBSEQUENT BUYERS. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report. If the owner or owners representative contracted with Finn Home Inspectors for the inspection, a buyer may request and attend an On-site Review with the inspector - Contact us at 413-684-2019. The fee is roughly half the cost of a standard inspection, Without the On-site Review our liability is limited to the party for whom we performed the inspection, there is no implied contract to third parties.

WHAT THE INSPECTION IS NOT: Do not expect all deficiencies to be discovered some will be hidden. The risk of unexpected problems is not eliminated: the risk is only reduced. The evaluator is NOT an insurer nor guarantor against defects in the house. No warranty, express or implied, as to the fitness for use or condition is made.

OPTIONAL TESTS ARE ADVISED BUT: They are not included in the home inspection. For an additional fee we can test for radon gas, well water, well stress testing. One highly recommended test is checking the underground drain line with a camera. We recommend you perform a search to see if building permits were issued for any house construction/modifications.

THE FOLLOWING ARE NOT EVALUATED: Well capacity, mold, basement water entry/seepage, presence or condition of waste disposal system, freezing/non visible pipes, underground utilities, underground tanks, future settlement, periodic roof water leakage, retaining walls, security, intercom systems, swimming pools, chimney liners, motorized/zone valves, humidifiers, EIFS, UFFI, ALL HAZMATS (lead paint, asbestos, oils). Items not covered are some times commented on to bring to your attention.

Standard Home Inspection

Radon monitor; results 3+day............$______Yes...No
Radon gas in water; results in 1 Week....$120........Yes...No
Electrical Voltage/current for Electronics ...$Free......Yes.....No No Charge!
Well---- Stress test ..................$50...........Yes.....No
…………………..Bacteria only.....................$140........Yes...No
…………………..Bacteria & natural contaminate...$250........Yes.....No
…………………..Chlorine check before water test ...$20........Yes...No
…………………..Infrared Camer Scan for defects...$Free......Yes.....No No Charge!
Out-buildings ........... barns & 150+...)........Yes.....No
Property address
I/We agree the inspection does not exceed the MA Standards of Practice for home inspecting. I/We further agree to inform the inspector in writing and over the phone, of any items in question and allow experts and evaluator access to the property for evaluation of the items in question before I contract to have any corrective action taken. Acceptance of this contract is by my/ our signature or payment. Non-acceptance must be documented in writing within 10 days of the inspection.

Client: I've read The Contract, I Understand and Agree to Scope and Terms

Client Print Name_____________________________ Client Signature ________________ Date ________________
Inspector_____________________________ Title ___________________________ Total fee $__________ Paid........Y........N