

August 23, 2006

Client Name
Street
Your Town 12345

Re Site
Town 01234

Dear Client:

At your request, and in your presence, a visual inspection of the above referenced property was conducted on DATE. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has had below average maintenance over the years. The following items should be addressed:

THIS HOME HAS ALL OF THE QUALITIES, BOTH GOOD AND BAD, THAT ARE INHERENT IN LOG BUILDINGS. THESE TYPE OF HOMES REQUIRE MAINTENANCE BEYOND WHAT AN AVERAGE HOME RECEIVES.

It is my opinion that this home has been lacking in preventative maintenance. There are indications that a large portion of the logs on the rear of the home have been replaced. Twenty four years is not the expected life of a log home. There are areas of the exterior that are in an advanced stage of deterioration. The boiler shows no signs of recent service, and it appears to have been disassembled by someone other than a qualified technician. The electric panel while sufficient for the home when it was built, is undersized for the amount of work it is doing now. A swimming pool has been added, but there has been no effort to enclose it with a fence. All of these conditions reinforce my statement that this home has had below average maintenance over the years.

I strongly recommend that you contact the local building department to determine if the pool and any other work done on the home was permitted and inspected.

UTILITY SERVICES:

WATER SOURCE:

Private, Drilled well with a metal casing, The well is equipped with a submersible pump. The general condition of the water pressure tank and it's controls appears serviceable, but it is beyond the scope of a home inspection to determine the suitability of or the adequacy of this system. Further evaluation by a qualified well installation company is needed. Water pressure is not adequate when two or more outlets are operated at the same time.

LANDSCAPING:

CONDITION:

Maintenance needed, Trim plants away from structure, There are vines growing on the building. These can lead to premature failure of masonry and siding. Remove the vines from the building.

GRADING:

SITE:

Steep slope, Grade at foundation appears serviceable, The window wells are filled with dirt, debris or leaves and yard waste. Clean them out.

DECKS:

CONDITION:

Deterioration noted to deck surface, Improper conditions viewed. There are irregular surfaces meeting on the decking. This raised and settled surface presents tripping hazards. The deck is nailed to the home. I recommend adding galvanized lag bolts every 32 inches to help stabilize the structure. I recommend adding joist hangers to the structure of the deck. It is impossible to determine if there is proper flashing installed. Contact a licensed contractor for further evaluation and recommendations.

FENCES & GATES:

TYPE:

There is an inground swimming pool located at the rear of the home. At the time of the inspection there was no fence around the pool area. ***This is a serious hazard. I recommend that this fencing be installed NOW!! If it is impossible to install the fencing, I recommend draining the pool until a proper fence has been installed.***

WALLS:

CONDITION:

Damaged/rotted from moisture, There are indicators of pest activity and repairs made to the logs. Some of the logs seen at the rear of the building appear to be of a material that is different from the original logs. It is not possible to determine the reason for this variation. Ask the seller for details on these repaired areas. The deterioration seen at the front corner near the chimney is severe. I was able to push a probe approximately 12 inches into the end of a log. This indicated an advanced stage of rot. There are signs of insect activity in this area. Have a qualified contractor evaluate this condition and recommend a solution.

PESTS

There are no visible signs of wood destroying insects at the time of inspection, but conditions exist that are favorable to insect activity. There are obvious signs of prior activity, some of which could affect the structure. I recommend that you have a qualified pest control company evaluate the home and recommend a treatment plan.

BASEMENT/CRAWL SPACE:

CONDITION:

A large crack is seen at the rear wall of the basement. It appears that this crack is stable, but it is impossible to determine if the crack will increase in size or width in the future. I recommend that you contact a qualified contractor to restore the foundation to its designed condition.

OTHER OBSERVATIONS:

The insulation installed in the basement ceiling is upside down. The Vapor barrier should be against the conditioned surface. The wood used to form the concrete fireplace hearth was never removed. I recommend removing this lumber to help improve safety.

FUEL SYSTEM:

METER/TANK LOCATION-CONDITION:

The oil tank is located in the basement. Lines not fully visible, Damage or defects noted; Lines not corrosion proofed, Add protection to the oil supply lines from the oil tank to the oil burner. There was a strong odor of fuel oil at the time of the inspection. I recommend that a qualified technician evaluate the tank and supply lines to determine if any leaks exist.

HEATING SYSTEM CONDITION:

PRIMARY UNIT:

Damage/Defects noted, Corrosion is noted, Appears operational, but this furnace is near the end of its useful life. Anticipate replacing the heating system in the near future. ***Oil burners need to be serviced at least once each year. Have this service performed by a qualified technician. There should be an approved fire-rated material installed above the oil burning heating appliance. I recommend that one be installed.*** The boiler did not respond to controls at the inspection.

BURNERS/HEAT EXCHANGERS:

Closed System - Unable to inspect, System has been neglected, with no signs of recent servicing. The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date. A heat exchanger leak test is recommended. Contact a licensed heating contractor for further evaluation and repairs as needed.

ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES:

Basement, Access to the panel is limited by modifications made to the home. Clear access to the panel must be maintained. Remove obstructions. Main breaker rated amperage is, 100. Appears serviceable.

Inspector Notes:

Damage/defects noted. The large diameter cables supplying the pool subpanel are not the proper size for the breaker used. Some of the strands are not under the lug. Panels are without the benefit of complete labeling, Have a licensed electrician make further evaluation and corrections as needed.

KITCHEN SINK:

TYPE AND CONDITION:

Stainless Steel, Appears serviceable, Minor wear noted, Hand sprayer is not functioning properly. Contact a licensed plumber for repairs

Faucet is serviceable.

LAUNDRY:

CONDITION:

Plumbing appears serviceable, Electrical outlet is grounded, 220 Service-operational, Dryer venting is provided. I recommend that you clean the vent lines now and on a regular basis to help reduce the risk of a fire. I recommend that you use braided steel supply hoses for the washer. Add an overflow pan and Plumb it to a drain.

CEILINGS:

TYPE & CONDITION:

Open Beam, logs and planks.

Staining is seen at the master bedroom and the second bedroom. Unable to determine if active leakage exists. Make inquiry with the seller as to the history of leaks.

BATHROOM AREA; BOTH BATHS

CONDITION OF TOILET:

The following problems were noted at the toilet: The toilet is loose at the floor. This may result in damage to the flooring, subfloor and framing beneath this area. It is impossible to determine if any damage has occurred without removing the toilet. Contact a licensed plumber for further evaluation.

Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Other minor items are also noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

WARREN HOME INSPECTION SERVICES

Rory Warren
Chief Inspector

enclosure



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888 313 8650

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

RADON DEVICE NUMBERS 1698150 1698151.
FILE #: 0608223.
DATE OF INSPECTION: 8/22/06.
TIME OF INSPECTION: 430 PM.
CLIENT NAME: Client Name.
MAILING ADDRESS: Street.
CITY/STATE/ZIP: Your Town 12345.
PHONE #: 123-456-7890.
EMAIL None.
INSPECTION LOCATION: Site Address.
INSP CITY/STATE/ZIP: Site Town.

CLIMACTIC CONDITIONS:

WEATHER: Clear.
SOIL CONDITIONS: Dry.
APPROXIMATE OUTSIDE TEMPERATURE: 80 F.

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BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: South.
ESTIMATED AGE OF HOUSE: 22.
BUILDING TYPE: 1 family, log home.
STORIES: 1.
SPACE BELOW GRADE: Basement.

UTILITY SERVICES:

WATER SOURCE: Private. Drilled well with a metal casing, The well is equipped with a submersible pump. The general condition of the water pressure tank and it's controls appears serviceable, but it is beyond the scope of a home inspection to determine the suitability of or the adequacy of this system. Further evaluation by a qualified well installation company is needed.
SEWAGE DISPOSAL: Private.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: Rural.
HOUSE OCCUPIED? Yes.
CLIENT PRESENT: Yes.
PEOPLE PRESENT: Purchaser, Selling agent, Listing agent.

PAYMENT INFORMATION:

TOTAL FEE: A great value.
PAID BY: Check.

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REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The presence of microbial growths are becoming more common. It is beyond the scope of this inspection to determine if any microbial growth is present in the home, be it active or dormant. You have the right to have the home inspected by a qualified mold inspector, and we strongly urge you to do so if you suspect that these conditions exist.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

The company strongly recommends that you conduct a walk through inspection with your broker immediately before the closing. This will allow you to find any damage or defects that were not obvious at the inspection due to furniture, paintings, etc. At this walk through you will also be able to determine if the property is in the same condition as when it was inspected. At the time of the inspection digital photos of the interior and exterior will be

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taken and stored. These photos are for the benefit of the inspector if a question should arise in the future. At times the inspection report will include photos of deficient items, but this is not always the case. Copies of the photos will be made available to the client for an additional charge if requested.

In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

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GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

Material Asphalt.

CONDITION: Appears serviceable. Cracks are noted.

LANDSCAPING:

CONDITION:



Maintenance needed. Trim plants away from structure. There are vines growing on the building. These can lead to premature failure of masonry and siding. Remove the vines from the building.

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GRADING:

SITE:



Steep slope. Grade at foundation appears serviceable. The window wells are filled with dirt, debris or leaves and yard waste. Clean them out.

DECKS:

TYPE:

Wood.

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CONDITION:



Deterioration noted to deck surface. Improper conditions viewed. There are irregular surfaces meeting on the decking. This raised and settled surface presents tripping hazards. The deck is nailed to the home. I recommend adding galvanized lag bolts every 32 inches to help stabilize the structure. I recommend adding joist hangers to the structure of the deck. It is impossible to determine if there is proper flashing installed. Contact a licensed contractor for further evaluation and recommendations.

PATIO/PORCH COVER:

TYPE: Same as structure.

EXTERIOR STAIRS/STOOPS:

CONDITION: Appears serviceable.

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FENCES & GATES:

TYPE:

There is an inground swimming pool located at the rear of the home. At the time of the inspection there was no fence around the pool area. This is a serious hazard. I recommend that this fencing be installed NOW!! If it is impossible to install the fencing, I recommend draining the pool until a proper fence has been installed.

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EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

Structural members enclosed between finished ceilings and finished floors are not accessible and are excluded. They are not a part of this inspection. Any sub layers of siding that may be installed under the existing top layer of siding are impossible to view and their material and condition can not be determined. These areas are excluded and are not a part of this inspection.

The condition of siding and trim is difficult to determine in times of cold weather. Water saturated wood can appear to be solid when it is frozen. Although an earnest effort has been made to evaluate all areas, the exterior components can not be fully evaluated while frozen moisture exists. Under these conditions, the siding and trim is not inspected and is excluded from this inspection.

WALLS:

MATERIAL:

Logs.

CONDITION:

Damaged/rotted from moisture, There are indicators of pest activity and repairs made to the logs. Some of the logs seen at the rear of the building appear to of a material that is different from the original logs. It is not possible to determine the reason for this variation. Ask the seller for details on these repaired areas. The deterioration seen at the front corner near the chimney is severe. I was able to push a probe approximately 12 inches into the end of a log. This indicated an advanced stage of rot. There are signs of insect activity in this area. Have a qualified contractor evaluate this condition and recommend a solution.

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TRIM:

MATERIAL: Wood.
CONDITION: Appears serviceable.

PESTS

There are no visible signs of wood destroying insects at the time of inspection, but conditions exist that are favorable to insect activity. I recommend that you have a qualified pest control company evaluate the home and recommend a treatment plan.

CHIMNEY:

MATERIAL: Brick.
CONDITION: Appears serviceable.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY: Basement is fully accessible. The basement access is a walkout at ground level. Stairs and/or handrail requires repair, Add handrails to bring the staircase up to today's standards. Basement is partially finished.

BASEMENT WALLS - TYPE:

Poured concrete.

CONDITION:

large crack is seen at the rear wall of the basement. It appears that this crack is stable, but it is impossible to determine if the crack will increase in size or width in the future. I recommend that you contact a qualified contractor to restore the foundation to it's designed condition.

SILLS

The condition of the sills is serviceable, Some parts of the sills are not accessible and are excluded from this inspection. Areas not readily accessible are not a part of this inspection.

BEAMS:

Main beams are built up from nominal framing lumber. Appears serviceable.

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- FLOOR JOISTS:** Nominal framing lumber is used for floor joists, Spaced approximately 16 inches on center, Appear serviceable.
- SUBFLOOR** The subfloor is not visible due to the finished ceiling and or the insulation installed here.
- COLUMNS/SUPPORTS:** Columns are concrete filled steel. Columns are wood. The wood columns appear to have been added to eliminate bounce in the floor. These columns are not resting on a footing and are not to be considered a part of the building's structure.
- BASEMENT FLOOR AND DRAINAGE:** It is impossible to determine if a basement will become wet in the future. Some conditions will indicate the possibility of future problems but not always. We recommend that all basements be equipped with a proper sump pump and perimeter drain. This installation is the responsibility of the buyer. All work should be performed by qualified and if required licensed contractors.
- OTHER OBSERVATIONS:** The insulation installed in the basement ceiling is upside down. The Vapor barrier should be against the conditioned surface. The wood used to form the concrete fireplace hearth was never removed. I recommend removing this lumber to help improve safety.

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ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. I can not stress enough the importance of gutters and downspouts to the home. Properly installed gutters, downspouts and extension are a significant aid in the removal of rainwater and runoff from the area around the foundation. Improper or missing gutters are the primary cause of wet basements.

ATTIC AND INSULATION:

**ACCESSIBILITY AND
CONDITION:**

no attic present.

ROOF:

STYLE:

Gable.

TYPE:

Composition shingles.

ROOF ACCESS:

Viewed from ground with binoculars.

**ROOF COVERING
STATUS:**

General condition appears serviceable with signs of weathering/curling and aging. Regular maintenance and inspections are advised. **TYPICAL MAINTENANCE RECOMMENDED.** This usually consists of repair/replacement of damaged/missing shingles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis.

ROOF PENETRATIONS

**PLUMBING VENTS AND
OTHER PIPING**

The plumbing vent was viewed from the ground and is made of plastic, The condition of the vent and it's flashing appear to be serviceable.

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EXPOSED FLASHINGS:

TYPE AND CONDITION: Metal, Appears serviceable.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION: Full, Appears serviceable, Route downspouts away from the building.

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GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION: None.



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PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

In accordance with Massachusetts law, the adequacy of and or the ability of a water heating appliance to supply the home is beyond the scope of a home inspection and is not included in this inspection.

MAIN LINE:

MATERIAL: Plastic.
CONDITION: Appears serviceable, Valve not tested.

SUPPLY LINES:

MATERIAL: Copper.
CONDITION: The supply pipes in any home are difficult to view once out of the basement. The condition of any piping that is concealed in walls, floors or behind insulation can not be determined and these pipes are excluded from this inspection. Minor corrosion is noted, No leakage is noted, but monitor in the future.

WASTE LINES:

MATERIAL: Plastic.
CONDITION: The waste pipes in any home are difficult to view once out of the basement. The condition of any waste pipes concealed in walls, floors or behind insulation can not be determined and these pipes are excluded from this inspection. Appears serviceable.

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WATER HEATER:

TYPE: Oil.

SIZE: 40 Gallons.

LOCATION: Basement.

CONDITION: Appears serviceable, Pressure relief valve noted, not tested, Flue vent intact, A water shutoff valve is installed, **Keep the water heater set as low as you can tolerate it to maximize your energy savings.** This appliance does not show any indications of recent servicing. As is true with any oil fired appliance, yearly maintenance is needed. I recommend that you ask the seller to have his system cleaned and serviced. This is part of the regularly scheduled maintenance that you would expect to have been performed.

FUEL SYSTEM:

METER/TANK

LOCATION-CONDITION: The oil tank is located in the basement. Lines not fully visible, Damage or defects noted; Lines not corrosion proofed, Add protection to the oil supply lines from the oil tank to the oil burner.

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HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

It is strongly recommended that you have the ducts of all hot air furnaces and central air conditioning system cleaned on a regular basis. The interior of these ducts are not accessible and can not be inspected. These areas are excluded and are not a part of this inspection.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY

UNIT: Basement.

SYSTEM TYPE: Forced hot water boiler, Baseboard.

FUEL TYPE AND

NOTES: Oil.

APPROXIMATE AGE IN

YEARS: Age is unknown.

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HEATING SYSTEM CONDITION:

- PRIMARY UNIT:** Damage/Defects noted, Corrosion is noted, Appears operational, but this furnace is near the end of it's useful life. Anticipate replacing the heating system in the near future. **Oil burners need to be serviced at least once each year. Have this service performed by a qualified technician. There should be an approved fire rated material installed above the oil burning heating appliance. I recommend that one be installed.** Appears operational.
- BURNERS/HEAT EXCHANGERS:** Closed System - Unable to inspect, System has been neglected, with no signs of recent servicing. The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date. A heat exchanger leak test is recommended. Contact a licensed heating contractor for further evaluation and repairs as needed.
- PUMP/BLOWER FAN:** Pump is older with rusting.
- COMBUSTION AIR:** Appears serviceable.
- VENTING:** Appears serviceable.
- NORMAL CONTROLS:** e boiler did not respond to the controls when tested. I recommend that this system be serviced by the seller.
- GENERAL SUGGESTIONS:** I recommend installing a carbon monoxide detector on each level of the home including the basement.

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ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints.

SERVICE:

TYPE AND CONDITION: Overhead, 110/220 Volt, Circuit breakers, Appears serviceable.

ELECTRICAL PANELS:

MAIN PANEL LOCATION

AND NOTES:

Basement, Access to the panel is limited by modifications made to the home. Clear access to the panel must be maintained. Remove obstructions. Main breaker rated amperage is, 100. Appears serviceable.

Inspector Notes:

Damage/defects noted. The large diameter cables supplying the pool subpanel are not the proper size for the breaker used. Some of the strands are not under the lug. Panels are without the benefit of complete labeling, Have a licensed electrician make further evaluation and corrections as needed.

OF 110 VOLT

CIRCUITS:

4@17 7@20.

OF 220 VOLT

CIRCUITS:

3@30 1@40 1@60.

CONDUCTORS:

ENTRANCE CABLES:

Aluminum- OK, The overcurrent device is rated for use with aluminum.

BRANCH WIRING:

Branch circuit wiring consists of, non metallic sheathed cable (romex type), Copper, Open junction boxes are noted, Contact a licensed electrician to evaluate this condition and recommend a solution.

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SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

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KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone refrigerators, freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION: Stainless Steel, Appears serviceable, Minor wear noted, Hand sprayer is not functioning properly. Contact a licensed plumber for repairs
Faucet is serviceable.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION: Separate cook top and wall oven, electric burners and oven. This appliance is old and near the end of it's designed life.

VENTILATION:

TYPE AND CONDITION: Internal, Fan/Hood operational.

REFRIGERATOR:

TYPE AND CONDITION: Electric, Appears serviceable.

DISHWASHER:

CONDITION: A proper air gap IS NOT installed in the dishwasher drain line, We recommend installing or improving the air-gap device on the drain line.

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GARBAGE DISPOSAL:

CONDITION: None installed.

OTHER BUILT-INS:

MICROWAVE: Microwave unit viewed, but operation not determined.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Counters are Formica (plastic laminate). The counter tops are not securely fastened to the cabinetry.

WALLS/CEILINGS/ FLOORS:

Floor covering is vinyl/linoleum, Appears serviceable, Walls and ceilings appear serviceable.

WINDOWS/DOORS:

Appear serviceable.

SWITCHES/FIXTURES/ OUTLETS:

Outlets within 6 feet of the sink are not GFCI protected.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION: first floor half bath.

CONDITION: Plumbing appears serviceable, Electrical outlet is grounded, 220 Service-operational, Dryer venting is provided. I recommend that you clean the vent lines now and on a regular basis to help reduce the risk of a fire. I recommend that you use braided steel supply hoses for the washer. Add an overflow pan and Plumb it to a drain.

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INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Solid fuel burning devices are not lit during the inspection.

DOORS:

- MAIN ENTRY DOOR:** Appears serviceable.
- OTHER EXTERIOR DOORS:** Standard side/rear door, Appears serviceable.
- INTERIOR DOORS:** Appears serviceable.

WINDOWS:

- TYPE & CONDITION:** Aluminum, Double hung, Insulated glass, A representative sampling was taken. Windows as a grouping are generally operational.

INTERIOR WALLS:

- MATERIAL & CONDITION:** Drywall. logs.

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CEILINGS:

TYPE & CONDITION: Open Beam, logs and planks.
Staining is seen at the master bedroom and the second bedroom. Unable to determine if active leakage exists. Make inquiry with the seller as to the history of leaks.

FLOORS:

TYPE & CONDITION: Vinyl, Wood, Tile, General condition appears serviceable.

STAIRS & HANDRAILS:

CONDITION: Interior stairs serviceable.

FIREPLACE/WOOD BURNING DEVICES:

**LOCATION - TYPE -
CONDITION:** A masonry fireplace is installed in the family room. This fireplace was filled with decorative items.

SMOKE / FIRE DETECTOR:

COMMENTS: Noted, but not tested. It is recommended that you change the batteries in each smoke detector at least once each 6 months.

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BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA

BATH LOCATION: Kitchen.

CONDITION OF SINK: Appears serviceable, The following problems were noted at the sink: Low water volume is noted.

CONDITION OF TOILET: The following problems were noted at the toilet: The toilet is loose at the floor. This may result in damage to the flooring, subfloor and framing beneath this area. It is impossible to determine if any damage has occurred without removing the toilet. Contact a licensed plumber for further evaluation.

BATHROOM AREA

BATH LOCATION: Upstairs.

CONDITION OF SINK: Appears serviceable, seal the area where the vanity top meets the wall.

CONDITION OF TOILET: The following problems were noted at the toilet: The toilet is loose at the floor. This may result in damage to the flooring, subfloor and framing beneath this area. It is impossible to determine if any damage has occurred without removing the toilet. Contact a licensed plumber for further evaluation.

TUB/SHOWER

PLUMBING FIXTURES: Low water volume is noted when two fixtures are operated simultaneously. Appears serviceable, Drain appears serviceable, Shower head appears serviceable.



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**TUB/SHOWER AND
WALLS:**

Caulking and/or re-grouting is needed to prevent water intrusion.

BATH VENTILATION:

Appears serviceable.

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