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Inspection reference: 110123_232Shoreline

Page 1

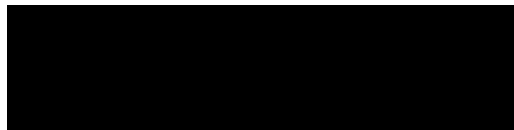
Confidential Inspection Report



November 3, 2023



Prepared for:



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Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

Inspection Contents

GENERAL INFORMATION	3
DRIVEWAY - WALKS - GROUNDS	6
ROOF SYSTEM	8
EXTERIOR SYSTEM	11
KITCHEN - APPLIANCES	15
BATHROOMS	17
STRUCTURE SYSTEM	21
INSULATION & VENTILATION	26
ELECTRICAL SYSTEM	28
PLUMBING SYSTEM	34
HEATING SYSTEM	39
CENTRAL AIR CONDITIONING SYSTEM	42
INTERIOR SURFACES - WINDOWS - DOORS	43
FIREPLACE	47
LAUNDRY	49
OTHER INFO	51



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

GENERAL INFORMATION

CLIENT & SITE INFORMATION:

Inspection Date:
November 3, 2023.

Inspection Time:
Start Time: 8:30 AM
Finish Time: 10:30 AM.

Client:

Inspection Site:

People Present:

Client, Client's Friend, Selling agent, Inspector - Dan Keefe.

House Occupied?

Yes, The house is occupied or has stored items present. The inspection was limited in the areas where contents and/or furnishings blocked the view of/or access to components.

BUILDING CHARACTERISTICS:

Year Built:
1948.

Approx. Sq Feet:
1195.

Building Style & Type:
Cape Cod.

Stories:
2

Space Below Grade:
Basement and crawl space.

ORIENTATION:

Orientation Of Structure:

For the purpose of this report references made to the locations of the structure are done so from the position of facing the front of the house.

WEATHER CONDITIONS:

Weather:
Clear.

Soil Conditions:
Damp.

Outside Temperature (f):
30-40.

ABOUT RATED ITEMS:

A standard MA home inspection is not a full and comprehensive technical inspection of the entire structure, its systems or components. A standard MA home inspection is an inspection of readily accessible and observable components. This home inspection is not a code compliance inspection or intended to discover hidden or latent defects, or identify every potential defect or repair needed. Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. It is important that you read the complete report to fully assess the specific visual observations and recommendations of the inspection. Inspected items are generally rated as follows:

A = "Acceptable Condition" : System or component was functioning as intended and is in a serviceable condition at the time of inspection. All items and systems in the house (with the exception of a new home) are in a used condition and can be expected to have some level of normal wear and tear.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

M = "Marginal Condition" : System or component will need servicing and/or some repair completed in a timely manner to maintain a satisfactory condition. These items may need to be further evaluated by a licensed and qualified contractor specializing in that item or system to determine improvements/repairs needed. When a recommendation is made for further evaluation, you should arrange to have it done prior to your objection deadline to obtain a more technical evaluation of the items condition, recommendations for improvement or repair as well as a projected cost from the contractor.

D = "Defective Condition" : System or component was found to be defective and/or a safety hazard and needs immediate corrective action to assure proper and reliable function and a satisfactory condition. It is advised that items involving safety concerns are considered urgent and are promptly improved/corrected to help prevent future property damage and improve safety. Some items noted may have a significant adverse impact on the value of the property and/or involves an unreasonable safety risk to people. Some repairs may involve significant expense. Defective items noted need to be further evaluated by a qualified and licensed contractor or other appropriate professional to obtain recommendations for corrective action and costs prior to the expiration of your objection deadline. All repairs should be completed by a qualified and licensed contractor. The fact that a structural element, system or subsystem is near, at, or beyond the end of its normal useful life is not by itself considered to be a Material Defect.

NI = "Not Inspected" : System or component was turned off or shut down and could not be operated, was not functional or accessible, could not be located or was not installed within the home at the time of inspection. These items were not able to be inspected. No representation is made on the condition or function of items not able to be inspected.

OTHER CONSIDERATIONS:

Report Limitations: This report is intended only as a general guide to help the client make an 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. The inspection is performed in compliance with MA 266 CMR 6: Standards of Practice and can be found online at <https://www.mass.gov/regulations/266-CMR-6-standards-of-practice>

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, mold, toxic or flammable materials, and other environmental hazards; pest infestation, fences, 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 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.

Lead Paint: This house was to have been built prior to 1978. Many houses built before 1978 have paint that contains lead (called lead-based paint). Lead from paint, chips and dust can pose serious health hazards if not taken care of properly. Federal law requires that individuals receive certain information before renting or buying pre-1978 housing. Sellers have to disclose known information on lead-based paint and lead-based paint hazards before selling a house.

Asbestos and Other Hazards: The home was constructed prior to 1989 when asbestos products were banned by the EPA and asbestos may have been used in the manufacture of some of the construction materials used to build the home. Typically these may include some tile flooring materials and types of siding. Asbestos fibers in some form are present in many homes, but are often not visible and cannot be identified without testing. If there is reason to suspect that asbestos may be present and if it is of particular concern, a sample of the material in question may be removed and analyzed in a laboratory. Asbestos if discovered in your house is best left alone, so as not to disturb it; call a professional if you wish to remove. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection. Also excluded from this inspection and report are the possible presence of, or danger from, radon gas, lead-based paint, urea formaldehyde, toxic or flammable chemicals and all other similar or potentially harmful substances and environmental hazards.

We certify that the inspector has no interest, present or contemplated, in this property or its improvement and no involvement with



Inspection: 110123_232Shoreline **Address:** 232 Shoreline Rd

trades people or benefits derived from any sales or improvements. To the best of my knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appeal able arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. 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.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

DRIVEWAY - WALKS - GROUNDS

Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. I cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. I do not evaluate any detached structures such as storage sheds and detached garages. I do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

RATINGS LEGEND

[A] Acceptable Condition [M] Marginal Condition [D] Defective Condition [NI] Not Inspected

GENERAL SITE:

Lot Topography:

The site is sloped in some areas.

A M [D] NI Lot Grading: Recommend that some areas of the grading are improved to insure proper flow away from the foundation. Soil should slope away from the structure to a distance of 6 feet. Grade that slopes towards the foundation threatens moisture damage due to improper drainage against the structure. A qualified contractor should be consulted prior to closing for recommendations and cost to improve drainage.

DRIVEWAY:

Driveway Material:

The driveway is constructed with loose stone.

[A] M D NI Condition Of Driveway: The driveway is in an acceptable condition.

WALKWAYS:

Walkway Material:

Walkway is constructed with brick.



Brick Front Walkway

A [M] D NI Walkway Condition: Depressions have formed in the walkway. These will fill with rain and in winter can create icy slip and safety hazards. I recommend that you have a qualified contractor repair the walkway to maintain it in a satisfactory condition.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd



Settled Brick Front Walkway

LANDSCAPING:

[A] M D NI Condition Of Landscaping: Landscaping appeared to be in an acceptable condition around the structure.

COMMENTS/ RECOMMENDATIONS

Other Comments:

A detached shed was located on the property. Detached structures are beyond the scope of a standard MA home inspection and was not inspected. No comment is made on the condition of detached structures.



Detached Shed Not in Scope



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

ROOF SYSTEM

Although the roof condition can be evaluated, it is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of this inspection. I cannot and do not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. I evaluate the roof but cannot predict its remaining life expectancy, or guarantee that it will not leak. The sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history and I advise that you inquire with the sellers about it. Due to high wind exposure in these parts, check with your insurance company for proper coverage. I do not inspect attached accessories including but not limited to solar systems, antennae, satellite dishes, lightning arrestors and awnings.

RATINGS LEGEND

[A] Acceptable Condition **[M]** Marginal Condition **[D]** Defective Condition **[NI]** Not Inspected

DESCRIPTION OF ROOF SYSTEM:

Roof Style:

Gable style roof.

Method Of Inspection:

Viewed from roof edge on ladder in several areas, as well as ground level.

Type Of Roofing Material:

The roofing material installed is architectural style asphalt composition shingles. The service life for this type of a roofing material is typically rated by the manufacturer at (+/-) 30 years. **Age of Roof:** The age of the roofing materials is unknown.



Valley Type:

The valleys on the roof are closed, using either overlapping or interwoven shingles from both intersecting roof lines.





Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

Gutter/Downspout Type:

Full installation. **Gutter Material:** Aluminum gutters and downspouts are installed.

CONDITION OF ROOFING SYSTEM:

- [A] M D NI **Condition Of Roof Covering Material:** The roof materials that were able to be inspected were in an acceptable condition, no significant concerns were observed at the time of inspection.
- [A] M D NI **Condition Of Roof Cap Shingle Material:** The roof cap materials that were able to be inspected were in an acceptable condition, no significant concerns were observed at the time of inspection.
- [A] M D NI **Plumbing Vent Flashing:** The vent boots at the time of inspection appeared to be in a serviceable condition.
- [A] M D NI **Condition Of Roof Flashing:** The visible flashings were found to be functional.
- [A] M D NI **Condition Of Valleys:** The valleys appeared to be in an acceptable condition.
- [A] M D NI **Condition Of Gutters:** The gutters appeared to be in an acceptable condition at the time of inspection.
- [A] M D NI **Condition Of Downspouts:** The downspouts appeared to be in an acceptable condition at the time of inspection.
- [A] M D NI **Condition Of Skylights:** This roof has skylights. Skylights are notoriously problematic and a common point of leaks. These skylights appeared to be in good condition. However, it will be important to keep the area around them clean and to monitor them for evidence of leaks during heavy rains and winter snow melts.

CHIMNEY #1:

Please Note:

Significant areas of chimney flues cannot be viewed during a standard MA home inspection. The inspection of chimneys is limited to readily accessible areas easily viewed and does not include the use of specialized equipment. I can not guarantee the integrity or drafting ability of the chimney and recommend that they be more thoroughly evaluated before the close of escrow. I do not inspect the interior of the chimney flue and recommend a "Level Two inspection" as advised by www.csia.org.

Chimney:

The Chimney is an interior type passing through the roof. **Materials:** Chimney is constructed with brick.



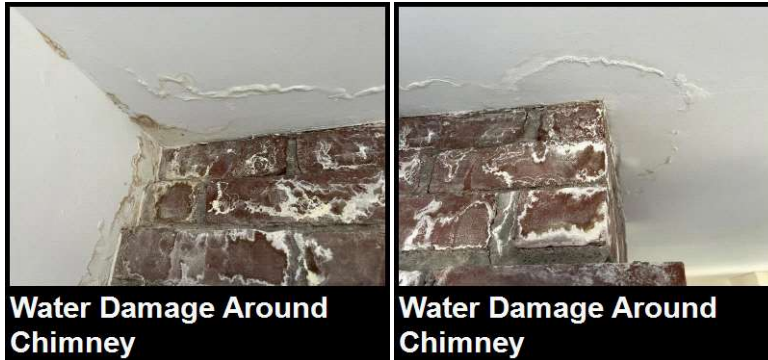
Interior Brick Chimney

- [A] M D NI **Chimney Condition:** The chimney structure was in an acceptable condition at the time of inspection.
- [A] M D NI **Chimney Cap:** There is a rain cap installed. A rain cap protects the flue from the weather, animals, as well as escaping burning embers and sparks.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

A [M] D NI Chimney Flashing: The visible flashing installed at the chimney appears to be in a functional condition at the time of inspection. Caulking/tar application was observed that typically is due to a leak repair. There were water stains observed on the interior around the chimney. I am unable to tell if this is old damage before the newer roof was installed. I recommend monitoring this area for any future leakage.



[A] M D NI Height & Clearance: The chimney installation appears to meet clearance requirements.

COMMENTS/ RECOMMENDATIONS

Moisture Infiltration/Leakage:

NOTICE regarding water or moisture problems: Water infiltration and evidence of previous leakage can not always be determined during a visual inspection. My objective is to make note of conditions that are visible at the time of inspection. **I advise inquiring with seller about the history of any roof leaks or moisture problems and what corrective action was taken, and if corrective action was taken, if there is any warrantee or guarantee in place.** I can not make any guarantee against future moisture infiltration as conditions can and sometimes do change.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

EXTERIOR SYSTEM

A representative sampling of visible exterior and structural components were inspected from the ground level. I recommend that you inquire with the seller about knowledge of any prior siding, trim or window repairs. I advise that you arrange for any recommendations that I have made for further evaluation or repairs to be completed before the close of escrow because a qualified contractor could reveal additional deficiencies or recommend additional upgrades that are needed or advised.

RATINGS LEGEND

[A] Acceptable Condition **[M]** Marginal Condition **[D]** Defective Condition **[NI]** Not Inspected

EXTERIOR WALLS:

Siding #1 Material:

The exterior cladding material installed is wood shingles.

A [M] D NI **Condition Of Siding Type #1:** Exterior wall covering had areas where there appears to be algae/mildew growth. In time this can deteriorate the siding material and it should be removed. Consult a professional house washing company or look into DIY hose end or concentrate applications.



Remove Mildew from Siding

EXTERIOR TRIM & WINDOWS:

Description Of Windows:

Some windows appear to be replacement units. These are windows that are an upgrade from the original windows installed when the house was constructed.

Exterior Window Trim Material:

Painted/stained wood materials are used.

A [M] D NI **Exterior Window Observations:** Some window trim was deteriorated and will need to be repaired.



Repair Window Trim Rot



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

Exterior Door Trim Material:

Painted/stained wood materials are used.

[A] M D NI **Exterior Door Observations: Door Trim:** The door trim was in an acceptable condition.

Fascia & Soffit Boards Material:

Painted/stained wood materials are used.

[A] M D NI **General Condition Fascia & Soffits:** The fascia/soffits are overall in an acceptable condition.

Rake Boards Material:

Painted/stained wood materials are used.

[A] M D NI **General Condition Of Rake Boards:** The rake installations were in an acceptable condition.

Corner Trim Boards Material:

Painted/stained wood materials are used.

[A] M D NI **General Condition Of Corner Boards:** The corner boards installations were in an acceptable condition.

DECK:

Deck Material:

The deck is constructed with wood materials. The deck materials appeared to have been stained with a material that will help preserve and protect the wood surfaces from the exterior elements.

[A] M D NI **Condition Of Decking: Weathering:** The decking materials exhibited moderate weathering at the time of the inspection. I recommend that cleaning and sealing of the deck surface be done in the near future to maintain and extend the service life of the decking.

[A] M D NI **Condition Of Supporting Posts & Structure:** Areas that were accessible and able to be visually inspected were in an acceptable condition. **Footings:** Concrete footings are installed, depth of footing is undetermined.

[A] M D NI **Condition Deck Railing & Steps:** The steps are in an acceptable condition. The railings were in an acceptable condition.

Visible Wood Destroying Insect Damage:

This inspector and inspection service is not to be held liable for any representation as to the evidence of or lack of evidence of any wood destroying insects. This was only a visible inspection of the readily accessible areas of the deck.

EXTERIOR FOUNDATION:

[A] M D NI **Condition; Exterior View:** Condition of the exterior foundation walls was consistent with the age and type of construction. The exterior view of the foundation is limited to the portions visible above grade and no comment is made on those portions of the foundation wall that are not able to be inspected.

[A] M D NI **Windows Wells:** There are widow wells installed on all basement windows.

[A] M D NI **Crawlspace Vents:** The vents appear to be in an acceptable condition.

[A] M D NI **Bulkhead:** No bulkhead installed, a conventional door entry is installed. There is also access to the basement through a hatch in the floor of the hallway.

Inspection: 110123_232Shoreline Address: 232 Shoreline Rd



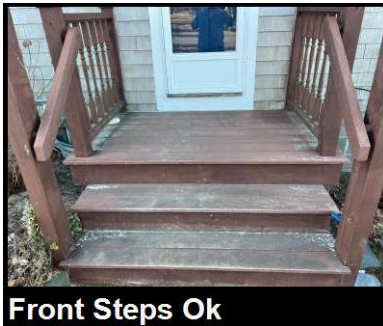
Entry to Basement



Access Hatch to Basement

EXTERIOR STEPS, STAIRS & STOOPS:

[A] M D NI Condition Of Front Steps: Steps/stairs were serviceable and in an acceptable condition.



Front Steps Ok

A [M] D NI Condition Of Side Steps: **Deficiencies and/or Defects Noted:** Some areas of the steps surface were covered with moss/mildew. This condition can create a slippery surface, especially during wet conditions. Recommend removal for safety.

Settlement: Some settlement was noted. Some re-pointing of the mortar is needed.



Repair Settled Step Landing



Clean/Repair Steps

OUTDOOR SHOWER:

Outdoor Shower Enclosure Material:
Wood.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd



Wood Shower Enclosure
Ok

[A] M D NI Outdoor Shower Enclosure Condition: The outdoor shower enclosure is in an overall acceptable condition.

EXTERIOR ENTRY DOORS:

[A] M D NI Kitchen Interior: This is a main entry type door. **Material:** Wood door, **Doorbell:** None, **Door:** The door was functional and in an acceptable condition. The doorknob and lock were functional.

[A] M D NI Entry Foyer: **Type:** This is a standard side/rear door. **Material:** Insulated steel door. **Doorbell:** None, **Functional:** The door was functional and in an acceptable condition. The doorknob and lock were functional.

[A] M D NI Sun Room: **Type:** This is a standard side/rear door. **Material:** Insulated steel door, **Functional:** The door was functional and in an acceptable condition. The doorknob and lock were functional.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

KITCHEN - APPLIANCES

Issues such as cleanliness, cosmetic flaws, and quality of materials, are outside the scope of this inspection. No comment is offered on the extent of cosmetic repairs that may be needed. It is strongly recommended that a Homeowners Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that during the pre-closing walk through, all appliances be tested. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house) and no representation is made on the remaining useful life. I recommend that you inquire with the seller about knowledge of any prior repairs to the kitchen area and appliances.

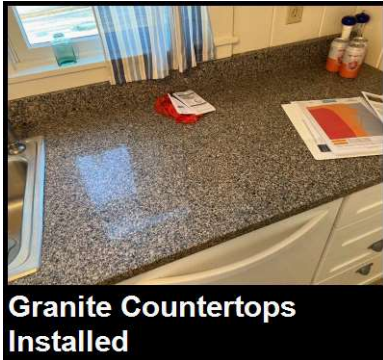
RATINGS LEGEND

[A] Acceptable Condition [M] Marginal Condition [D] Defective Condition [NI] Not Inspected

COUNTERS & CABINETS:

Countertop Material:

Granite.



Granite Countertops
Installed

Backsplash Material:

Granite.

[A] [M] [D] [NI] Counter Top Condition: Counter tops are in an acceptable condition with normal wear.

[A] [M] [D] [NI] Cabinets Condition: Cabinets were functional and in an acceptable condition with normal wear.

KITCHEN SINK & FAUCET:

Sink Style:

Stainless steel.



Single Bowl Stainless
Sink Ok



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

- [A] M D NI **Sink Condition:** Sink is in an acceptable condition.
- [A] M D NI **Faucet & Sprayer:** Faucet is functional. Sprayer is functional.
- A M D [NI] **Garbage Disposal:** Not present. When a private on-site septic system is used a garbage disposal should not be used. It adds additional solids to the septic system that can adversely affect its proper function.
- [A] M D NI **Supply Lines:** Shut off valves for the supply lines were installed. Shut off valves provide a local source to control water flow in an emergency.
No leak detected at time of inspection.
- [A] M D NI **Sink Drain Lines:** No leak detected at time of inspection.

APPLIANCES:

- [A] M D NI **Range/ Cooktop / Oven:** Electric. Appears serviceable, electric elements appeared to function correctly at the time of the inspection. The timers and temperature settings were not tested and are not a part of this inspection. The oven was set to preheat and appeared functional at the time of inspection.
- A M D [NI] **Ventilation:** No fan/hood was present to provide ventilation of the cooking area. Recommend that you consider installation of a fan/hood to improve the ventilation of the kitchen area.
- [A] M D NI **Refrigerator:** The unit was functional at the time of the inspection. Older model appliance. Unit may have a limited remaining useful life.
- [A] M D NI **Dishwasher:** The unit was functional at the time of the inspection.

LIMITATIONS OF KITCHEN INSPECTION

The inspection of the kitchen was limited by (but not restricted to) the following conditions:

- Only a representative sampling of visible components was inspected.
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.) were not inspected.
- Thermostats, timers and other specialized features and controls are not tested.
- The effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- No representation is made for the continued functionality or remaining useful life of any appliance.

This inspector and inspection service is not to be held liable for any representation as to the evidence of or lack of evidence of any microbial growth. Confirmation and identification of any microbial growth can only be done by sample collection and analysis by a certified lab.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

BATHROOMS

Only a representative sampling of visible components were inspected. Structural, electrical and plumbing components concealed behind finished surfaces could not be inspected. Furniture, storage, and/or wall coverings may have restricted the inspection of the interior. Issues such as cleanliness, cosmetic flaws, and quality of materials, are outside the scope of this inspection. I also recommend that you inquire with the seller about knowledge of any prior problems or repairs to the bathroom surfaces and components.

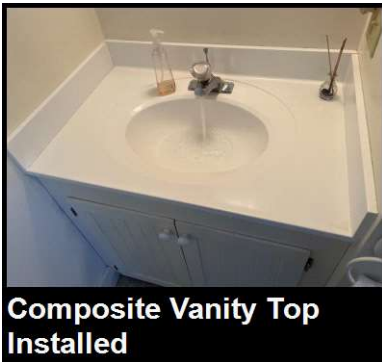
RATINGS LEGEND

[A] Acceptable Condition **[M]** Marginal Condition **[D]** Defective Condition **[NI]** Not Inspected

1ST FLOOR BATH:

Countertop Material:

Composite 1 piece top, backsplash and sink.



**Composite Vanity Top
Installed**

[A] M D NI **Counter Top Condition:** Counter tops are in an acceptable condition with normal wear.

[A] M D NI **Cabinets Condition:** Cabinets were functional and in an acceptable condition with normal wear..

Shower Pan:

Disclaim - This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.

1ST FLOOR FULL BATH:

A [M] D NI **Sinks & Fixtures:** **Sink Style:** Porcelain, **Sink Condition:** The sink is functional and in an overall good condition with normal wear. **Fixture Condition:** The drain stopper did not operate properly, repair needed.



**Wall Hung Porcelain Sink
OK**



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

- [A] M D NI **Sink Supply Lines:** Shut off valves for the supply lines were installed. No leak detected at time of inspection.
- [A] M D NI **Sink Drain Lines:** No leak detected at time of inspection.
- [A] M D NI **Toilets:** The toilet is functional and in overall good condition.
- A [M] D NI **Tubs & Fixtures:** **Tub:** The tub appears to be in a serviceable condition with indications of normal wear. **Fixtures:** There is no mixing valve installed. Recommend having a qualified plumber install a mixer to prevent scalding, Faucet handles were loose, repair or replacement is needed. Mechanical drain stopper is not operational and needs to be repaired or replaced.



Install Mixing Valve

- [A] M D NI **Tub Supply & Drain Lines:** **Supply Lines:** The supply lines are functional. **Drain Lines:** The drain line was functional.
- [A] M D NI **Tub Walls:** **Tub Wall Material:** Ceramic Tile.
- [A] M D NI **Bath Ventilation:** Exhaust fan seems to be functional.
- [A] M D NI **Ceilings:** Ceiling Covering Material: drywall.
- [A] M D NI **Walls:** Wall Covering Material: drywall.
- [A] M D NI **Interior Doors:** The door is functional.
- [A] M D NI **Floors:** The floor covering material in this room is ceramic or glazed tile.
- [A] M D NI **Windows:** The window(s) is functional.
- [A] M D NI **Light Fixtures:** Tested light fixture(s) were functional.
- [A] M D NI **Switches:** Tested switch(s) were functional.
- [A] M D NI **Gfci Protected Outlets:** GFCI was functional at time of inspection.
- [A] M D NI **Hvac Distribution System:** There is a heat source to this room.

2ND FLOOR BATH:

Sinks & Fixtures:



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd



Low Hot Water Flow

[A] M D NI Skylights: The skylight appears to be functional.

SINKS & FIXTURES:

[A] M D NI **1st Floor Bath: Sink Condition:** The sink is functional and in an overall good condition with normal wear. **Fixture Condition:** The faucet is functional and in an overall good condition with normal wear.

A [M] D NI **2nd Floor Bath: Sink Style:** Porcelain, **Sink Condition:** The sink is functional and in an overall good condition with normal wear.
Fixture Condition: Low water volume on the hot water side is noted ; recommend further evaluation to determine the cause and if corrective action is needed.



Wall Hung Porcelain Sink

SINK SUPPLY LINES:

[A] M D NI **1st Floor Bath:** Shut off valves for the supply lines were installed. No leak detected at time of inspection.

[A] M D NI **2nd Floor Bath:** Shut off valves for the supply lines were installed. No leak detected at time of inspection.

SINK DRAIN LINES:

[A] M D NI **1st Floor Bath:** No leak detected at time of inspection.

[A] M D NI **2nd Floor Bath:** No leak detected at time of inspection.

TOILETS:

[A] M D NI **1st Floor Bath:** The toilet is functional and in overall good condition.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

[A] M D NI 2nd Floor Bath: The toilet is functional and in overall good condition.

SHOWER FIXTURES:

[A] M D NI 1st Floor Bath: The fixtures appear to be in a serviceable condition with indications of typical wear. A mixing valve is present, this is a safety device to help prevent scalding.

SHOWER SUPPLY & DRAIN LINES:

[A] M D NI 1st Floor Bath: **Supply Lines:** The supply lines are functional. **Drain Lines:** The drain line was functional.

SHOWER WALLS:

[A] M D NI 1st Floor Bath: **Shower Wall Material:** Fiberglass.

BATH VENTILATION:

[A] M D NI 1st Floor Bath: Exhaust fan seems to be functional.

A M D [NI] 2nd Floor Bath: **No venting is installed:** Only a window is provided for ventilation.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

STRUCTURE SYSTEM

Only a representative sampling of visible structural components were inspected. Assessing the complete structural integrity of a building is beyond the scope of a home inspection. In accordance with the standards of practice, I identify foundation types and look for any evidence of major structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, I routinely recommend further evaluation is done by a qualified structural contractor or engineer and this should be done prior to the close of your objection period. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, Asbestos, mold, allergens) is beyond the scope of this inspection. A home inspection does not provide any engineering, architectural or geological services, or does it offer an opinion as to the adequacy of any structural system or component. I am not a structural specialist, and in the absence of any major defects, I may not recommend that you consult with a foundation contractor or a structural engineer, but this should not deter you from seeking the opinion of any such expert. I also recommend that you inquire with the seller about knowledge of any prior foundation or structural problems or major repairs. I advise that you arrange for any recommendations that I have made for further evaluation or repairs to be completed before the close of escrow because a qualified contractor could reveal additional deficiencies or recommend additional upgrades that are needed or advised.

RATINGS LEGEND

[A] Acceptable Condition [M] Marginal Condition [D] Defective Condition [NI] Not Inspected

DESCRIPTION OF STRUCTURE & FOUNDATION:

Description Of Structure:

The type of wall construction is wood framed.

Description Of Foundation:

The foundation configuration is a basement and crawlspace. THE OLDER FOUNDATION IS CEMENT BLOCKS. THE NEWER ADDITIONS ARE POURED CONCRETE.

CRAWLSPACE:

[A] M D NI **Condition; Crawlspace View:** Visible portions of the interior foundation perimeter walls appeared to be in an acceptable condition at the time of inspection. Condition of walls are as would be expected for a structure with this type of construction and age.



Crawlspace View



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

CRAWLSPACE STRUCTURE:

Framing Of CrawlSpace Structure:

Joists: Joists are not visible due to under floor insulation or other obstructions.

[A] M D NI **Condition Of Slab:** Slab was in an acceptable condition at the time of inspection.

[A] M D NI **CrawlSpace Vents:** Vents appear to be closed. These vents allow outside air to circulate under the floor in summer to prevent the moisture buildup that encourages mildew and rot. In winter, when the air is drier, the vents are closed to reduce the chance that the pipes in the crawl space might freeze.

[A] M D NI **CrawlSpace Moisture:** There were no indications of an active moisture problem at the time of inspection in areas that were accessible and able to be visually inspected.

A [M] D NI **Insects & Rodents:** There is evidence of mice, rodents or other animals. A licensed exterminator should further evaluate to provide corrective recommendations and cost.

BASEMENT:

[A] M D NI **Condition; Basement View:** I did not observe any foundation problems where readily accessible and observable at time of inspection.

BASEMENT STRUCTURE:

[A] M D NI **Access Doors:** Door was functional and in an acceptable condition.

Framing Of Basement Structure:

Beam Type: The main beam is a single large dimension wood beam.

Supporting Post Type: Steel lally columns installed.

Joists: A dimensional lumber floor joist system is installed.

Subfloor: The subfloor material is nominal boards or random planks.

Basement floor is a poured concrete slab.

[A] M D NI **Condition Of Beams/Joists/Underfloor:** **Beam:** The visible main beam is in an acceptable condition. **Floor Framing:** Floor system appeared to be in an acceptable condition. **Subfloor:** Visible areas of the subfloor are in an acceptable condition.

[A] M D NI **Condition Of Supporting Posts:** The visible supporting post(s) were in an acceptable condition.



[A] M D NI **Condition Of Slab:** The visible areas of the basement slab were in an acceptable condition.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

A M [D] NI Basement Moisture: Efflorescence was observed on some foundation wall locations. Efflorescence is a white powder like substance that is typically located on an interior foundation wall where moisture is migrating from the outside to the interior surface. It is a salt residue that occurs when the moisture dries from the surface.

There is evidence of an active moisture problem occurring in the basement. The present condition of the grading may be contributing to this problem.



Efflorescence on Foundation Wall



Evidence of Water Leakage



A [M] D NI Visible Microbial Growth: Conductive Conditions: Conductive conditions are existing in the basement for microbial growth.



Microbial Growth on Door

A [M] D NI Insects & Rodents: There are indications of mice. A licensed exterminator should further evaluate to provide corrective recommendations and cost.

ATTIC & ROOF STRUCTURE:

Please Note:

In accordance with our standards, I do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists making access and mobility hazardous, in which case I would inspect them as best I can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, I use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, I do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic Access:

Location: Located at sun room.

Inspection: 110123_232Shoreline Address: 232 Shoreline Rd



Scuttle to Attic

[A] M D NI Roof Structure: A rafter system is installed to support the roof decking: The visible portions of the rafter system appears to be in an acceptable condition. **Decking:** The roof decking material is plywood sheeting.



Attic View



Interior Attic Observations:

Attic Light: A light is present in the attic, but was not working at time of inspection. **Attic Flooring:** Attic has no floor.

[A] M D NI Evidence Of Leakage: At the time of inspection I saw no indications of an active roof leak in the attic areas that were accessible and able to be inspected.

Determining the status of water marks or staining as to whether or not they are active leaks is beyond the scope of the inspection. Conditions for determining if stains or water marks are active may not be present at the time of inspection. Leakage may occasionally occur during wind swept rains or when inadequate drainage occurs due to snow or ice. You are advised to inquire with the seller regarding the history of any roof/attic leakage or any knowledge of prior moisture problems along with information on any corrective action taken prior to the close of escrow.

EAVE STORAGE AREA:

Eave Access Location:

Location: Located at 2nd floor bedroom and bathroom.



Bathroom Front Eave Access in Bathroom



Rear Eave Access in Bathroom



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

A M D [NI] **Roof Structure:** Not readily accessible and observable.



Insulation Obstructs Framing Viewing

A [M] D NI **Insects & Rodents:** Evidence of prior rodent activity was noted. It is recommended that a licensed exterminator further evaluate to determine if treatment is needed. **Observation:** Suspected rodent droppings and/or traps are present.
Analysis: The above information is provided as a courtesy only and without consideration as the inspection and reporting on rodents and vermin is EXCLUDED from the MA Standards of Practice for home inspectors.
Recommendation: I advise that you hire a licensed pest control company or a professional exterminator NOW, to determine the state of activity, the extent of the problem and to treat the problem as determined. You should also ask the Seller or the Seller's Representative for honest disclosure of known problems.

ADDITIONAL COMMENTS/ RECOMMENDATIONS

Attic, Basement & Crawlspaces Moisture:

Water infiltration and evidence of previous moisture in attics, basements and crawlspaces can not always be determined during a visual inspection. My objective is to make note of conditions that are visible at the time of inspection. **I advise inquiring with seller about any history of attic, basement and/or crawlspace water problems and what corrective action was taken, and if corrective action was taken if there is any warrantee or guarantee in place.** I can not make any guarantee against future moisture infiltration as conditions can and sometimes do change.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

INSULATION & VENTILATION

During the course of the inspection, I do not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

RATINGS LEGEND

[A] Acceptable Condition [M] Marginal Condition [D] Defective Condition [NI] Not Inspected

CONDITION OF ATTIC VENTILATION:

A M D [NI] Attic Ventilation: At the time of inspection I was not able to access the attic area for inspection.

TYPE OF ATTIC INSULATION:

Type Of Attic Insulation:

Type of insulation installed is fiberglass batts. Some Vermiculite insulation was observed in the front eave storage.



CONDITION OF INSULATION:

A M [D] NI Condition Of Attic Insulation: If you have vermiculite insulation in your home, you should assume this material may be contaminated with asbestos and be aware of steps you can take to protect yourself and your family from exposure to asbestos. The EPA recommends that vermiculite insulation be left undisturbed. Airborne asbestos fibers present a health risk through inhalation, so the first step is to not disturb the material, which could release fibers into the air. If you disturb the insulation, you may inhale some asbestos fibers.

A M D [NI] Exterior Wall Insulation: At the time of inspection I was not able to access the insulation installed within the exterior wall cavities for inspection. No comment is made on the condition or adequacy of the insulation installed within these areas.

LIMITATIONS OF VENTILATION & INSULATION INSPECTION

The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- In inspecting insulation we do not disturb vapor barriers. Insulation/ventilation type and levels in concealed areas are not determined. No destructive tests are performed. Any estimates of insulation R values or depths are rough average values.

We do not determine indoor air quality. Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) are not positively identified. To do so requires a special inspection and laboratory analysis.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

TYPE OF VENTILATION:

Description Of Roof System:

The roof structure is ventilated by a ridge vent and soffit vents.

CRAWLSPACE INSULATION:

[A] M D NI CrawlSpace Structure: Insulation has been installed at the floor joists beneath the subfloor.

BASEMENT INSULATION:

A M D [NI] Basement Structure: None installed. Adding insulation may help to reduce the heating and cooling costs in the future. See the past page of this report to find information on getting an energy audit for the home.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

ELECTRICAL SYSTEM

Please refer to the inspection contract and the standards of practice for a detailed explanation of the scope and limitations of the inspection for the electrical system. A representative sample of outlets, switches and light fixtures were tested. Any electrical components with restricted access or concealed behind finished surfaces, furniture or storage could not be inspected. The measurement of amperage, voltage, impedance is beyond the scope of a home inspection. I am not an electrician, and in the absence of any major defects, I may not recommend that you consult with a qualified electrical contractor, but this should not deter you from seeking the opinion of any such expert. I also recommend that you inquire with the seller about knowledge of any prior problems or repairs to electrical system. I advise that you arrange for any recommendations that I have made for further evaluation, service or repairs to be completed before the close of escrow because an electrician could reveal additional deficiencies or recommend additional upgrades that are needed or advised.

RATINGS LEGEND

[A] Acceptable Condition [M] Marginal Condition [D] Defective Condition [NI] Not Inspected

MAIN PANEL:

Panel Location:
Basement.



Electric Panel in
Basement

[A] M D NI **Panel Accessibility:** Yes - The electrical panel is in a location that makes it readily accessible.

Panel Type:

Amperage: 100 Amps - 120 /240 volts. The panel is designed to use circuit breakers for overload protection.

[A] M D NI **Legend Available:** Yes - Identification of the breakers and the appliances or areas they control are marked. This inspection does not verify the accuracy of this legend.

[A] M D NI **Entrance Cables:** Aluminum, There was anti oxidant paste applied, anti oxidant is needed on aluminum conductor connections to prevent oxidation and corrosion of the conductors.

Main Disconnect:

Main disconnect is located at the top of the main panel.

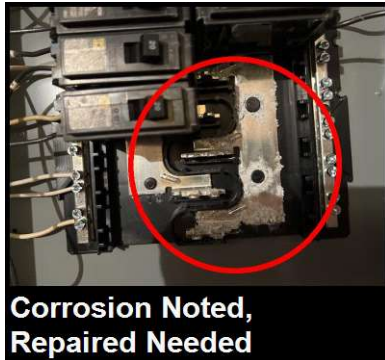
Cover Removed?

Panel cover was removed for inspection.

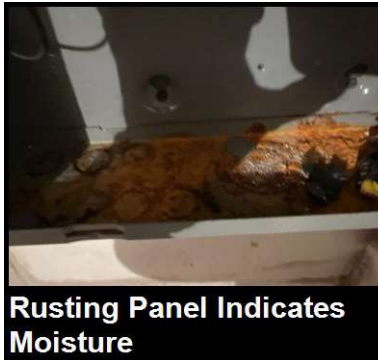
A M [D] NI **Panel Condition/Observations:** **Safety Concern.** There is water infiltration in the breaker panel, this is a Safety Hazard in need of URGENT further investigation by an electrician.

Recommend that you have a qualified electrician complete a more technical evaluation of the panel to obtain recommendations for improvement and/or repairs needed along with costs.

Inspection: 110123_232Shoreline Address: 232 Shoreline Rd



**Corrosion Noted,
Repair Needed**



**Rusting Panel Indicates
Moisture**



**Corrosion Noted, Repair
Needed**

SYSTEM GROUNDING:

[A] M D NI System Grounding: Grounded via rod in ground or slab.

BRANCH CIRCUIT WIRING:

Type Of Conductor Material:

Copper wire is used for the branch circuits conductors.

Type Of Interior Wiring:

The structure is wired using nonmetallic cable..

Some of the wiring used is cloth sheathed. This is one of the early branch circuit wiring methods and was widely used up until the 1970's. Problems can arise when the insulation degrades or breaks, leaving areas of the wiring exposed.

A [M] D NI General Condition: *I advise that a qualified electrician provides a more technical evaluation of the electrical system and the older wiring types installed in the house to insure that they are in a safe condition. I recommend that you consider updating the existing wiring to meet current standards and consult with an electrician to obtain upgrade recommendations and cost.*

Unable to fully view all installed wiring. No comment is made on those portions of the branch circuit wiring that are not accessible and able to be visually inspected.

A [M] D NI Basement Structure: **J Box Covers:** Junction box missing cover; replacement needed.



Install Cover

ADDITIONAL COMMENTS/ RECOMMENDATIONS



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

Phone / Cable / Computer Access:

Ancillary wiring that is not part of the primary electrical distribution system is not part of a standard MA home inspection. The phone, cable and computer access connections were not tested, they may or may not be functional. Recommend inquiring with owner about status and use.

DESCRIPTION OF SERVICE:

Exterior Electrical:

Overhead service.

INCOMING POWER LINES:

[A] M D NI Exterior Electrical: The incoming power lines appear to be in an acceptable condition.

ELECTRIC METER:

A [M] D NI Exterior Electrical: Electric meter is located at the right hand facing wall.

Meter Condition: The meter installation appears to be in an acceptable condition. The weather proofing (putty) at the connection point between the incoming line and the meter box is deficient and needs to be repaired. This condition creates potential for water leakage into the meter box and rust and corrosion was noted inside the panel enclosure.



Improve Waterproofing Putty

CONDITION OF SERVICE CABLE:

[A] M D NI Exterior Electrical: Service cable was in an acceptable condition.

GFCI PROTECTED OUTLETS:

A M [D] NI Exterior Electrical: GFCI outlet was not functional, no electric current detected. Further evaluation needed by a qualified electrician.

Inspection: 110123_232Shoreline Address: 232 Shoreline Rd



Evaluate Exterior GFCI Outlet

- A M [D] NI Deck Electrical:** Defective outlet; repair is needed by a qualified electrician.
- A M D [NI] Kitchen Interior:** It would be a good safety improvement to install GFCI protected receptacles where there may be a possibility of contact with water or moisture.
- [A] M D NI 1st Floor Bath:** GFCI was functional at time of inspection.
- A M D [NI] 2nd Floor Bath:** It would be a good safety improvement to install GFCI protected receptacles where there may be a possibility of contact with water or moisture.

LIGHT FIXTURES:

- [A] M D NI Deck Electrical:** Tested light fixtures were functional.
- [A] M D NI Kitchen Interior:** Tested light fixtures were functional.
- [A] M D NI 1st Floor Bath:** Tested light fixture(s) were functional.
- A M D [NI] 2nd Floor Bath:** No light fixtures present in the bath.
- [A] M D NI Basement Structure:** Tested light fixture(s) were functional.
- A M [D] NI Attic & Roof Structure:** Was not functional, repair by a qualified electrician is needed.
- A M [D] NI Entry Foyer:** Was not functional, repair by a qualified electrician is needed.



Exterior Light Not Functional



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

SWITCHES:

- [A] M D NI **Deck Electrical:** Tested switches were functional.
- [A] M D NI **Kitchen Interior:** Tested switches were functional.
- [A] M D NI **1st Floor Bath:** Tested switch(s) were functional.
- A M D [NI] **2nd Floor Bath:** No switches present in the bath.
- A M D [NI] **Entry Foyer:** Not able to test due to defective fixture.
- [A] M D NI **Sun Room:** Tested switches were functional.

OUTLETS:

- A [M] D NI **Kitchen Interior:** Tested outlets were functional. Outlet(s) are not GFCI protected. Installation of GFCI outlet protection is recommended for safety.
- A [M] D NI **2nd Floor Bath:** Tested outlets were functional. Outlet(s) are not GFCI protected. Installation of GFCI outlet protection is recommended for safety.



- A [M] D NI **Basement Structure:** Tested outlets were functional. Outlet(s) are not GFCI protected. Installation of GFCI outlet protection is recommended for safety.



- A M D [NI] **Dining Room:** Note: Older 2-prong ungrounded outlets are installed, not able to test.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd



Old 2 Prong Outlets

A M D [NI] Living Room: Note: Older 2-prong ungrounded outlets are installed, not able to test.

[A] M D NI Sun Room: Tested outlets were functional.

A M D [NI] Bedroom: Note: Older 2-prong ungrounded outlets are installed. Cover plate missing; replacement needed.



Install Outlet Cover

A M D NI Laundry Interior:



SMOKE AND CO2 DETECTORS:

Safety Devices:

Smoke & CO detectors are required and their inspection and certification in MA falls under the jurisdiction of the FIRE DEPARTMENT. Testing of these devices is EXCLUDED from this report but the seller of the property is responsible for contacting the fire department for inspection and for providing documentation at the passing.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

PLUMBING SYSTEM

Please refer to the inspection contract and the standards of practice for a detailed explanation of the scope and limitations for the inspection of the plumbing system. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure and beneath the yard were not inspected. Testing of the water supply quality and quantity is beyond the scope of the inspection. It is strongly recommended that a Homeowners Warranty or service contract be purchased to cover the operation of the water heater, water treatment and well equipment. I am not a plumbing specialist, and in the absence of any major defects, I may not recommend that you consult with a plumbing contractor, but this should not deter you from seeking the opinion of any such expert. I also recommend that you inquire with the seller about knowledge of any prior leakage and/or repairs to the plumbing system. I

RATINGS LEGEND

[A] Acceptable Condition [M] Marginal Condition [D] Defective Condition [NI] Not Inspected

DESCRIPTION OF PLUMBING SYSTEM:

Water Source:

Public.

Sewage Disposal:

Private onsite septic system.

SEPTIC SYSTEM:

Septic System Location:

Front of house.

**System Condition:**

Private waste systems are not included as part of a standard MA home inspection. Ask your realtor about Title V report about this system.

WATER MAIN:

Main Shut Off Location:

Main shutoff valve is located in basement where water line enters house.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd



Water Main Shutoff in Basement

Main Line Material:
Plastic.

[A] M D NI Water Pressure: Water pressure was checked by running multiple faucets at the same time to evaluate functional flow. The water pressure appeared acceptable at the time of inspection.

A M D [NI] Main Line Condition: Visible piping was in a serviceable condition. No active leakage is noted at this time. The main shutoff valve is not tested as part of a standard MA home inspection.

HOSE BIBS / HOOKUPS:

A M D [NI] General Condition: Testing of hose bibs are not part of a standard MA home inspection. No comment is made on the condition or function of items not part of the Standards of Practice.

WATER HEATER:

Location:
Basement.

Manufacturer:
AO Smith.



Water Heater Brand

Capacity:
50 Gallons.

Age/Useful Life:
The approximate age of the water heater is 2 years. The designed service life for a water heater is generally rated at around 10 - 12 years. However, there are a number of factors that can affect the lifetime of a water heater. Consult with a qualified plumber about any maintenance recommended on the water heater.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

Power Source:

The electric service to the water heater was installed in an acceptable manner.

[A] M D NI Water Heater Condition: Water heater was operated and was functional at the time of inspection. No representation is made on the continued functionality or remaining useful life of the water heater.

[A] M D NI Vacuum Relief Valve: The vacuum relief valve was in an acceptable condition.

[A] M D NI Temperature/Pressure Relief Valve: The TPR valve and drain line installation was in an acceptable condition.

ADDITIONAL COMMENTS/ RECOMMENDATIONS

General Comments:

Shut-Off Valves: *Most shut-off valves have not been operated for long periods of time. It is recommend that each shut-off valve to toilets, water heater, under sinks, main shut-off, hose faucets, and all others are checked for proper operation. I recommend you initially have a plumber do this, as some of the valves may need to be repacked or replaced. Once the valves are in proper operating order, I recommend opening and closing these valves several times a year to insure of proper operation when needed.*

METER & MAIN SHUTOFF LOCATION:

[A] M D NI Gas Service: Gas meter is located at front facing wall. It appears to be in an acceptable condition.



Gas Meter Ok

VENT PIPE MATERIAL:

Description Of Roof System:

The plumbing vent material, as it passes through the roof is copper.



**Copper Plumbing Vent
Ok**



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

VENT PIPE #2 MATERIAL:

Description Of Roof System:

The plumbing vent material, as it passes through the roof is copper.



**Copper Plumbing Vent
Ok**

VENT PIPE CONDITION:

[A] M D NI Condition Of Roofing System: The plumbing vent pipe appears to be serviceable.

VENT PIPE #2 CONDITION:

[A] M D NI Condition Of Roofing System: The plumbing vent pipe appears to be serviceable.

OUTDOOR SHOWER PLUMBING

A [M] D NI Outdoor Shower: Water to the outside shower is turned off. No comment is made on condition of the plumbing. No mixing valve is on the outside shower. Recommend adding a mixer to reduce scalding possibilities.



**Add Mixing Valve for
Safety**

SUPPLY LINES MATERIAL:

Basement Structure:

Material type for the supply lines is copper.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

SUPPLY LINES CONDITION:

[A] M D NI Basement Structure: Accessible supply lines that were able to be visually inspected were in a functional condition. I did not observe indications of any active leakage occurring at the time of inspection. I was not able to fully view all installed lines. No comment is made on those portions of the lines that are not accessible and able to be visually inspected.

WASTE LINES MATERIAL:

Basement Structure:

Material type installed is copper and PVC.

WASTE LINES CONDITION:

A [M] D NI Basement Structure: Corrosion: Corrosion/encrustation noted at some locations where pipe unions and fittings were installed that is more than would typically be expected. Corrosion can be the precursor for leaks. Further evaluation is advised to determine if repairs are needed.





Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

HEATING SYSTEM

The inspection of the heating system was a visual inspection using only the normal operating controls for the system. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the interior components of the heating system is beyond the scope of a home inspection. As such, I did not inspect the humidifier or dehumidifier, or the electronic air filter, nor did I determine the heating supply adequacy or distribution balance. Home inspectors are not HVAC professionals. Feel free to hire one to perform his own evaluation prior to closing. **Note:** You should have the indoor air quality tested and the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

RATINGS LEGEND

[A] Acceptable Condition [M] Marginal Condition [D] Defective Condition [NI] Not Inspected

TYPE OF HEATING SYSTEM:

Primary Heating Source:

Forced hot air. Gas fired furnace.

FURNACE:

Type:

The furnace is a very high efficiency type furnace using a fan to push the burnt exhaust gases out of the plastic flue pipe. These furnaces are designed to operate around 90% or better efficiency.

Manufacturer:

Goodman.

Area Served:

This system serves the 1st floor.

Approx. Age:

Unknown.

Location:

Heating unit is located in the basement.



Furnace in Basement

Fuel Type:

Natural Gas.

Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

- [A] M D NI Condition Of The Cabinet & Controls:** The furnace was run and was functional at the time of inspection. The unit shows normal wear from use. Recommend cleaning/servicing furnace including the blower motor, vent system and burners to maintain the unit in a satisfactory condition and extend its useful life.



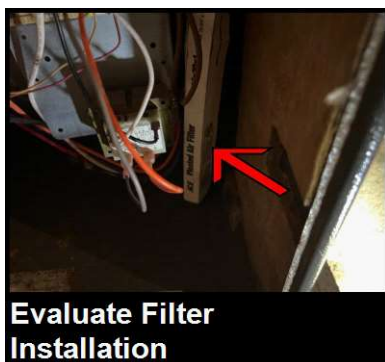
Rust Observed Inside Furnace

- [A] M D NI Blower Fan:** Blower fan was functional.
- [A] M D NI Condensate Line:** The condensate drain line was in a serviceable condition.
- [A] M D NI Flues/ Vents:** The flue pipe is plastic from the furnace to the exterior.



Keep Vents Free of Obstruction

- A [M] D NI Air Filters: Filter Condition:** Filter doesn't seem to be properly installed and will allow dust and particulate matter to bypass the filter medium which could become lodged in the evaporator coil preventing proper airflow. Corrective action needed.



Evaluate Filter Installation



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

LIMITATIONS OF HVAC INSPECTION

The inspection of the heating system is general and not technically exhaustive. A technical assessment of the heating system and the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- I check for the presence of a heat source in habitable areas, the adequacy of heat level and heat distribution balance are not determined during a home inspection.
- The interiors of flues and chimneys are not inspected except where readily accessible.
- Furnace heat exchangers are not inspected though I may spot and call to your attention external signs indicating a concern.
- Unless explicitly stated in your report, electronic air filters, humidifiers, dehumidifiers and solar space heating equipment are not inspected/tested.

No representation is made on the continued functionality or remaining useful life of the heating and cooling systems. A qualified HVAC contractor should be consulted to provide a more technical evaluation and provide you with information on the projected remaining useful life.

HVAC DISTRIBUTION SYSTEM:

- [A] M D NI **Kitchen Interior:** There is a heat source to this room.
- [A] M D NI **1st Floor Bath:** There is a heat source to this room.
- A M D [NI] **2nd Floor Bath:** There is no mechanical heat source in this room. Evaluation for adding a heat source may be needed if not being adequately heated from nearby source.
- [A] M D NI **Entry Foyer:** There is a heat source to this room.
- [A] M D NI **Dining Room:** There is a heat source to this room.
- [A] M D NI **Living Room:** There is a heat source to this room.
- [A] M D NI **Sun Room:** There is a heat source to this room.
- [A] M D NI **Bedroom:** There is a heat source to this room.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

CENTRAL AIR CONDITIONING SYSTEM

Please refer to the inspection contract and the standards of practice for a detailed explanation of the scope and limitations for the inspection of the cooling system. I am not a HVAC specialist, and in the absence of any major defects, I may not recommend that you consult with a heating & cooling contractor, but this should not deter you from seeking the opinion of any such expert. I also recommend that you inquire with the seller about knowledge of any prior problems or repairs to the heating and cooling systems. It is strongly recommended that a Homeowners Warranty or service contract be purchased to cover the operation of heating and cooling equipment.

RATINGS LEGEND

[A] Acceptable Condition **[M]** Marginal Condition **[D]** Defective Condition **[NI]** Not Inspected

LIMITATIONS OF HVAC INSPECTION

The inspection of the cooling system is general and not technically exhaustive. A technical assessment of the cooling system is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- I check for the presence of a cooling source in habitable areas, the adequacy of distribution balance are not determined during a home inspection.
- Unless explicitly stated in your report, electronic air filters, humidifiers, dehumidifiers and solar space heating equipment are not inspected/tested.

No representation is made on the functionality or remaining useful life of the heating and cooling systems. A qualified HVAC contractor should be consulted to provide a more technical evaluation and provide you with information on the projected remaining useful life.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

INTERIOR SURFACES - WINDOWS - DOORS

The inspection of interior areas includes the visually accessible areas of ceilings, walls, floors, and closets, and a representative number of windows and doors, switches and outlets. I do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and I do not comment on common cosmetic deficiencies. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of my service. Only a representative sampling of visible structural components was inspected. Structural components concealed behind finished surfaces could not be inspected. Furniture, storage, and/or wall coverings may have restricted the inspection of the interior. Issues such as cleanliness, cosmetic flaws, and quality of materials, are outside the scope of this inspection. During the course of the inspection, I do not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. I recommend that you inquire with the seller about knowledge of any prior repairs to the interior surfaces and components.

RATINGS LEGEND

[A] Acceptable Condition [M] Marginal Condition [D] Defective Condition [NI] Not Inspected

2ND FLOOR BEDROOM:

A [M] D NI Ceilings: Type of Ceiling: This area has a vaulted style ceiling. Ceiling Covering Material: Drywall, Some cracking of the finished surfaces was observed that will need to be repaired. Most minor cracking is due to typical shrinkage of the construction materials over time.

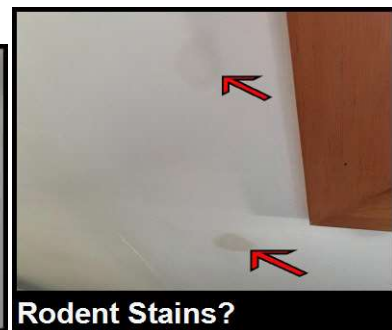
Observation: A stain(s) is present on the ceiling in this room.

Analysis: The stain looks to be the result of rodent activity in the area above the ceiling.

Recommendation: Get a pest inspection of the property from a qualified extermination and pest control contractor. Once the pests have been controlled, ask a painting contractor to provide a cost estimate for painting the ceiling.



Drywall Cracks Noted



Rodent Stains?

[A] [M] [D] [NI] Walls: Wall Covering Material: Drywall.

A [M] [D] [NI] Floors: The floor covering material in this room is carpet. The carpet flooring installed was worn and stained. Budgeting for replacement is recommended.

[A] [M] [D] [NI] Windows: The window(s) is functional.

[A] [M] [D] [NI] Light Fixtures: Tested light fixtures were functional.

[A] [M] [D] [NI] Switches: Tested switches were functional.

[A] [M] [D] [NI] Outlets: Tested outlets were functional.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

A M D [NI] Hvac Distribution System: edroom is heated by a gas stove.



[A] M D NI Stairs & Handrails: Staircase was in a satisfactory condition.

CEILING:

[A] M D NI Kitchen Interior: Ceiling Covering Material: Drywall.

[A] M D NI 1st Floor Bath: Ceiling Covering Material: drywall.

[A] M D NI 2nd Floor Bath: Ceiling Covering Material: drywall.

[A] M D NI Entry Foyer: Ceiling Covering Material: Drywall.

Observation: A water stain is present on the ceiling in this room.

Analysis: The water stain indicates a prior moisture source at this location. Be advised that there is a risk of concealed damage and that any source of water penetration is conducive for microbial growth. Further investigation and repair are needed. (see chimney flashing section)

Recommendation: You should ask the owner to provide honest disclosure regarding the source of the stain, seasonal knowledge of water penetration problems and what repairs may have been done to prevent a reoccurrence of the problem. Ask a painting contractor to provide a cost estimate for painting the ceiling.

A [M] D NI Dining Room: Ceiling Covering Material: Drywall. Some drywall seams were observed at various locations that will need some repair.



[A] M D NI Living Room: Ceiling Covering Material: Drywall.

[A] M D NI Sun Room: Ceiling Covering Material: Drywall.

[A] M D NI Bedroom: Ceiling Covering Material: Drywall.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

WALLS:

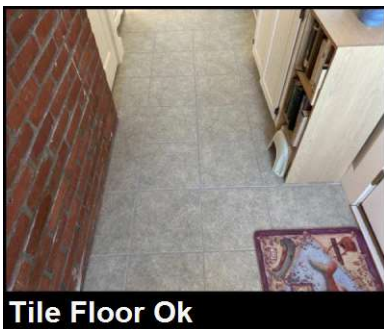
- [A] M D NI **Kitchen Interior:** Wall Covering Material: Paneling.
- [A] M D NI **1st Floor Bath:** Wall Covering Material: drywall.
- [A] M D NI **2nd Floor Bath:** Wall Covering Material: drywall.
- [A] M D NI **Entry Foyer:** Wall Covering Material: Drywall.
- [A] M D NI **Dining Room:** Wall Covering Material: Drywall.
- [A] M D NI **Living Room:** Wall Covering Material: Drywall.
- [A] M D NI **Sun Room:** Wall Covering Material: Drywall.
- [A] M D NI **Bedroom:** Wall Covering Material: Drywall.

FLOORS:

- [A] M D NI **Kitchen Interior:** The floor covering material in this room is sheet vinyl flooring.



- [A] M D NI **1st Floor Bath:** The floor covering material in this room is ceramic or glazed tile.
- [A] M D NI **2nd Floor Bath:** The floor covering material in this room is ceramic or glazed tile.
- [A] M D NI **Entry Foyer:** The floor covering material in this room is ceramic or glazed tile.



- [A] M D NI **Dining Room:** The floor covering material in this room is wood flooring.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

- [A] M D NI **Living Room:** The floor covering material in this room is wood flooring.
- [A] M D NI **Sun Room:** The floor covering material in this room is wood flooring.
- [A] M D NI **Bedroom:** The floor covering material in this room is wood flooring.

CLOSETS:

- [A] M D NI **Kitchen Interior:** The closet is functional.
- [A] M D NI **Bedroom:** The closet is functional, The closet is lighted.

WINDOWS:

- [A] M D NI **Kitchen Interior:** Window(s) functional at time of inspection.
- [A] M D NI **1st Floor Bath:** The window(s) is functional.
- [A] M D NI **2nd Floor Bath:** The window(s) is functional.
- [A] M D NI **Entry Foyer:** The window(s) is functional.
- A [M] D NI **Dining Room:** The newer window(s) are functional. There is an older window in this room that was obstructed and not able to test. The window is missing the sash lock.



- A M D NI **Sun Room:** The window(s) is functional.
- [A] M D NI **Bedroom:** The window(s) is functional.

INTERIOR DOORS:

- [A] M D NI **1st Floor Bath:** The door is functional.
- [A] M D NI **2nd Floor Bath:** The door is functional.
- [A] M D NI **Bedroom:** The door(s) is functional.

STAIRS & HANDRAILS:

- [A] M D NI **Basement Structure:** Basement stairs are in an acceptable condition.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

FIREPLACE

RATINGS LEGEND

[A] Acceptable Condition [M] Marginal Condition [D] Defective Condition [NI] Not Inspected

FIREPLACE #1:

Location:

Living Room.

Type:

A masonry fireplace was installed.

Fuel Type:

The fireplace is designed to burn wood.

A M [D] NI Condition: **Mortar Joints:** Mortar joints are deteriorated.

Damper: Damper did not properly operate. The flue damper needs adjustment or repair.

Hearth: Needs repair.

Evaluation is needed by a qualified masonry contractor.



[A] M D NI **Glass Doors:** There is a set of glass doors installed. They were functional and in satisfactory condition.

HEATING STOVE:

Disclaimer:

The inspection of a heating stove is not part of a standard MA home inspection. I recommend you check with the local fire department to verify permitting and inspection of the installation. The following is for informational purposes only.

Location:

2nd floor bedroom.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd



Type:
Free-Standing gas stove.

ADDITIONAL COMMENTS/ RECOMMENDATIONS

Chimneys & Fireplaces:

Fireplaces and chimneys should be inspected and cleaned by a professional chimney sweep or fireplace technician prior to use annually. The National Fire Protection Association recommends a NFPA 211, Level II inspection of any fireplace when a home is sold. Such an inspection, performed by a Certified or otherwise qualified chimney sweep, may reveal problems not apparent to this inspector and is strongly advised.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

LAUNDRY

Please refer to the inspection contract and the standards of practice for a detailed explanation of the scope and limitations for the inspection. **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 as they may be subject to leaking if turned on.** The inspection of interior areas includes the visually accessible areas of ceilings, walls, floors, and closets, and a representative number of windows and doors, switches and outlets. I do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and I do not comment on common cosmetic deficiencies. Issues such as cleanliness, cosmetic flaws, and quality of materials, are outside the scope of this inspection. In the absence of any major defects, I may not recommend that you consult with a qualified contractor or specialist, but this should not deter you from seeking the opinion of any such expert. I also recommend that you inquire with the seller about knowledge of any prior repairs to the laundry area and appliances.

RATINGS LEGEND

[A] Acceptable Condition [M] Marginal Condition [D] Defective Condition [NI] Not Inspected

LOCATION OF LAUNDRY:

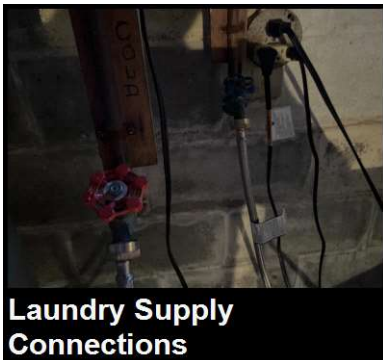
Location:
Basement.



Laundry in Basement

LAUNDRY PLUMBING & APPLIANCES:

A M D [NI] Hose Bibs / Hookups: Individual valves were installed. Valves are not operated as part of a standard MA home inspection.



Laundry Supply Connections



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

- A M D [NI] Clothes Washer:** A washing machine was present. The washer was not operated at the time of inspection because testing of such is not part of a standard MA home inspection.
- A M D [NI] Clothes Dryer:** A clothes dryer was present. The dryer was not operated at the time of inspection because testing of such is not part of a standard MA home inspection.
- [A] M D NI Dryer Vent:** Dryer vent appeared to be in serviceable condition.

See Interior Rooms section of report for information about laundry area ceilings, walls, windows and doors.

ADDITIONAL COMMENTS/ RECOMMENDATIONS

Dryer Ventilation:

Why Proper Dryer Venting is Critical

Moisture: One gallon or more of water must be disposed of for every typical load of laundry. Because of the moisture, exhausting the dryer to the outside is a must. Indoor exhausting can create conditions that support mold growth and degrade indoor air quality.

Clogging: A lot of lint is produced during the drying process, and lint can restrict or block dryer ducts. A poorly exhausting dryer is not only less efficient, it can also be a fire hazard due to the extreme flammability of lint. Clogging can also cause moisture to accumulate and seep out the duct, leading to moisture damage.

Proper Venting: The dryer vent duct should be at least four inches in diameter and not exceed 25 feet in length. Ducts should be constructed of rigid metal pipe or flexible metal tubing with a smooth interior, and joints between segments of ductwork should be wrapped with metallic foil tape.

Gas Dryers: Proper exhausting is of particular importance with gas dryers. In addition to moisture and lint, a gas dryers exhaust duct carries the byproducts of combustion, including carbon monoxide. Because the exhaust produced by a gas dryer contains a high level of moisture and particulate matter in addition to harmful carbon monoxide, these appliances should always be vented to the outside.



Inspection: 110123_232Shoreline Address: 232 Shoreline Rd

OTHER INFO

The following questions should be ascertained from the seller and are relevant to the purchase of a house and may not be readily observable through inspection. To the best of your knowledge as the Seller and/or Seller's Representative:

- Is there a history of seepage, dampness, and/or water penetration in the basement and/or under floor crawl space. If so, explain.
- Has a sump pump ever been installed or used?
- Is any type of dehumidification used in any part of the dwelling?
- Is seller/seller's representative aware of any mold and/or air quality issues in the dwelling?
- Is the dwelling on a private sewage system? If so, has a Title V inspection been completed, and is the Title V Report available for review?
- Has the dwelling ever been inspected or treated for insect infestation? If so when? What were the chemicals used?
- Has the dwelling ever been tested for radon gas and/or lead paint? If so, when? What were the results?
- Has the dwelling ever been inspected by an Inspector? What problems were noted? Is a copy of the inspection report available?

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