



Home Inspections | Environmental Testing | Energy Audits

## Confidential Inspection Report



**Somewhere  
Where, MA 00000**

**Prepared for: Client Name**

# HAWKEYE

Home Inspections | Environmental Testing | Energy Audits

PO Box 371

Stow, MA 01775

978-897-7130

[info@hawkeyeinspectors.com](mailto:info@hawkeyeinspectors.com)

Client: Client Name  
Some Street  
Somewhere, MA 00000

Date of Inspection: Month, day, year

Inspection address: 7 This Street, Somewhere, MA

Dear Client Name:

I have personally inspected the home located at 7 This Street, Somewhere, MA. The purpose of the inspection is to determine the adequacy of the major structural and mechanical systems.

No determination was made regarding the issuance of building permits for the upgrades to the home. At the day of the closing, make sure that the home is in the same condition it is now or better.

We also suggest you visit "Energy Assessment" at <http://www.masssave.com/> to learn ways to conserve at your home.

Peter Ottowitz

Certified Master Inspector

CMI, CMS, CAS

Licenses: MA 627, NH 118, CT 573



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Client Name  
Some Street  
Somewhere, MA 00000



## REPORT SUMMARY

The Summary Comments section of the report is intended to provide a convenient and cursory preview of the conditions and components that are identified in the report as needing service. The Summary is not comprehensive and therefore should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of the components or features that may not appear in the summary comments.

### EXTERIOR

#### Roof:

##### *Condition of Exposed Flashings:*

Chimney flashing is not mechanically integrated with the shingles.

#### Plumbing Vent Stacks

##### *Vent Stacks:*

Boot is damaged.

#### Gutters and Downspouts:

##### *Type and Condition*

*Type:* Aluminum gutters. Gutter system exhibits improperly secured downspout at the front left. Disconnected downspouts present. Gutter components are scattered near the foundation. Gutters need cleaning. Gutters and subsurface drains are not water tested for size, leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.

#### Trim: Eaves/Soffits/Cornerboard/Window

##### *Type and Condition:*

*Type:* Wood Trim. Rotted trim noted at front gutter near main entry. Remove, evaluate and repair rotted and deteriorated wood trim as needed.

#### Windows:

##### *Overall Condition:*

Some screens are missing. Some screens are stored in the basement.

#### Exterior Doors:

##### *Main Entry Door & Side Front Door:*

Key bolt locks may be a safety issue for young children.

#### Ratings:

**A** = Performs As Intended  
**B** = Marginal Performance  
**D** = Defective and/or Safety Issue  
**N** = Not Rated  
**F** = Further Consultation Required

*Rear Slider:*

Door is difficult to open.

*Rear Entry Door:*

Note metal plate at the threshold. May be covering past damage. Not accessible. Key bolt locks may be a safety issue for young children.

Porches/Decks/Lanais:

*Rear Deck:*

Not fully accessible. Some worn paint. Some balusters exhibit some dryrot. Deck is bolted to the home. Not built to current requirements but the integrity of the deck is acceptable.

Exterior Stairs

*Front Stairs:*

*Materials:* Concrete. Inadequate footing.

Exterior Electrical:

*Exterior Outlets:*

Rear GFCI outlet failed to trip. Front outlet is not GFCI protected. One side of the front outlet exhibits loose wiring. This is a **safety issue**.

Driveway(s):

*Type and Condition:*

*Type:* Asphalt, Cracked and heaving driveway present. Small fissures and holes in an asphalt surface can quickly expand into larger gaps and potholes if snow and ice get into them. Clean out the fissures and gaps. Once dry, use a caulk gun and inject a sealant.

**BASEMENT**

Basement Stairs:

*Condition:*

Missing balusters. This is a **safety issue**.

Basement Entrance:

*Type and Condition:*

*Type:* Metal Bulkhead. Some rust.

**PLUMBING**

Hot Water Storage Tank:

*Type and Condition:*

The tank was built in 2008. Indications are that the expansion tank is saturated. Monitor. The age of a hot water storage tank is only part of what determined the life of the unit. Other factors will include the condition of the supply water, the pressure, the heat that the tank maintains, and the general regular maintenance that is performed on the tank. According to the Consumer Safety Commission, at 120 deg. F, it takes 5 minutes of constant contact to produce a third degree burn. At 130 deg. F, the exposure time is reduced to 30 seconds. At 140 deg. F, the exposure time is reduced to 5 seconds. At 150 deg. F, the exposure time is reduced to 1.5 seconds. Lowering the temperature can reduce the risk of burns and save on your energy bill. Temperature pressure relief valves (TPRV) on water heaters are not tested during the inspection because they can fail to reset. Most manufacturers recommend regular testing to help assure safe performance.

Washer/Dryer Connections:

*Washer Connections:*

Rubber hoses. Suggest upgrade to stainless steel (no-burst) washer feeds.

*Dryer Connections:*

4 prong outlet. Outlet is missing a cover. This is a **safety issue**. Clean out lint and maintain your dryer and dryer duct periodically to ensure safe operation and proper performance. Faulty dryer vents are a safety issue. The best vents are smooth-walled metal vents that travel short distances. All other types should be regarded as suspect and should be inspected twice a year to ensure that they do not contain trapped lint or moisture. Note that if screening is installed on the exhaust hood, it is prone to clogging and may be a fire hazard.

Main Bathroom:

*Tub/Shower:*

Leak at the faucet. Note staining.

Master Bathroom:

*Tub/Shower Walls:*

Some black "mold-like" staining where shower wall meets the ceiling.

## ELECTRICAL

Sub Panel:

*Condition:*

Grounds mixed with neutrals. A licensed electrician should repair this condition. This is a **safety issue**.

Accessible Wiring:

*Basement*

Some basement wiring is not complete.

Junction Box Covers:

*Condition:*

Install junction box covers where missing - basement.

Breakers:

*Condition:*

There schematic does indicate that the main box is designed for split or "mini" breakers. However, some mini breakers are not in the proper location. A licensed electrician should inspect and/or repair this condition. This is a **safety issue**.

GFCI Outlets:

*Condition:*

Outlets in the unfinished basement are not GFCI protected. A **safety issue**. When existing receptacles are replaced in locations where GFCI protection is currently required, the replacement receptacles must be GFCI protected. This includes the replacement of receptacles in bathrooms, garages, outdoors, crawlspaces, unfinished basements, kitchen countertops, rooftops or within 6 feet of laundry, utility, and wet bar sinks.

Switch/Outlets & Covers:

*Condition:*

Some coves are missing. This is a **safety issue**. Only a representative number of switches, outlets and fixtures which are readily accessible, were tested.

## CENTRAL HEATING

### Pipes and Fittings:

#### *Condition:*

Corrosion. Monitor for leaks.

### Electric Baseboard:

#### *Condition:*

Electrical outlets are not allowed above electric convectors, This is a **safety issue**.

## AIR CONDITIONING

### Condensate and Refrigerant Lines:

#### *Condition:*

Missing insulation. Tests are not conducted on coolant systems. Therefore, no representation is made regarding coolant charge or line integrity.

## GENERAL LIVING AREA

### Ceilings:

#### *Ceiling Type and Condition:*

Past water staining at several locations. Not active. Staining noted on the basement ceiling, office ceiling and bedroom ceiling.

### Floors:

#### *Floor:*

Cracked tile near the rear entry, some rugs are improperly secured.

### Doors:

#### *Door(s):*

Some door frame damage, one 2nd floor failed to latch.

### Fireplace / Stove:

#### *Fireplace(s):*

Creosote buildup noted. A complete cleaning and evaluation by a licensed CSIA chimney sweep or fireplace tech is recommended prior to use. The fireplace and flue should be professionally cleaned prior to use and prior to closing. This inspection is not to be considered a professional warranty of the condition of the fireplace, chimney, flue and damper. We recommend a level 2 inspection.

### Interior Stairs:

#### *Interior Stairway/Railings:*

Upper portion is missing a handrail.

### Attic:

#### *Sheathing*

Type: Plywood, Observed black "mold-like" stained roof backings, indicating excessive moisture and insufficient ventilation.

#### *Insulation Type and Condition:*

Type: Fiberglass, Fiberglass Batts. Staining at roofing nails indicates lack of insulation.

### Ventilation:

#### *Type and Condition:*

#### Ratings:

*Type:* Ridge Vent, Soffit Vents, Roof Vent. Many soffit channels are collapsed/damaged. Lack of adequate ventilation.

### **Kitchen and Interior Accessories**

#### Kitchen:

##### *Cabinets:*

Some doors need adjusting. Indications are that the cabinets are secured with sheetrock screws. Properly secure loose cabinet door hinges and hardware where needed. This is a **safety issue**.

##### *Floor:*

*Type:* Tile. Cracked.

This inspection was performed according to the 266 CMR 6.00 "Standards of Practice" of the Commonwealth of Massachusetts. Hawkeye Home Inspections home inspectors are professionals who adhere to uniform standards for disclosing building deficiencies and a code of ethics that requires members to discharge their duties with fairness and impartiality to all. This report supersedes all previous communications and represents a visual evaluation of those components outlined in our contract that were accessible on the day of the inspection only. This report does NOT represent an endorsement for or against the purchase of real estate and there are **no expressed warranties expressed or implied in conjunction with the inspection of the premises**. The components of this report are not assignable to third parties; the report is confidential and shall not be revealed to anyone without your authorization. **You are urged to spend the time needed to review each part of the inspection report to make sure that it accurately documents the visual problems that were disclosed to you during the hours of the home inspection. If you have any questions or require further clarification, please call our office for free assistance. If you should desire a "return visit inspection", the following fee schedule will apply: \$210.00 for the first hour and trip charge and \$120/each additional hour.**

To prevent "false expectations", please understand that the task of a home inspector is to function as a "general practitioner" who is trained to be a professional in the identification of typical home deficiencies. The inspector performs a visual examination to identify certain components, state their general condition, locate tell-tale problems and then recommends that you consult with appropriate tradesmen or other experts for further evaluation and repair estimates. Be advised that a home inspector will not find every little problem during the several hours spent at the site. For that reason, undisclosed problems are often revealed during repairs or after further evaluation by tradesmen. A home inspector does NOT perform destructive testing; he can NOT see through walls, move furniture or stored goods nor predict the future. **DISCLAIMER: Those defects hidden or concealed at the time of the inspection are EXCLUDED from this report.** Buying real estate is a speculative investment in spite of a limited visual home inspection. While you still incur some risk, the inspection report does represent an educated and impartial second opinion. For your added protection, you should recognize the owner/seller is the best source of information regarding the history of the home. Try to obtain an honest disclosure of known problems prior to purchase. You should carefully review any available owner/seller disclosure forms. **The following is an opinion report expressed as a result of the inspection. Please take the time to read the report so you understand the contingent and limiting conditions and definition of terms. This will enable you to clearly understand the inspector's observations, analysis, and recommendations.**

This report is **CONFIDENTIAL** and is furnished solely for the use and benefit of the customer. It is not to be used for the benefit of any other party not named in the report and the Inspection Agreement. This report is the copyrighted work of The Hawkeye Companies. Reproduction of this report without the expressed written consent of The Hawkeye Companies is prohibited.

## REQUIRED HANDOUT PURSUANT TO 266 CMR 6.08

Pursuant to M.G.L. c. 13, s. 97A, and 266 CMR 6.08 Home Inspectors and Associate Home Inspectors are required to provide a document outlining the procedures and benefits of a home energy audit to all Clients purchasing a single-family residential dwelling, a multiple-family residential dwelling with less than 5 dwelling units or a condominium unit in structure with less than 5 dwelling units.

### CONCERNED ABOUT RISING ENERGY COSTS? MASSSAVE CAN HELP.

There are so many great reasons to make energy-saving changes to your home—reduced energy costs throughout the year, improved home comfort, and lower greenhouse gas emissions.

- MassSave may provide you a no-cost home energy assessment to identify the energy-saving improvements that are right for you.
- MassSave may provide money toward the cost of purchasing and installing approved energy-saving measures and money-saving rebates when you install qualifying energy efficient equipment.

**Get started today. Call MassSAVE at 866-527-7283 or go to [www.masssave.com](http://www.masssave.com) for more information or to schedule your home energy audit.**

### Hawkeye Rating System

| Rating                            | Definition   |
|-----------------------------------|--|
| <b>A = Performs As Intended</b>   | Item functions as intended   |
| <b>B = Marginal Performance</b>   | Item shows wear and performs marginally. Maintenance, upgrade, or repair Recommended.          |
| <b>D = Defective/Safety Issue</b> | Item is Defective and/or presents a Safety Issue. Maintenance, upgrade, or repair is Required. |
| <b>N = Not Rated</b>              | Not inspected. Not readily accessible or not present. No Rating.                               |
| <b>F = Further Consult</b>        | Further consultation with licensed contractor is advised.                                      |

## INSPECTION INFORMATION

*Inspection Address:*

Some Street  
Somewhere, MA 00000

*Inspection Date:*

10/29/2016.

*Year Built*

1989.

*Total Area*

2800 square feet.

*Client Name:*

Client Name

*Client Email:*

[clientemail@email.com](mailto:clientemail@email.com)

*Buyer's Broker*

Broker Name, Real Estate Brokerage, MA

*Seller's Broker*

Broker Name, Real Estate Brokerage, MA

*Inspector:*

Peter Ottowitz; Michael Howe, Assistant.

*Individuals Present:*

Buyer's Broker, Buyers.

*Outside Temperature:*

40-50 F.

*Ground Conditions:*

Wet.

*Current Weather Conditions:*

Some Rain.

*Past Day Weather Conditions:*

Partly Cloudy.

*Inspection Conditions:*

Vacant Property.

*Radon*

Not tested by Hawkeye. This inspector noted a radon mitigation system on a home near 138 W. Plain Street.  
Consider conducting a radon test.

*Viewing Orientation*

Front of home.

*Obstructions*

None.

*Inspection Start Time:*

9:00 AM.

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*Inspection Finish Time:*  
11:30 AM.

## EXTERIOR

### General Comments:

#### Comments

This inspector noted a radon mitigation system on a home near inspection address. Consider conducting a radon test.

### Chimney:

**A B D N F**

#### Condition of Masonry Chimney:

*Location:* Left, *How Inspected:* Binoculars. The condition of the flue liners or determining whether they are present is not part of this inspection. Consider adding a rain cap.



### Chimney(s):

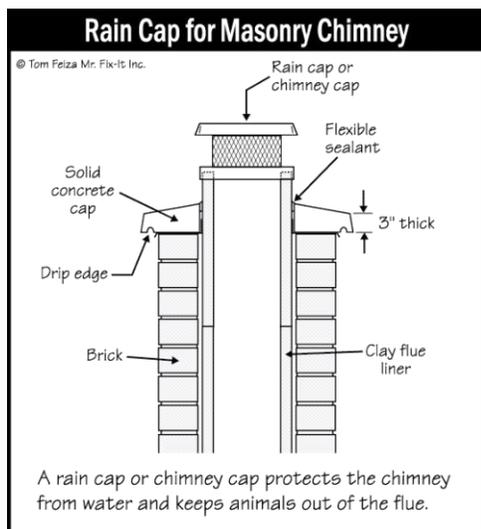
#### Condition of Wood Chimney/Chase:

#### Chimney Caps

Purpose: Chimney caps, also called rain covers, are one of the most inexpensive preventive measures you can take to prevent water penetration and damage to a chimney. A well designed cap will keep water out and prevent birds and animals from entering and nesting. They also function as spark arrestors-preventing sparks from landing on the roof or nearby combustible materials.

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F030  
**example-rain cap**

**Roof:**

*General Comments*

We suggest that you verify the age of the roof with the selling party. Roofing material performance estimates relate to typical conditions, assuming proper installation and maintenance. The actual life of the roofing material can be influenced by external sources like weather extremes, internal attic conditions, roof ventilation, house orientation, conditions caused by trees and vegetation or mechanical damages. Roofs, skylights and flashings are not water tested for leaks.

*Structure Type:*

Hip.

*Surface Type:*

Asphalt Shingles.

*How inspected:*

Binoculars.

*Roof Penetrations:*

Vent Stack, Roof Vent.

**A B D N F**

*Condition of Roof Structure:*

*Condition of Roof Surface:*

Estimated remaining life of 12 years +/- 2 years. Moss/algae/lichen noted on roof surface. Consider installing Zinc strip to prevent growth. Zinc strips are sometimes used to inhibit the growth of lichen, moss, algae and fungus. They work with any wood, flat tile, metal or composition roof. The natural action of rain water time -releases zinc carbonate, a proven fungistat, w they washes down the roof, preventing destructive moss, algae and fungus growth. This is a visual inspection. Typically asphalt or fiberglass roofing shingles generally have a service life of approximately 25-30 years in this area of the country. Shingle life may be affected by a number of factors including quality, color, insulation, roof ventilation, exposure etc. As a roof approaches the end of its economic life expectancy, patching becomes increasingly necessary, due to an incased likelihood of leakage in the last few years of roof life. It is virtually impressible to detect a leak except if it occurring or by specific water tests which re beyond the scope of this inspection. Roofs do leak. Even a roof that appears

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in good functional condition may leak under certain circumstances. This is not a warranty to guarantee of the roof system.

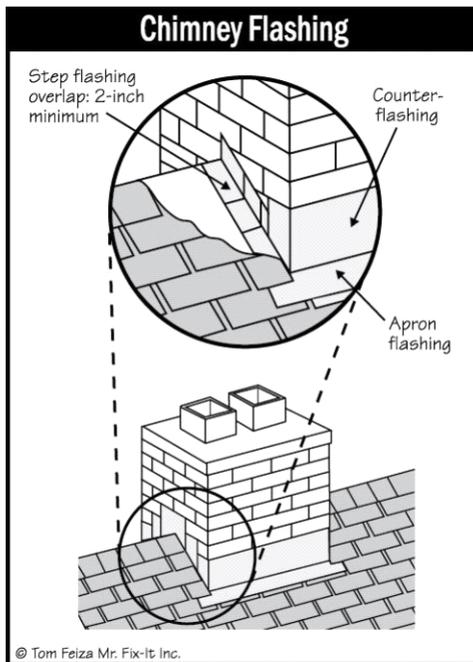
**A B D N F**

*Condition of Exposed Flashings:*

- Chimney flashing is not mechanically integrated with the shingles.



**example-flashing not integrated**



© Tom Feiza Mr. Fix-It, Inc.

F014

**example of mechanically integrated**

**Plumbing Vent Stacks**

*Vent Stacks:*

- Boot is damaged.



**bathroom vents/vent stack boot damage**

**Gutters and Downspouts:**

**A B D N F**

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*Type and Condition*

*Type:* Aluminum gutters. Gutter system exhibits improperly secured downspout at the front left. Disconnected downspouts present. Gutter components are scattered near the foundation. Gutters need cleaning. Gutters and subsurface drains are not water tested for size, leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.



example-downspout component



abandoned downspout elbow



example-improperly secured downspout



gutters need cleaning

**Dormers**

*Dormers:*

**Trim: Eaves/Soffits/Cornerboard/Window**

*Type and Condition:*

*Type:* Wood Trim. Rotted trim noted at front gutter near main entry. Remove, evaluate and repair rotted and deteriorated wood trim as needed.

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**Siding:**

**A B D N F**

*Type and Condition:*

This is a visual inspection only. Some paint peeling. Some loose nails. The inspector cannot make judgments regarding the conditions behind exterior covering of walls. Every reasonable effort is made to look for indications of pest or moisture damage to walls and other structural systems. However, it is beyond the scope of this inspection to make judgments about concealed conditions in these areas. If it is suspected that concealed damage may be possible, then a licensed contractor should make a more detailed and exhaustive evaluation of the areas that are suspected of hidden damage. Repair or replacement is needed. Suggest further evaluation by a contractor to determine scope of work and costs. Determining the presence of asbestos or hazardous materials is beyond the scope of this inspection, Siding should be about 6" from soil whenever possible. Peeling paint, some siding is not secure.



**example-peeling paint**



**rear of home**



**example-loose nails**

**Windows:**

*Predominant Type:*

Double hung, newer, Double Glazing.

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*Overall Condition:*

Some screens are missing. Some screens are stored in the basement.

**A B D N F**

*Type and Condition of Sills:*

**Exterior Doors:**

*Main Entry Door & Side Front Door:*

Key bolt locks may be a safety issue for young children.



*Rear Slider:*

Door is difficult to open.



*Rear Entry Door:*

Note metal plate at the threshold. May be covering past damage. Not accessible. Key bolt locks may be a safety issue for young children.

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metal plate

**A B D N F**

*Doorbell*

Front and Rear.

**Porches/Decks/Lanais:**

*Rear Deck:*

Not fully accessible. Some worn paint. Some balusters exhibit some dryrot. Deck is bolted to the home. Not built to current requirements but the integrity of the deck is acceptable.



no metal standoff



example-minor rot

**Exterior Stairs**

*Front Stairs:*

*Materials:* Concrete. Inadequate footing.

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front stairs



note gap under the front stairs

**A B D N F**

*Rear Stairs:*

- Platform at the asphalt driveway is sitting on soil.

**Foundation:**

*Materials & Condition:*

- Concrete. Note gap between main foundation and foundation of office.



settling crack/gap

*Basement Windows:*

- 

*Window Wells:*

- Clean out window wells as needed. Add covers.

**Exterior Plumbing:**

*Condition:*

- Front and rear faucets are "on". Exterior faucets should be shut off and drained during the colder months to prevent frost damage. This is done by a means of a valve located in the home - most often in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibs cannot be tested when turned off.

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**Oil Fill & Vent Pipes**

**A B D N F**

Condition:

- 

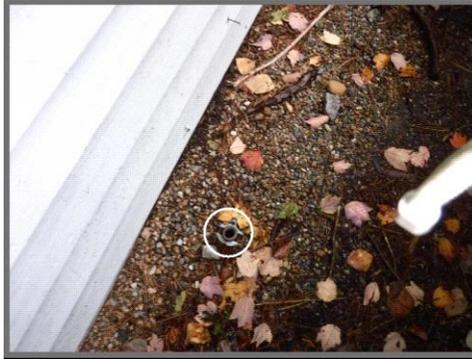
**Exterior Electrical:**

Service Entry:

- Type: Overhead-Weather Head/Drip Loop with Conduit Drop. Obtain a seller's disclosure regarding abandoned grounding rod.



meter



abandoned grounding rod

Exterior Outlets:

- Rear GFCI outlet failed to trip. Front outlet is not GFCI protected. One side of the front outlet exhibits loose wiring. This is a **safety issue**.



front outlet-failed to trip



rear GFCI outlet-failed to trip

Exterior Lighting:

- 

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## Yard Drainage

**A B D N F**

*Grading/Drainage Conditions:*

## Grading at the Foundation

*Gen Info:*

Where possible, soil should be pitched at a minimum of 1/2"/foot and extend to 10' beyond the foundation. Other means of water management such as small trenches or swales may be employed to help control water around the structure. This helps in controlling moisture in the basement by minimizing casual water accumulation at the foundation wall. We recommend asking the seller about water problems, including but not limited to water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure and drainage systems.

*Grading/Drainage Conditions:*

## Walkways:

*Type and Condition:*

*Type:* Flagstone. Concrete. Note deterioration at front side door... Trim bushes away from the walk.



**deterioration-front side entry**

## Driveway(s):

*Type and Condition:*

*Type:* Asphalt, Cracked and heaving driveway present. Small fissures and holes in an asphalt surface can quickly expand into larger gaps and potholes if snow and ice get into them. Clean out the fissures and gaps. Once dry, use a caulk gun and inject a sealant.

### Ratings:

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example of heaving

### Garage General Comments:

*Shed:*

The Shed is not part of this inspection. Footings appear to be wood. Keep soil away from the siding to prevent further dryrot.



shed

### Additional Important Information:

Advise regular inspection of your roof flashing.

-Due to limited access to the flashing, the findings in this report only apply to the exposed flashing and/or accessible evidence of flashing failure.

-The condition of the flue liners or determining whether they are present is not part of this inspection. It is recommended that you further investigate this component. Local regulations in some communities require the presence of a flue liner when using certain fuels. Consult your local authorities.

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## BASEMENT

### Basement Stairs:

**A B D N F**

Condition:

Missing balusters. This is a **safety issue**.



example-missing balusters



example-missing balustrades

### Sill:

Type and Condition:

Type: Wood. Past staining noted. No active staining noted.

### Windows:

Condition:

### Foundation:

Type and Condition:

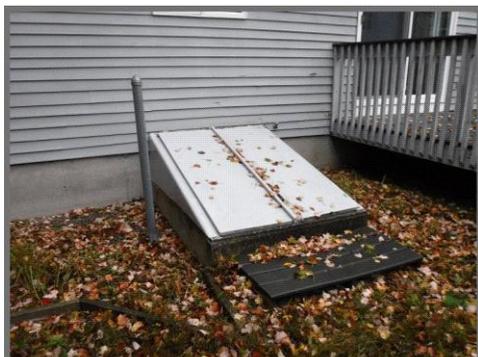
Type: Concrete. This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to areas around the exterior of the exposed areas of the foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the conditions of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built closed to the ground, where not viewing or access is possible. These areas as well as others too low to enter, or in some other manner are not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. We inspect the structural components, including the foundation and framing, by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible.

**Basement Entrance:**

**A B D N F**

*Type and Condition:*

*Type: Metal Bulkhead. Some rust.*



**bulkhead**



**exterior basement door**

**Joists:**

*Type and Condition:*

*Type: Wood, Limited access to joists due to finished areas.*

**Subfloor:**

*Condition:*

*Floor Type: Wood Plank, Limited access due to finished construction and insulation.*

**Bridging:**

*Condition:*

**Girder(s):**

*Type and Condition:*

*Type: Wood.*

**Support Columns:**

*Type and Condition:*

*Type: Steel Lally.*

**Floor:**

*Type and Condition:*

*Type: Concrete, No full access to concrete floor due to finished flooring material.*

**Water Penetration and Dampness:**

**Ratings:**

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- B** = Marginal Performance
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- F** = Further Consultation Required

*Comments:*

- Almost every basement leaks under the right conditions. Based on a one-time visit, it is impossible to know how badly a basement may leak. While we look for evidence of past leakage during the inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping toward the home often cause basement leakage problems. Elimination of basement dampness can sometimes be accomplished by realigning gutters and/or extending downspouts to discharge some distance from the house. Basements should be kept dry and properly ventilated to minimize deterioration of structural members caused by a variety of sources. The source or amount of water penetration may not always be observable at the time of the inspection. We suggest that you consult with the seller for a historical perspective on whether or not evidence of water penetration has been noted. *Sump Pump:* None. *Dehumidifier:* None. No evidence of water penetration and dampness noted at time of inspection. The source and amount of water penetration may not be observable at the time of inspection. Hawkeye suggests you consult the owner for a historical perspective regarding previous water penetration. Past staining noted. Seal openings where there are tie rods, direct discharge from downspouts away from the foundation.



**example-tie rod/past water staining**



**water staining**

## PLUMBING

### General Comments:

Determining the integrity of the connection between the home and main water supply is not part of this inspection. Shut-off valve exclusions: water shutoff valves, including the "main" and any such valves at sinks, toilets, dishwashers, washing machines, and water heaters are never routinely operated by home inspectors. Only normal controls are tested for functionality. It is recommended that client(s) verify, prior to moving in large amounts of storage and belongings, that all shutoffs are fully functional, properly located, and easily accessible at standard and critical areas. It is not uncommon to find that shutoff valves are rusted in position, difficult to operate or they may have leaks around the valve stems when operated. On older valves, care must be used for the valve may break, leak and/or flood. Some problems, when present, can often be corrected by tightening the appropriate part of the valve. Older valves may need to be replaced to have a functioning shut off in an emergency. If problems are noted or plumbing work is required, consult with a licensed plumber.

### Plumbing Connections:

#### Water Service:

The water source is municipal. No determination was made regarding the integrity of the connection between the home and the street. Verified by observation. Note that the hot tub is not part of this inspection.



**A B D N F**

#### Accessible Water Supply Lines:

*Type:* Copper, Copper pipes usually have a life expectancy as long s 60 years before needing to be replaced. However, a lot depends on the acidity of the water.

#### Waste Service:

The waste system is private. Verified with the listing sheet.

#### Accessible Drain/Waste Lines:

*Type:* PVC. No determination was made regarding the integrity of the connection between the home and the street.

### Hot Water Storage Tank:

#### Type and Condition:

The tank was built in 2008. Indications are that the expansion tank is saturated. Monitor. The age of a hot water storage tank is only part of what determined the life of the unit. Other factors will include the condition of the supply water, the pressure, the heat that the tank maintains, and the general regular maintenance that is performed on the tank. According to the Consumer Safety Commission, at 120 deg. F, it takes 5 minutes of constant contact to produce a third degree burn. At 130 deg. F, the exposure time is reduced to 30 seconds. At 140 deg. F, the exposure time is reduced to 5 seconds. At 150 deg. F, the exposure time is reduced to 1.5 seconds. Lowering the temperature can reduce the risk of burns and save on

#### Ratings:

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your energy bill. Temperature pressure relief valves (TPRV) on water heaters are not tested during the inspection because they can fail to reset. Most manufacturers recommend regular testing to help assure safe performance.



hot water storage tank

**Washer/Dryer Connections:**

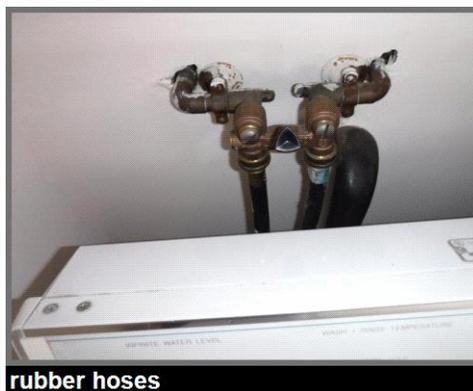
**A B D N F**

*Washer Connections:*

Rubber hoses. Suggest upgrade to stainless steel (no-burst) washer feeds.



washer/dryer



rubber hoses

*Dryer Connections:*

4 prong outlet. Outlet is missing a cover. This is a **safety issue**. Clean out lint and maintain your dryer and dryer duct periodically to ensure safe operation and proper performance. Faulty dryer vents are a safety issue. The best vents are smooth-walled metal vents that travel short distances. All other types should be regarded as suspect and should be inspected twice a year to ensure that they do not contain trapped lint or moisture. Note that if screening is installed on the exhaust hood, it is prone to clogging and may be a fire hazard.

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**Additional Important Information:**

- Operation of main valves, individual fixture shutoffs and other valves is beyond the scope of a home inspection.
- The type of sewage disposal system as noted above is determined by information provided by either seller, broker or client. It is not a determination of its actual type, design or condition. An optional inspection report is available to offer an opinion of the systems type, effectiveness and condition.
- Supply and waste line information is for reference purposes only. Hawkeye recommends you confirm this information with the municipality.
- The warranty period for water heaters vary from manufacturer to manufacturer; this should not be confused with the actual life expectancy which could be more or less. Please refer to the warranty for the extent and terms, if any.
- The laundry appliances are not operated during inspection. Observations are for identification purposes only, not determination of proper operation or termination.

**A B D N F**

*Condition:*

See Title 5 report.(310 CMR 15.00)

**Half Bathroom**

*Sink:*

*Toilet:*

*Tub/Shower Walls:*

*Ceiling:*

*Walls:*

*Floor:*

*Windows:*

*Door(s):*

*Electrical Outlet(s):*

GFCI protected.

*Heat Source:*

Type: Baseboard.

**Main Bathroom:**

*Sink:*



**A B D N F**

*Toilet:*

*Tub/Shower:*

Leak at the faucet. Note staining.



**bath tub**



**past leaking/stain**

*Tub/Shower Walls:*

*Ceiling:*

*Walls:*

*Floor:*

*Windows:*

*Door(s):*

*Electrical Outlet(s):*

**A B D N F**

*Ventilation Fan:*

Vents to the outside. Consider insulating the vent duct.

*Heat Source:*

Type: Baseboard.

**Master Bathroom:**

*Sink:*

*Toilet:*

*Tub/Shower:*

Shower.

*Tub/Shower Walls:*

Some black "mold-like" staining where shower wall meets the ceiling.



*Ceiling:*

*Walls:*

*Floor:*

*Windows:*

*Door(s):*

*Electrical Outlet(s):*

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*Ventilation Fan:*

Vents to the outside. Consider insulating the vent duct.



example-bathroom venting/not insulated

**A B D N F**

*Heat Source:*

Type: Baseboard.

**Additional Important Information:**

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

# ELECTRICAL

**General Comments:**

This inspection does not include performing engineering services with respect to adequacy, compatibility or sufficiency of the electrical distribution, circuit breakers, disconnects or determining the short circuit interrupting current capacity. It does not include manually testing each breaker. It also does not include determining the quality of the conductor insulation, testing for electro-magnetic fields, testing for low voltage systems, performing the testing or operation of smoke detectors, telephone, and security or TV systems. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire home should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. During an inspection many areas may be obstructed and cannot be fully evaluated. If several electrical issues are observed, the client should be aware that there could be other issues hidden by stored items and belongings as well as n wall cavities and areas that cannot be seen. due diligence should be used in the evaluation of the electrical system,

**System Information:**

Supply Voltage: 120/240 Volts.

Main Disconnect Amperage: 200 Ampere.

Service Wire Size and Type: AWG #4/0, AL.

**A B D N F**

Over-Current Devices Type:  
     Circuit Breakers, GFCI Breakers.

Panel Location: Basement.

Anti-Oxidant Present: Not visible.

**Service Panel:**

Condition:

**Sub Panel:**

Condition:  
     Grounds mixed with neutrals. A licensed electrician should repair this condition. This is a **safety issue.**



**Wiring to Central Heating**

**A B D N F**

*Condition*

**Wiring to Central Cooling**

*Condition:*

**Accessible Wiring:**

*Type and Condition:*

*Type:* Romex. 266 CMR 6.05 does not require an inspection and determination of the quality of the conductor insulation.

*Basement*

Some basement wiring is not complete.

*Living Area*

*Attic*

**Wiring to:**

*Dishwasher*

*Disposal*

*Range*

*Range Fan*

*Exhaust Fans*

**Ratings:**

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*Trash Compactor*

**Fixtures:**

**A B D N F**

*Representative throughout*

*Closets*

*Stairways*

**Grounding/Bonding:**

*Condition:*

**Junction Box Covers:**

*Condition:*  
     Install junction box covers where missing - basement.



**example-missing cover**



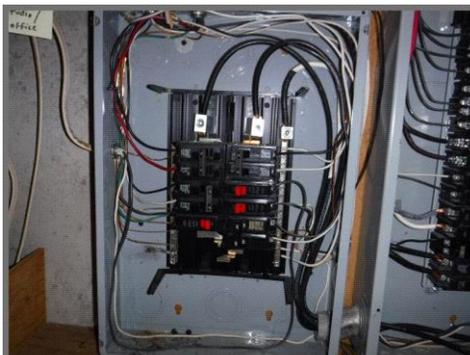
**example- incomplete wiring**

**Breakers:**

*Condition:*  
     There schematic does indicate that the main box is designed for split or "mini" breakers. However, some mini breakers are not in the proper location. A licensed electrician should inspect and/or repair this condition. This is a **safety issue**.



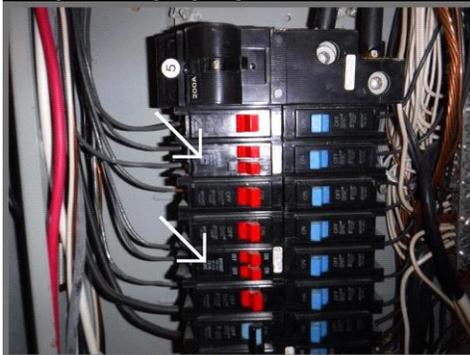
main panel



sub panel-improperly wired



breakers were not identified



example-mini breakers-improper location

**GFCI Outlets:**

**A B D N F**

Condition:

- Outlets in the unfinished basement are not GFCI protected. A **safety issue**. When existing receptacles are replaced in locations where GFCI protection is currently required, the replacement receptacles must be GFCI protected. This includes the replacement of receptacles in bathrooms, garages, outdoors, crawlspaces, unfinished basements, kitchen countertops, rooftops or within 6 feet of laundry, utility, and wet bar sinks.



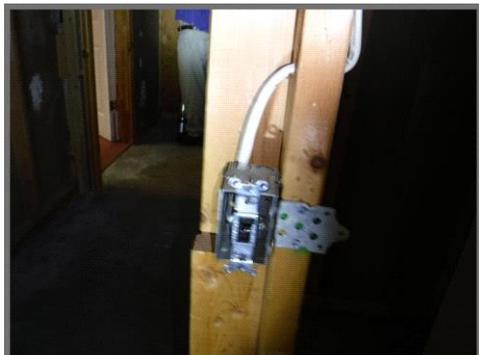
example-basement outlet-not GFCI protected

## Switch/Outlets & Covers:

**A B D N F**

*Condition:*

- Some covers are missing. This is a **safety issue**. Only a representative number of switches, outlets and fixtures which are readily accessible, were tested.



**example-missing cover**

## Fire/Smoke Detectors:

*General Information*

The inspection for both the smoke and carbon detectors is done by the local fire department prior to losing. The certificate of compliance will need to be brought to the closing. The lender's attorney will most certainly ask for this document and you will probably not be able to close on your property without it.

## CO Detectors:

*General Information:*

Carbon monoxide (CO) is a by-product of combustion, present whenever fuel is burned. Check with the Commonwealth's regulations regarding the positioning of CO detectors.

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**F** = Further Consultation Required

**Ceiling Fans:**

**A B D N F**

*Condition:*

Kitchen area.

**Built-In Vacuum System:**

*Condition:*

**Additional Important Information:**

- The decision to upgrade electric service can be influenced by client's need, local regulations and mortgage lending institutions.
- The present main over-current protection capacity is not always an indication of its maximum capacity. Consult with an electrician for Amperage verification.
- Once or twice a year flip circuit breakers off and on to maintain good mechanical contact. Regular testing of the GFCI protected outlets/circuits is advised per manufacturer's recommendation.
- Furnishing and living conditions allow for only random testing of electrical outlets. Light switches and light fixtures are not part of this inspection and are not rated.
- Smoke and CO detectors should be present and approved by the local fire department prior to purchase. Hawkeye makes no representation as to the operability or installation.

## CENTRAL HEATING

### General Information:

*General Information*

This is a limited visual inspection of the components of the central heating system in accordance with 266 CMR and the American Society of Professional Real Estate Inspectors. This inspection does not address the adequacy of the size of the heating unit, heat distributing units, or compliance with local codes. The system(s) should have a yearly tune-up by a heating professional. Dangerous levels of Carbon Monoxide may be present when heating systems are faulty or improperly maintained. Carbon Monoxide is an odorless and tasteless gas that poses severe health risks. Exposure to sufficient levels can result in death. Heating systems should be serviced on a regular basis to help ensure proper and save operation. Safety devices are not tested. The heat exchanger is not inspected as it is not accessible. Thermostats are not checked for calibration or timed functions nor are electronic air cleaners, buried storage systems, humidifiers and dehumidifiers. Also, the adequacy, efficiency or the even distribution of air throughout the home is not checked. The heat gain calculations are not part of a home inspection. These calculations are typically performed by designers to determine the required size for the heating and heat pump systems. Most heating and air conditioning (HVAC) systems manufacturers suggest yearly or semi-annual maintenance. Scheduled maintenance may be required to maintain warranty compliance. As systems age, yearly maintenance and evaluation becomes critical. We recommend that a qualified heating and air conditioning (HVAC) contractor perform routine maintenance and inspection.

*System Location:*

Basement.

*Fuel Source:*

Oil.

*Emergency Shut Off:*

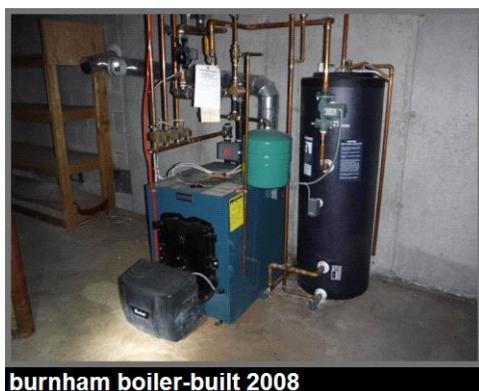
Present, *Location:* Hallway- 1st floor.

### Boiler(s):

**A B D N F**

*Type and Condition:*

Burnham brand. Built 11/2008. The average life expectancy is estimated at between 20-35 years. Some boilers last longer and some fail prematurely. Regular maintenance is needed to keep the boiler operating for many years. Any boiler that is 20 years or older should be closely monitored and serviced. Budget for a replacement if the boiler is over 30 years old. The report indicates the condition of the heating and/or cooling units on the day of the inspection, without regard to life expectancy. We suggest you obtain a major service policy or warranty, which should include annual servicing, adjustment, efficiency testing and emergency service.



**burnham boiler-built 2008**

**Ratings:**

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- F** = Further Consultation Required

**Firebox Liner:**

**A B D N F**

Condition:

**Heat Exchanger(s):**

Condition:

Note that 266 states in section 6.07 (5)(a) that the inspector is not required to test or inspect the heat exchanger. To determine the condition of the heat exchanger, major disassembly by a heating technician is required. This report does not represent the condition of the heat exchanger. If this is a concern to you, we recommend that you have this evaluated y a qualified a HVAC professional prior to signing a purchase and sales agreement.

**Chimney - Flue Liner**

Condition:

Burning gas or oil creates 1 cubic foot of water vapor for each cubic foot of gas or oil burned. When that water vapor condenses, it can deteriorate a masonry liner. Therefore, masonry liners should be monitored as the liner will eventually have to be replaced with a stainless steel or special aluminum alloy flue liner.

**Exposed Flue/Damper:**

Type and Condition:



**Non-Combustible Surfaces**

**A B D N F**

Condition:

**Expansion Tank/Extrol:**

Condition:

**Water Feed:**

Condition:

**Back Flow Preventer:**

Condition:

- 

**Pressure Reducing Valve:**

*Condition:*

- 

**Pipes and Fittings:**

*Condition:*

- Corrosion. Monitor for leaks.



**water feeder/corrosion**

**Thermostat(s):**

*Condition:*

- Three zones.

**Fuel Source**

*Type*

- Oil.

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*Condition:*

- New feed line has been installed. Tank was built in 1989. The inspection of the oil tank is visual only. This inspection is not intended to predict the remaining life of the oil tank. Determining the condition of the fuel tank(S) is beyond the scope of this inspection. We recommend consulting with a heating professional for full evaluation of the tank(s). 266 CMR 6.04 excludes the inspection of active oil tanks. Effective July 1, 2010, an owner of residential property utilizing a heating oil tank for consumptive use on the premises with 1 or more fuel supply lines or return lines in direct contact with concrete, earth or other floor surfaces shall: 1. Enclose any fuel supply line with a continuous non-metallic sleeve; 2. Cause an oil safety valve to be installed at the tank end of any fuel supply line in accordance with the manufacturer's instructions, or 3. Employ any other release prevention method approved by the Board. This is provided, however, that the upgrades described in clauses 1-3, including, shall not be required if the burner is located above the fuel storage tank and the entire fuel supply is connected to, and above, the top of the tank.

**Heat Distribution Method**

**A B D N F**

*Type*

- Circulating Pump.

*Condition:*

- 

**Gauges:**

*Condition:*

- 

**Pressure Relief Valve:**

*Condition:*

- 

**Low Water Cut-Off**

*Condition:*

- 

**Hydronic Baseboard Units:**

*Condition:*

- 

**Air Filter:**

*Condition:*

- Located in the ceilings.

**Electric Baseboard:**

*Condition:*

- Electrical outlets are not allowed above electric convectors, This is a **safety issue**.

**Ratings:**

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**example-outlet over electric heater**

### **Additional Important Information:**

This report indicates the condition of the heat plant on the day of the inspection without regard to life expectancy. We suggest that you obtain a major service policy for the heat plant from a dealer or HVAC contractor, which should include annual servicing, adjustments, efficiency testing, warranty and emergency service.

Relief valves, valves, gauges, control components, switches, and other safety devices cannot be tested. They are listed on the report to denote that they were observed in place in the system.

## AIR CONDITIONING

**System Type**

*System Type* Split.(2)

**General**

*Unable to Operate*

If the outside temperature has not been at 65 deg. F for the past 24 hours, an air conditioning system cannot be checked without the possibility of damaging the compressor. In this situation, it is suggested that the present owner of the property warrant the operational status of the unit on a one-time startup and cool-down basis when warmer weather allows. Below 65 deg. F, the refrigerant in the system can migrate to the compressor crankcase, condense into a liquid state, and mix with the compressor oil. If the compressor is started in cold conditions, it is forced to pump liquid refrigerant and oil. This will damage or ruin the compressor since the compressor is only designed to compress refrigerant as a gas. It will also cause lubrication problems because the compressor oil would be pumped out of the crankcase with the liquid refrigerant.

**A B D N F**

*Condition:*

- S/N of one compressor is 5189C0083 indicating that both air conditioning systems were built in March, 1989. The air conditioning systems are fully depreciated.



**compressors**

**Compressor Slab/Base:**

*Condition:*

- 

**Air Handler:**

*Type and Condition:*

- 

**Evaporator Unit:**

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*Condition:*

- Unit at the main residence has no float switch; unit over the office space has a float switch. Overflow pan is missing. Consider installing a float switch to prevent ceiling damage. Fully depreciated.



attic unit



evaporator- office attic

**Cooling System (Ducted Systems):**

**A B D N F**

*Type and Condition:*

- 

**Electric Disconnect:**

*Condition:*

- 

**Condensate And Refrigerant Lines:**

*Condition:*

- Missing insulation. Tests are not conducted on coolant systems. Therefore, no representation is made regarding coolant charge or line integrity.



example-damaged insulation

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## GENERAL LIVING AREA

### General Information

*Condition:*

Judgments to interior spaces are limited by the furnishings, rugs, carpets, stored items, wall coverings, paneling or any items that are not part of the structure and cannot be easily moved to permit viewing. This includes any doors or windows that are secured, weatherized or otherwise covered or sealed that can only be opened by the owner or authorized agent of the owner. Only the general condition of the visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of the floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather or lighting conditions.

### Ceilings:

**A B D N F**

*Ceiling Type and Condition:*

Past water staining at several locations. Not active. Staining noted on the basement ceiling, office ceiling and bedroom ceiling.



example-stained basement ceiling

### Walls:

*Wall Type and Condition:*

### Floors:

*Floor:*

Cracked tile near the rear entry, some rugs are improperly secured.

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**example-cracked tile/rear entry**

**Windows:**

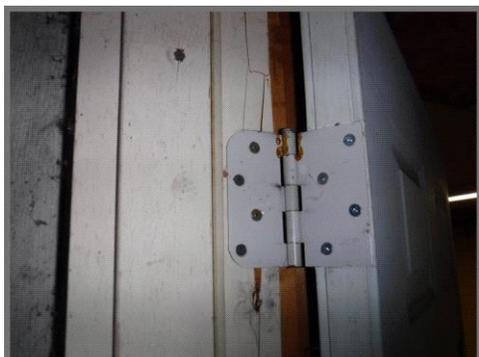
**A B D N F**

Windows:

**Doors:**

Door(s):

Some door frame damage, one 2nd floor failed to latch.



**example-damaged door frame**

Bedroom Doors:

One 2nd floor does not latch.

**Fireplace / Stove:**

*General*

A Level 1 inspection by a chimney sweep is done 1. As a routine cleaning of the flue or 2. Direct replace of a similar appliance. A Level 2 inspection by a chimney sweep is recommended 1. After the sale or transfer of property, after an operating malfunction or an external event is likely to have caused damage to the chimney; 2. Addition or removal of one or more connected appliances, or the replacement of an appliance with one of a different type, a different input rating or different efficiency and 3. Prior to relining or the replacement of the flue lining.

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*Fireplace(s):*

- Creosote buildup noted. A complete cleaning and evaluation by a licensed CSIA chimney sweep or fireplace tech is recommended prior to use. The fireplace and flue should be professionally cleaned prior to use and prior to closing. This inspection is not to be considered a professional warranty of the condition of the fireplace, chimney, flue and damper. We recommend a level 2 inspection.

**Interior Stairs:**

**A B D N F**

*Interior Stairway/Railings:*

- Upper portion is missing a handrail.



**Attic:**

*Gen Info*

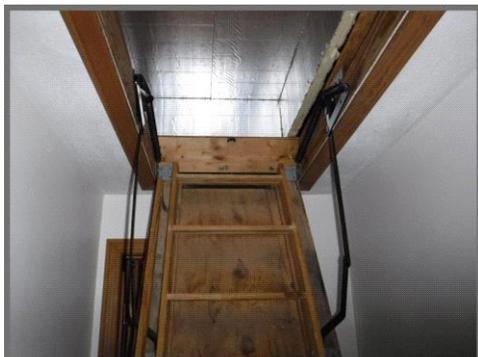
There is the presence of lighting.

*Attic Access Type and Condition:*

- Type:* Ceiling Scuttle at the office. Insulate the cover, Pull Down Ladder. When it is feasible to do so, the inspector will traverse the attic. If, in the inspector's opinion, doing so could be hazardous to the inspector or damage components in the home, the attic will not be traversed or fully traversed. According to the US Department of Energy, an attic access that is not insulated is a big hole and deficiency in the thermal barrier between the attic and the conditioned space. This gap in attic insulation increases heat loss in the winter and heat gain in the summer. An unsealed attic access can potentially leak the same amount of air supplied by a typical bedroom heating duct (approx., 100 cfm). To insulate an attic access, a lightweight movable box or panel can be constructed from rigid foam to fit over the access from the attic side. For more information go to [www.erere.genenergy.gov](http://www.erere.genenergy.gov). While in the attic, we look for signs of water penetration and also consult with the seller's disclosure. There were no disclosures. Some attics are not inspected or only partially inspected, due to insufficient or no access. Other factors may also prevent or limit the inspection - such as unsafe conditions, insufficient height, missing flooring, cluttered areas, and covered and difficult entry... At the time of the inspection we inspect a representative sample of structural members and sheathing. *Attic Lighting:* in place.

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entry to main attic



entry to space over the office

**A B D N F**

*Roof Framing:*

*Support Type:* Wood Rafters.

*Sheathing*

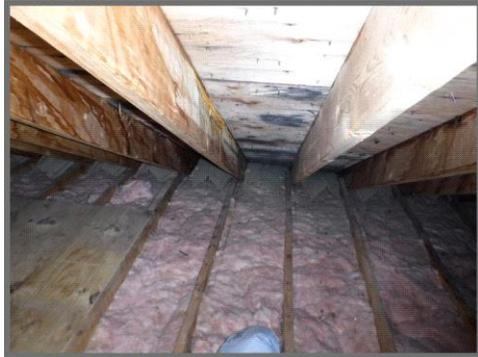
*Type:* Plywood, Observed black "mold-like" stained roof backings, indicating excessive moisture and insufficient ventilation.



example-black "mold-like" staining



example-black "mold-like" staining



black "mold-like" staining

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*Collar Ties*

**A B D N F**

*Ceiling Joists:*

*Type: Wood Timbers.*

*Insulation Type and Condition:*

*Type: Fiberglass, Fiberglass Batts. Staining at roofing nails indicates lack of insulation.*

**Ventilation:**

*Type and Condition:*

*Type: Ridge Vent, Soffit Vents, Roof Vent. Many soffit channels are collapsed/damaged. Lack of adequate ventilation.*



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## Kitchen and Interior Accessories

### Kitchen:

**A B D N F**

*Sink:*

Temp: 125F.

*Counters:*



*Cabinets:*

Some doors need adjusting. Indications are that the cabinets are secured with sheetrock screws. Properly secure loose cabinet door hinges and hardware where needed. This is a **safety issue**.

*Ceiling:*

Type: Sheetrock.

*Walls:*

Type: Sheetrock.

*Floor:*

Type: Tile. Cracked.

*Windows:*

*Door(s):*

*Electrical Outlets:*

GFCI protected.

*Heat Source:*

Type: Baseboard.

### Additional Important Information:

-Unless otherwise noted, all appliances listed are working on the day of the inspection. Hawkeye Home Inspections does not represent a guarantee or warranty of the continuous operation of the appliances. Self-cleaning mechanism, oven convection systems, timers, clocks, thermostats, gasket or seal performance and cosmetic blemishes are not part of this inspection report. Fridges, microwave ovens, laundry washing machines and dryers are not included.

The fireplace flue liners are not included in the inspection. Test fires are not started as a part of this inspection. Fireplaces are inspected visually only. When purchasing a home with a fireplace it is good practice to have the fireplace and flue inspected by a licensed CSIA chimney sweep prior to use.

**MAJOR APPLIANCES**

**General Comments:**

*General Comments:*

The Massachusetts Regulation 266 CMR does not require home inspectors to inspect appliances. As in the case with interior decor, purchasers should make sure that the condition (age, cleanliness and functionality) of appliances meets their expectations. Self or continuous cleaning ovens, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances re not moved during the inspection. Portable dishwashers are not inspected as they require connection to facilitate testing. Microwave units re not tested. Please consult the seller's disclosure about the appliance, its age, warranties and performance.

The Massachusetts Regulation 266 CMR does not require home inspectors to inspect appliances.

**Range(s):**

**A B D N F**

*Range*

*Fuel Type:* Electric.

**Oven:**

*Oven(s):*

**Dishwasher:**

*Dishwasher:*



**Disposal:**

*Waste Disposal(s):*

It is not recommended to use a garbage disposal in combination with a septic system. A garbage disposal can double the amount of solids added to a septic tank and should be used wisely. There are disposals that are specifically designed for septic systems. If the town does not allow a disposal to be connected to a septic system, we suggest removing disposal.

**Ratings:**

- A** = Performs As Intended
- B** = Marginal Performance
- D** = Defective and/or Safety Issue
- N** = Not Rated
- F** = Further Consultation Required

**Trash Compactor:**

**A B D N F**

*Condition:*

Not tested.



**Range Hood/Exhaust Fan(s)**

*Ventilation:*

The exhaust vent is a re-circulating filter type.

**Refrigerator(s):**

*Refrigerator*

The refrigerator in the basement is not part of this inspection.



**refrigerator/microwave/compactor**



**basement refrigerator**

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