



Your Home Inspection Report

*
Drew Finn MA-414
*
www.HIP123.com

INFO

Finn & Associates
Drew Finn-The Home Inspector
413-684-2019
Drew@HIP123.com

File # 12,000
PAGE 1




Your New Home

General Information

Inspection date January 22, 2009
Start time 9:00 AM
Stop time 11:00 PM
Weather Sunny
Temperature In the 70's
House Type Cape
Age About 20
Fee (s) \$ 410
Total Fee \$ 410, Paid---Thank You
Items inspected House
NOT inspected Hot Tub, Pool
Buyer's agent Joe Agent
Listing agent

Customer Information

File # 12,000
Inspection street 805 Center Street
City/State/Zip Lee, MA 01238
Client name Mickey Mouse
Street address 100 Main Street
City/State/Zip Orlando, FL
Home Phone
Cell phone 100-100-1000
Work phone
Email 1 MM@WDW.com
Email 2 JoeAgent@Flybynight.com
Email 3

<div> HOME INSPECTION REPORT</div>		<div>MARGNL UNSAT SAFETY</div>		<div>- Marginal, maintenance needed - Unsatisfactory - repair / replace - Is or can be a hazard</div>		<div>Elect. Finn & Associates Drew Finn-The Home Inspector 413-684-2019 Drew@HIP123.com</div>		<div>File # 12,000 PAGE 3</div>	
A: Over current		SAFETY				A: HAZARD! Overcurrent circuit(s); 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) # 15 ; breaker size: 20 AMP; max size for wire: 15 AMP.			
B: Main panel		UNSAT				B: One or more screws missing to panel cover; install proper type for SAFETY.			
C: Al wire solid				N/A		C:			
D: Moisture				OK		D:			
E: Junction box		SAFETY				E: Secure light fixture in box at bottom of basement stairs. Replace unsafe temporary light in the second floor bedroom closet with a permanent fluorescent fixture for fire SAFETY.			
F: Wire routing		SAFETY				F: Terminate free ends of wires in covered boxes, seen in garage and master bedroom below large window.			
G: Power entry				N/A		G:			
H: Wire outside				OK		H:			
I: Main ground		SAFETY				I: Replace main ground clamp due to corrosion or breakage.			
J: Plumb. bond.		SAFETY				J: Jumper ground wire needed over water - meter. Jumper ground wire needed to a hot water pipe because of the dielectric connectors which reduce corrosion in the tank, but also breaks the electrical connectivity.			
K: Duct bond.		SAFETY				K: Add electrical bonding wire to metal heat ducting.			
L: Gas pipe bond.		UNSAT				L: Recommend electrical ground/bonding wire be added to the gas line.			
M: Receptacles		SAFETY				M: GFCI did not trip off; replace, seen above deck. Trim also missing around this outlet.			
N: Sub panel				N/A		N:			
O : Other				N/A		O :			




GFCI receptacle above deck does not trip off, and wood trim missing around cover



Bedroom closet has unsafe light, is a fire hazard, install pertinent fluorescent light

SYSTEM NOTES

Service type	Underground
Entry conductor	200 AMP, Aluminum
Main disconnect	200 AMP
Wire type(s)	Romex newer
Main Brker/fuse	Basement
Main panel	Basement

 <p>HOME INSPECTION REPORT</p>	<p>MARGNL - Marginal, maintenance needed UNSAT - Unsatisfactory - repair / replace SAFETY - Is or can be a hazard</p> <p>N/A - Not applicable INAC - Inaccessible; partially or fully OK - Typical condition</p>	<p>Baths 1 & 2</p> <p>Finn & Associates Drew Finn-The Home Inspector 413-684-2019 Drew@HIP123.com</p>	<p>File # 12,000 PAGE 5</p>
<p>A: Bath Location B: Tub/shower C: Sink D: Toilet E: Ventilation</p> <p>F: Water flow G: Drainage H: Floor I: Bath Location J: Tub/shower K: Sink L: Toilet M: Ventilation</p> <p>N: Water flow O: Drainage P: Floor</p>	<p>MARGNL MARGNL</p> <p>UNSAT MARGNL</p>	<p>OK OK INAC OK OK OK OK OK INAC OK OK OK</p>	<p>A: This was the full bath located on the second floor B: Seal between tub and floor. C: Secure sink to wall/vanity and seal between countertop and wall. D: E: We could not verify that the vent discharges to the outside; investigate and correct as needed (it is not proper to vent into the attic or soffit). F: G: H: I: This was the full bath located on the first floor J: Seal between tub and floor, walls and wall corners. Jet tub did not operate. K: Secure sink to wall/vanity and seal between countertop and wall. L: M: We could not verify that the vent discharges to the outside; investigate and correct as needed (it is not proper to vent into the attic or soffit). N: O: P:</p>




Seal between tiles and tub/showers




Seal between jet tub and walls

SYSTEM NOTES

#1 Floor covering	Plastic sheet
Tub/shower	Plastic or fiberglass
Vent method	Power fan
#2 Floor covering	Tile
Tub/shower	Tile
Vent method	Power fan

 <p>HOME INSPECTION REPORT</p>	<p>MARGNL - Marginal, maintenance needed UNSAT - Unsatisfactory - repair / replace SAFETY - Is or can be a hazard</p>	<p>Heat</p> <p>Finn & Associates Drew Finn-The Home Inspector 413-684-2019 Drew@HIP123.com</p>	<p>File # 12,000 PAGE 7</p>								
<p>A: Heat system B: Gas leakage C: Circulator D: Heat exchanger</p> <p>E: Relief valve F: Asbestos G: AC/HP</p> <p>H: Outside unit</p> <p>I: Coils/fans</p> <p>J: Air ducts</p> <p>K: Refrig. lines L: Appliance vents</p> <p>M: Water heater N: Water P/T valve</p> <p>O: Room heat P: Other</p>	<p>MARGNL</p> <p>MARGNL</p> <p>UNSAT</p> <p>MARGNL</p> <p>UNSAT MARGNL</p> <p>SAFETY</p> <p>UNSAT</p>	<p>OK OK OK</p> <p>N/A N/A OK</p> <p>MARGNL</p> <p>UNSAT</p> <p>OK</p> <p>N/A</p>	<p>A: B: C: Furnace blower was noisy; repair/replace as needed. D: Areas of the heat exchanger were not visible; these areas may have failures the inspector could not discover.</p> <p>E: F: G: One or more window A/C units present; not inspected. Temperature drop at A/C registers was 16 degrees F, about 15 degrees is typically recommended.</p> <p>H: Outside A/C unit appeared to be old, recommend replacing with newer, more efficient unit. Units made after 2006 are much more efficient than ones made just a few years earlier. Debris near the outside A/C unit; have removed.</p> <p>I: Air filter needs to be changed monthly or when dirt accumulates. Coils dirty; have professionally cleaned and clean air ducts.</p> <p>J: Recommend professional cleaning of the air ducts. Insulation is recommended around the air ducts in the attic, add much more than the standard amount.</p> <p>K: Insulation on refrigerant lines is damaged/missing; replace.</p> <p>L: Appliance vents should not discharge within 6 feet of an outside unit, a dryer vent was two feet from the outside unit. This can cause lint to be sucked into the coils making them less effective and can lead to permanent damage and failure of the A/C system.</p> <p>M: N: Pressure relief valve drain pipe is too small in diameter too short -- correct with proper size and length pipe.</p> <p>O: Heat did not come on at the first floor zone; correct. P:</p>								
<div></div>											
<p>SYSTEM NOTES</p> <table> <tr> <td>Type of system</td> <td>Hot air</td> </tr> <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, Central</td> </tr> </table>				Type of system	Hot air	Type of fuel	Gas	Hot water	Tank, Gas	Air cond.	N/A, Central
Type of system	Hot air										
Type of fuel	Gas										
Hot water	Tank, Gas										
Air cond.	N/A, Central										

 <p>HOME INSPECTION REPORT</p>	<p>MARGNL - Marginal, maintenance needed UNSAT - Unsatisfactory - repair / replace SAFETY - Is or can be a hazard</p>	<p>Inter</p> <p>Finn & Associates Drew Finn-The Home Inspector 413-684-2019 Drew@HIP123.com</p>	<p>File # 12,000 PAGE 8</p>
<p>A: Attic venting B: Attic insulation C: Water leaks D: Basement insul. E: Fireplace/stove F: Flue G: Clearances H: Firebox</p> <p>I: Ceilings J: Walls K: Floors L: Door fit M: Stairs N: Smoke alarm O: Exterior doors P: Windows Q: Storm windows R: Trim</p>	<p>UNSAT</p> <p>UNSAT</p> <p>MARGNL SAFETY SAFETY</p> <p>MARGNL</p> <p>UNSAT</p>	<p>OK OK OK OK N/A INAC</p> <p>OK OK OK</p> <p>OK</p> <p>N/A</p>	<p>A: B: Adjust insulation down from roof sheathing to allow ventilation from the soffit area. C: D: E: Obtain installation permit for the wood stove. F: Flue was not inspected, it is beyond the scope of a home inspection. G: H: Metal firebox is warped; no cracks seen, do not build fires against wall. Metal firebox; do not build fires against metal walls.</p> <p>I: J: K: L: Correct second floor bathroom door fit, it hits the frame. M: Handrails are missing; install along basement stairs. N: Some additional smoke and carbon monoxide alarms are recommended. O: P: Fogged glass in bedroom window, replace glass to clear as we discussed.. Q: R: Trim missing in areas inside and outside of the house. This includes some radiator covers.</p>



Glass is fogged, replace glass to make clear



Trim missing in many areas and radiator cover missing too

SYSTEM NOTES

Forced venting	None
Vent types	Ridge, Soffit
Attic Insulation- Type/	Fiberglass 9"/R-30
Bsmt Insulation- Type/	None
Crawl Insulation-	N/A
Vapor retarder-	Attic: kraft paper, Basement: N/A
Attic entered	Yes
Basement entered	Yes
Crawl entered	N/A

N/A	- Not applicable
INAC	- Inaccessible; partially or fully
OK	- Typical condition

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A: Roof covering
B: Roof wood
C: Chimney
D: Chimney
E: Rain Gutters
F: Windows
G: Storm windows
H: Windows
basement
I: Deck

J: Front porch
K: Porch
L: Steps

M: Siding
N: Trim

O: Yard drain

P: Trees/shrubs
Q: Garage

MARGNL

UNSAT

SAFETY

SAFETY

MARGNL

UNSAT

UNSAT

MARGNL

OK

N/A

OK

OK

N/A

OK

OK

B:

C: Reinstall a flag stone on the side of the chimney as we discussed.

H: Lower grade around the basement windows, if needed add window wells with drain pipes, and keep yard sloping away from the windows.

I: Openings are too large below deck/stair handrails; correct for child SAFETY. Stain deck.

J:

K:

L: Replace back steps to deck. Add handrails along both steps. Secure loose posts at the top of the front steps.

M: Paint/stain is aged/peeling on the siding; clean and refinish.

N: Trim missing in a number of areas as we pointed out. Paint trim/frame of garage side door to avoid more wood rot, repair/replace the small area of wood rot near the bottom of the door frame.

O: Correct yard slope to drain water away from and around the house, keep grade well below the house siding. This should reduce the tendency for water to enter the basement. Add window wells to basement windows if needed, add drains in the bottom of the windows and pipe away from the house to daylight.

P: Trim trees/shrubs well away from the house to avoid damage to the house.

Q:




**Add handrails along steps and openings
below handrail too large in areas**



Remove concrete steps and correct yard drainage to shed water away

Roof viewed from	Ground with binoculars
Type of roof	Gable, With dormer(s)
Roof covering	Asphalt
Siding type	Wood
Garage inaccessible	25% due to stored items

 <p>HOME INSPECTION REPORT</p>	<p>MARGNL - Marginal, maintenance needed UNSAT - Unsatisfactory - repair / replace SAFETY - Is or can be a hazard</p> <p>N/A - Not applicable INAC - Inaccessible; partially or fully OK - Typical condition</p>	<p>Exterior</p> <p>Finn & Associates Drew Finn-The Home Inspector 413-684-2019 Drew@HIP123.com</p>	<p>File # 12,000 PAGE 10</p>
<p>R: Garage door</p> <p>S: Drive/walk T: Faucet outside U: Detached building V: Retaining wall W: Other</p>	<p>SAFETY</p> <p>OK OK N/A N/A N/A</p>	<p>CONTINUED FROM LAST PAGE</p> <p>R: Safety cables needed inside garage door springs to prevent them from flying when they break. Force to stop/reverse garage door is too high; correct for safety, may require opener replacement.</p> <p>S: T: U: V: W:</p>	




**Add handrails along steps and openings
below handrail too large in areas**



**Remove concrete steps and correct yard
drainage to shed water away**

SYSTEM NOTES

Roof viewed from	Ground with binoculars
Type of roof	Gable, With dormer(s)
Roof covering	Asphalt
Siding type	Wood
Garage inaccessible	25% due to stored items

 <p>HOME INSPECTION REPORT</p>	<p>MARGNL - Marginal, maintenance needed UNSAT - Unsatisfactory - repair / replace SAFETY - Is or can be a hazard</p>	<p>MA Req Info</p> <p>Finn & Associates Drew Finn-The Home Inspector 413-684-2019 Drew@HIP123.com</p>	<p>File # 12,000 PAGE 12</p>										
<p>A: General Info</p> <p>B: Interior</p> <p>C: Obstruction</p> <p>D: Attic</p> <p>E: Electric</p> <p>F: Exterior</p> <p>G: Plumbing</p> <p>H: Heat-Cooling</p> <p>I: Insulation</p> <p>J: Structure</p>	<p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p>	<p>A: This page has MA State required info on your home, find details on any problems in appropriate sections of the report.</p> <p>B: The ceilings appear to be made of --wallboard The walls appear to be made of --wallboard --paneling or wood The floor covering(s) appear to be --wood --other The sub floor in areas visible made of --some or completely not visible --plywood</p> <p>C: House areas not obstructed from access besides standard amounts of furniture/stored items, which can hide problems. The inspector is not allowed to move items or insulation or stored items. Exterior obstructed by --vegetation Porch(s) obstructed by --low clearance below --skirting or covering around parameter Electric panel access was NOT obstructed</p> <p>D: No attic access</p> <p>E: Main panel number of 120/240Vold breakers/fuses was 30/0, the number of circuits was the same. The service cable was Aluminum with compound on it and the branch circuits wires were made of --Copper AFCI not present.</p> <p>F: Porch(s) was constructed of --wood Chimney(s) made of --brick</p> <p>G: Hot water heater: --Label not legible for capacity rating --Vacuum breaker present No plumbing leakage seen</p> <p>H: Fireplace damper, hearth, and exposed flue, that was visible, appeared OK. Heat distribution system material --copper pipe Service switch and receptacle present.</p> <p>I: Insulation visible present at conditioned surfaces, except at basement ceiling. Dehumidifier present, not evaluated per MA regulations. Sump pump not present.</p> <p>J: Basement structure was --wood frame, floor was --concrete Basement/crawl had signs of water entry at some time. Sills not visible.</p>											
<p>SYSTEM NOTES</p> <table> <tr> <td>Hot water vent</td> <td>N/A</td> </tr> <tr> <td>Heat vent pipe</td> <td>Metal, Thimble</td> </tr> <tr> <td>Rain Gutter made of</td> <td>Aluminum</td> </tr> <tr> <td>Water Stains</td> <td>None seen</td> </tr> <tr> <td>Water Stain Attic</td> <td>None seen</td> </tr> </table>				Hot water vent	N/A	Heat vent pipe	Metal, Thimble	Rain Gutter made of	Aluminum	Water Stains	None seen	Water Stain Attic	None seen
Hot water vent	N/A												
Heat vent pipe	Metal, Thimble												
Rain Gutter made of	Aluminum												
Water Stains	None seen												
Water Stain Attic	None seen												

 HOME INSPECTION REPORT	Questions MA recommends buyer asks seller	MA State Questions Finn & Associates Drew Finn-The Home Inspector 413-684-2019 Drew@HIP123.com	File # 12,000 PAGE 13
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The State of MA requires home inspectors to include these questions with our report.

(5) The Home Inspector shall notify his/her Client that answers to the following questions should be ascertained from the Seller and are relevant to the purchase of a house and may not be Readily Observable by the

Home Inspector

1. Does the Dwelling have a history of seepage, dampness, and or water penetration into the basement and or crawl space, if so please explain? Has a sump pump ever been installed or used in the basement/crawl space? Do you use any type of dehumidification in any part of the Dwelling? In addition, are you aware of any mold and or air quality issues in the dwelling?
 2. Is the Dwelling on public or private sewage systems? If the waste system is private, has a Title V inspection been completed? If so, is the completed Title V report available for review?
 3. Has the Dwelling ever been inspected and or treated for insect infestation? If so when and what were the chemical used?
 4. Are there any asbestos products in the dwelling and or on the property?
 5. Has the Dwelling ever been tested for radon gas and or lead paint? If so, when and what were the results?
 6. Has the Dwelling ever been inspected by a Home Inspector, if so when?
 - a. Were any problems noted?
 - b. Is a copy of the inspection report available?
 7. Are the Seller and or the Seller's Representative aware of any structural, mechanical, electrical or other defect that may exist on the property?
 8. Has there ever been a fire in the Dwelling, if so when and what areas were involved, what chemical cleaners, if any were used for cleanup?
 9. Has there ever been a hazardous waste spill on the property?
 10. Is there is an underground storage tank on the property?
- (6) The Home Inspector shall not represent to the Seller or the Client that there is any legal obligation, duty or requirement on behalf of the Seller or Seller's Representative to answer the questions set forth in 266 CMR 6.01 (5) unless otherwise required by law.
- (7) A Home Inspector shall not be held responsible for the accuracy of third-party information.



Contract with home inspector, not filled in

Contract

File # 12,000
PAGE 14

Finn & Associates
Drew Finn-The Home Inspector
413-684-2019
Drew@HIP123.com

INSPECTION CONTRACT EXPECTATIONS AND LIMITATIONS Fjle#

A building evaluation encompasses visible & reasonably accessible areas only. The evaluation and report attempt to meet the MA "Standards of Practice", defining the standard of 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

What the evaluation 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.

The evaluation is NOT a building code compliance nor a design verification inspection. The components are evaluated/run but not determined if adequate

Optional tests are advised, but are generally not included in a typical, basic evaluation. For instance items NOT covered include testing 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 and CO's were issued for any house construction/modifications.

The following are NOT evaluated, unless crossed out:

Termites, carpenter ants, wood borers, radon gas, water quality, well capacity, mold, basement water entry/seepage, presence or condition of waste disposal system, freezing/non visible pipes, underground utilities, underground tanks, future settlement, solar systems, periodic roof water leakage, retaining walls, security, intercom systems, swimming pools, sprinklers, detached buildings, window/wall A/C units, chimney liners, motorized/zone valves, humidifiers, dehumidifiers, heat in each room, EIFS, UFFI, ALL HAZMATS including, but not limited to, lead paint, asbestos, and oils. Items not covered are some times commented on to bring to your attention, but were not evaluated/inspected

Choose the service(s) you are contracting Fee Yes No Decline(initial)

Standard Home Inspection


Radon gas 2 passive; results 10 day.....Yes.....No
.....2 monitor; results 3day.....Yes.....No
.....readings every hr; results 3days.....Yes.....No
Well---- Stress test.....Yes.....No
.....Bacteria only.....Yes.....No
.....Bacteria & natural contaminates.....Yes.....No
Mold testing 2air samples.....Yes.....No
.....Additional samples ea.....Yes.....No
Out-buildings.....Yes.....No
Other.....Yes.....No


Property address

I/We agree to litigate any disputes through the American Arbitration Association with the Arbitrator being an ASHI member. If three Arbitrators are involved, the second must be either an ASHI member or in the building trade. I/We further agree to inform the evaluator 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.

Signature(s):

Client _____ Date _____ Total fee \$ _____
Evaluator _____ Title _____ Paid Y N

 HOME INSPECTION REPORT		SAFETY SUMMARY: The following items are all the items the inspector classified as safety items	SAFETY SUMMARY Finn & Associates Drew Finn-The Home Inspector 413-684-2019 Drew@HIP123.com	File # 12,000 PAGE 15
Structure	Sump pump	Cover sump pit for child SAFETY. Motor to sump pump ran. No water was present in sump; unable to verify operability. A second sump pump is recommended, the water that was entering did not run into the sump present. Seal around gas line through basement wall and correct yard drainage to reduce water entry.		
Structure	Air moist.	Add dehumidifier(s), close windows/vents in basement/crawl spaces during humid weather (dew point above 50 degrees). Conditions exist that promote mold growth (elevated levels of moisture in the air.		
Elect.	Over current	HAZARD! Overcurrent circuit(s); 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) # 15 ; breaker size: 20 AMP; max size for wire: 15 AMP.		
Elect.	Junction box	Secure light fixture in box at bottom of basement stairs. Replace unsafe temporary light in the second floor bedroom closet with a permanent fluorescent fixture for fire SAFETY.		
Elect.	Wire routing	Terminate free ends of wires in covered boxes, seen in garage and master bedroom below large window.		
Elect.	Main ground	Replace main ground clamp due to corrosion or breakage.		
Elect.	Plumb. bond.	Jumper ground wire needed over water - meter. Jumper ground wire needed to a hot water pipe because of the dielectric connectors which reduce corrosion in the tank, but also breaks the electrical connectivity.		
Elect.	Duct bond.	Add electrical bonding wire to metal heat ducting.		
Elect.	Receptacles	GFCI did not trip off; replace, seen above deck. Trim also missing around this outlet.		
Plumb	Stovetop	We could not self ignite the right front stove top burner; correct.		
Plumb	Oven	Strap range to wall to avoid tip over for child SAFETY.		
Plumb	Kitch. cabinets	Screws securing the cabinets are inadequate; correct and use proper screws.		
Heat	Water P/T valve	Pressure relief valve drain pipe is too small in diameter too short -- correct with proper size and length pipe.		
Inter	Stairs	Handrails are missing; install along basement stairs.		
Inter	Smoke alarm	Some additional smoke and carbon monoxide alarms are recommended.		
Exterior	Deck	Openings are too large below deck/stair handrails; correct for child SAFETY. Stain deck.		
Exterior	Steps	Replace back steps to deck. Add handrails along both steps. Secure loose posts at the top of the front steps.		
Exterior	Garage door	Safety cables needed inside garage door springs to prevent them from flying when they break. Force to stop/reverse garage door is too high; correct for safety, may require opener replacement.		
Optional	Washer/dryer	Washer and dryer were not evaluated. Vent pipe from dryer needs to be metal for SAFETY. Fill lines for washing machine should be metal mesh type for maximum protection from rupture.		

 HOME INSPECTION REPORT		UNSAT SUMMARY: The following items are all the items the inspector classified as unsatisfactory items	UNSAT SUMMARY Finn & Associates Drew Finn-The Home Inspector 413-684-2019 Drew@HIP123.com	File # 12,000 PAGE 16
Structure	Bsmt. water	Water was entering the back side of the house, apparently from the poor drainage outside. The water was not running into the sump pump.		
Structure	Bsmt. entry	Basement exterior entry doors do not seal effectively to the outside, replace the doors.		
Elect.	Main panel	One or more screws missing to panel cover; install proper type for SAFETY.		
Elect.	Gas pipe bond.	Recommend electrical ground/bonding wire be added to the gas line.		
Plumb	Sink kitchen	Sprayer on kitchen sink faucet did not operate; correct.		
Plumb	Drain pipe	Corrosion "zits" on iron drain pipes from pinhole leaks; replace damaged pipes. Add more supports for the drain pipes.		
Baths 1 & 2	Tub/shower	Seal between tub and floor, walls and wall corners. Jet tub did not operate.		
Baths 3 & 4	Sink	Corrosion on sink drain pipes; no leakage seen; replace pipes soon. Seal between sink countertop and wall.		
Heat	Coils/fans	Air filter needs to be changed monthly or when dirt accumulates. Coils dirty; have professionally cleaned and clean air ducts.		
Heat	Refrig. lines	Insulation on refrigerant lines is damaged/missing; replace.		
Heat	Room heat	Heat did not come on at the first floor zone; correct.		
Inter	Attic insulation	Adjust insulation down from roof sheathing to allow ventilation from the soffit area.		
Inter	Firebox	Metal firebox is warped; no cracks seen, do not build fires against wall. Metal firebox; do not build fires against metal walls.		
Inter	Trim	Trim missing in areas inside and outside of the house. This includes some radiator covers.		
Exterior	Roof covering	Two apparent blown off roof shingles on the back of the house; replace these any any others the roofer finds damaged.		
Exterior	Windows basement	Lower grade around the basement windows, if needed add window wells with drain pipes, and keep yard sloping away from the windows.		
Exterior	Trim	Trim missing in a number of areas as we pointed out. Paint trim/frame of garage side door to avoid more wood rot, repair/replace the small area of wood rot near the bottom of the door frame.		
Exterior	Yard drain	Correct yard slope to drain water away from and around the house, keep grade well below the house siding. This should reduce the tendency for water to enter the basement. Add window wells to basement windows if needed, add drains in the bottom of the windows and pipe away from the house to daylight.		



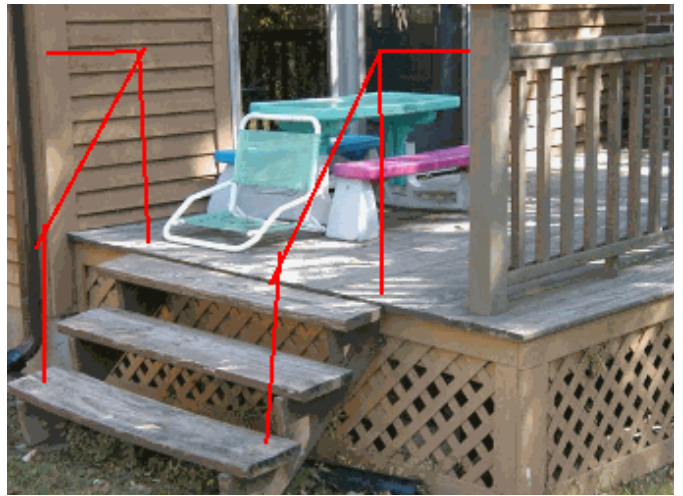
APPENDIX

File # 12,000
PAGE 17

Finn & Associates
Drew Finn-The Home Inspector
413-684-2019
Drew@HIP123.com



Exterior: Missing molding outside



Exterior: Replace back deck steps and extend handrails for SAFETY



Exterior: Flag stone missing from chimney



Exterior: Paint trim on garage door to avoid wood rot



Elect.: Terminate free end wires in boxes, this one in garage & one in master bedroom