



## Your Home Inspection Report

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

## INFO

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

File # 12,000  
PAGE 1




Your New Home

### General Information

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

### Customer Information

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

	<b>MARGNL</b> - Marginal, maintenance needed <b>UNSAT</b> - Unsatisfactory - repair / replace <b>SAFETY</b> - Is or can be a hazard  N/A - Not applicable INAC - Inaccessible; partially or fully OK - Typical condition	<b>Structure</b> Finn & Associates Drew Finn-The Home Inspector 413-684-2019 Drew@HIP123.com	File # 12,000 PAGE 2
A: Foundation <b>B: Found. cracks</b>	<b>MARGNL</b>	<b>OK</b> A: <b>B:</b> Small crack on back foundation wall, water stains from apparently a small amount of water entry at times. Correcting yard drainage should reduce the amount of water entry.	
C: Sills D: Joists E: Rafter/truss F: Main beam G: Columns H: Wood rot		<b>OK</b> <b>OK</b> <b>OK</b> <b>OK</b> <b>OK</b> N/A H: No wood rot seen in accessible, inspected structural areas; rot could exist in areas out of view.	C: Sills were partially or not visible during the inspection. D: E: F: G: I:
I: Insect damage <b>J: Bsmt. water</b>	<b>UNSAT</b>	N/A I: <b>J:</b> Water was entering the back side of the house, apparently from the poor drainage outside. The water was not running into the sump pump.	
<b>K: Sump pump</b>  <b>L: Air moist.</b>	<b>SAFETY</b>  <b>SAFETY</b>	<b>K:</b> Cover sump pit for child SAFETY. Motor to sump pump ran. No water was present in sump; unable to verify operability. A second sump pump is recommended, the water that was entering did not run into the sump present. Seal around gas line through basement wall and correct yard drainage to reduce water entry. <b>L:</b> Add dehumidifier(s), close windows/vents in basement/crawl spaces during humid weather (dew point above 50 degrees). Conditions exist that promote mold growth (elevated levels of moisture in the air).	
<b>M: Bsmt. entry</b>  N: Other	<b>UNSAT</b>  N/A	<b>M:</b> Basement exterior entry doors do not seal effectively to the outside, replace the doors. N:	




**Crack in foundation wall is NOT a structural concern, some water weeps in**



**Water leaking into basement; seal around gas pipe & correct yard drainage to reduce**

**SYSTEM NOTES**

Support struct	Basement
Foundation	Poured concrete
Wall type	Wood frame
Floor type	Wood frame
Main beam	Plywood beam
Column	Steel
Roof structure	Rafters

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




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



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

**SYSTEM NOTES**

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


	<b>MARGNL</b> - Marginal, maintenance needed <b>UNSAT</b> - Unsatisfactory - repair / replace <b>SAFETY</b> - Is or can be a hazard	<b>Plumb</b>  Finn & Associates Drew Finn-The Home Inspector 413-684-2019 Drew@HIP123.com	File # 12,000 PAGE 4
	<b>N/A</b> - Not applicable <b>INAC</b> - Inaccessible; partially or fully <b>OK</b> - Typical condition		
A: Dishwasher	<b>MARGNL</b>		A: Secure dishwasher in the kitchen cabinet.
B: Stovetop	<b>SAFETY</b>		B: We could not self ignite the right front stove top burner; correct.
C: Oven	<b>SAFETY</b>		C: Strap range to wall to avoid tip over for child <b>SAFETY</b> .
D: Refrigerator	<b>MARGNL</b>		D: Replace refrigerator door gasket, it is torn along the bottom edge.
E: Sink kitchen	<b>UNSAT</b>		E: Sprayer on kitchen sink faucet did not operate; correct.
F: Garbage disp.		<b>OK</b>	F:
G: Kitch. cabinets	<b>SAFETY</b>		G: Screws securing the cabinets are inadequate; correct and use proper screws.
H: Microwave		<b>N/A</b>	H:
I: Countertop	<b>MARGNL</b>		I: Countertop was 20% obstructed from view. Seal countertop to backsplash/wall.
J: Trash compact.		<b>N/A</b>	J:
K: Kit. vent	<b>MARGNL</b>		K: Kitchen vent recirculates air (does not vent to outside); if your cooking involves boiling much water, we recommend installing a vent to the outside.
L: Water pipes		<b>OK</b>	L:
M: Water pump		<b>N/A</b>	M:
N: Water tank		<b>N/A</b>	N:
O: Drainage		<b>OK</b>	O:
P: Drain pipe	<b>UNSAT</b>		P: Corrosion "zits" on iron drain pipes from pinhole leaks; replace damaged pipes. Add more supports for the drain pipes.
Q: Cross connect.		<b>N/A</b>	Q:
R: Other		<b>N/A</b>	R:



**Corrosion on drain pipe from pin hole leak;  
replace drain pipe**

**SYSTEM NOTES**

Waste pipe	Plastic
Water pipe	Copper
Water service pipe	Copper
Main shut-offs for	Water-basement, Fuel-at meter

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



Seal between tiles and tub/showers




Seal between jet tub and walls

**SYSTEM NOTES**

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



	<b>MARGNL</b> - Marginal, maintenance needed <b>UNSAT</b> - Unsatisfactory - repair / replace <b>SAFETY</b> - Is or can be a hazard	<b>Baths 3 &amp; 4</b>  Finn & Associates Drew Finn-The Home Inspector 413-684-2019 Drew@HIP123.com	File # 12,000 PAGE 6
	N/A - Not applicable INAC - Inaccessible; partially or fully OK - Typical condition		
A: Bath Location	<b>OK</b>	A: This was the 1/2 bath located in the basement.	
B: Tub/shower	<b>MARGNL</b>	B: Seal between tub and floor.	
C: Sink	<b>UNSAT</b>	C: Corrosion on sink drain pipes; no leakage seen; replace pipes soon. Seal between sink countertop and wall.	
D: Toilet	<b>OK</b>	D:	
E: Ventilation	<b>OK</b>	E:	
F: Water flow	<b>OK</b>	F:	
G: Drainage	<b>OK</b>	G:	
H: Floor	<b>OK</b>	H:	
I: Bath Location	<b>N/A</b>	I: no 4th bath	
J: Tub/shower		J:	
K: Sink		K:	
L: Toilet		L:	
M: Ventilation		M:	
N: Water flow		N:	
O: Drainage		O:	
P: Floor		P:	




Seal between sink countertop and wall




Seal between tub and floor to avoid floor damage.

**SYSTEM NOTES**

#3 Floor covering	Tile
Tub/shower	N/A
Vent method	Window
#4 Floor covering	
Tub/shower	
Vent method	

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

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



Glass is fogged, replace glass to make clear




Trim missing in many areas and radiator cover missing too

**SYSTEM NOTES**

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



	<b>MARGNL</b> - Marginal, maintenance needed <b>UNSAT</b> - Unsatisfactory - repair / replace <b>SAFETY</b> - Is or can be a hazard	<b>Exterior</b>  Finn & Associates Drew Finn-The Home Inspector 413-684-2019 Drew@HIP123.com	File # 12,000 PAGE 9
	N/A - Not applicable INAC - Inaccessible; partially or fully OK - Typical condition		
A: Roof covering	<b>UNSAT</b>		A: Two apparent blown off roof shingles on the back of the house; replace these any others the roofer finds damaged.
B: Roof wood		<b>OK</b>	B:
C: Chimney	<b>MARGNL</b>		C: Reinstall a flag stone on the side of the chimney as we discussed.
D: Chimney		<b>N/A</b>	D:
E: Rain Gutters		<b>OK</b>	E:
F: Windows		<b>OK</b>	F:
G: Storm windows		<b>N/A</b>	G:
H: Windows basement	<b>UNSAT</b>		H: Lower grade around the basement windows, if needed add window wells with drain pipes, and keep yard sloping away from the windows.
I: Deck	<b>SAFETY</b>		I: Openings are too large below deck/stair handrails; correct for child <b>SAFETY</b> . Stain deck.
J: Front porch		<b>OK</b>	J:
K: Porch		<b>OK</b>	K:
L: Steps	<b>SAFETY</b>		L: Replace back steps to deck. Add handrails along both steps. Secure loose posts at the top of the front steps.
M: Siding	<b>MARGNL</b>		M: Paint/stain is aged/peeling on the siding; clean and refinish.
N: Trim	<b>UNSAT</b>		N: Trim missing in a number of areas as we pointed out. Paint trim/frame of garage side door to avoid more wood rot, repair/replace the small area of wood rot near the bottom of the door frame.
O: Yard drain	<b>UNSAT</b>		O: Correct yard slope to drain water away from and around the house, keep grade well below the house siding. This should reduce the tendency for water to enter the basement. Add window wells to basement windows if needed, add drains in the bottom of the windows and pipe away from the house to daylight.
P: Trees/shrubs	<b>MARGNL</b>		P: Trim trees/shrubs well away from the house to avoid damage to the house.
Q: Garage		<b>OK</b>	Q:




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



Remove concrete steps and correct yard drainage to shed water away

**SYSTEM NOTES**

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

	<b>MARGNL</b> - Marginal, maintenance needed <b>UNSAT</b> - Unsatisfactory - repair / replace <b>SAFETY</b> - Is or can be a hazard	<b>Exterior</b>  Finn & Associates Drew Finn-The Home Inspector 413-684-2019 Drew@HIP123.com	File # 12,000 PAGE 10
	N/A - Not applicable INAC - Inaccessible; partially or fully OK - Typical condition		

CONTINUED FROM LAST PAGE

R: Garage door	<b>SAFETY</b>	R: Safety cables needed inside garage door springs to prevent them from flying when they break. Force to stop/reverse garage door is too high; correct for safety, may require opener replacement.
S: Drive/walk T: Faucet outside U: Detached building V: Retaining wall W: Other	<b>OK</b> <b>OK</b> N/A N/A N/A	S: T: U: V: W:




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



Remove concrete steps and correct yard drainage to shed water away

**SYSTEM NOTES**

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

	<b>MARGNL</b> - Marginal, maintenance needed <b>UNSAT</b> - Unsatisfactory - repair / replace <b>SAFETY</b> - Is or can be a hazard	<b>Optional</b>  Finn & Associates Drew Finn-The Home Inspector 413-684-2019 Drew@HIP123.com	File # 12,000 PAGE 11
A: Air radon  B: Water radon C: Mold D: Termite/ants  E: Water F: Well flow G: Lead paint H: Asbestos I: Buried oil tank J: Visible tank(s) K: Solar system L: Pool  M: Hot tub N: Septic system		N/A - Not applicable INAC - Inaccessible; partially or fully OK - Typical condition  N/A N/A <b>OK</b>  N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A	A: Radon sample test has been started; results to follow. Since the radon sample collector needs to be left for two days, the inspector cannot assure it will not be tampered with - by mistake or intentionally. Sample test device(s) ID numbers are: 198571 and 198572, they were placed in the center of the basement and in the first floor bedroom, respectively.  B: C: D: No evidence of active wood destroying insects (WDI) seen in visible inspected areas.  E: F: G: H: I: J: K: L: The pool was NOT evaluated; have a pool company evaluate the pool and associated equipment. M: Hot tub was not evaluated. N:
O: Washer/dryer	<b>SAFETY</b>		O: Washer and dryer were not evaluated. Vent pipe from dryer needs to be metal for SAFETY. Fill lines for washing machine should be metal mesh type for maximum protection from rupture.
P: Other		N/A	P:
<b>SYSTEM NOTES</b>			



# Contract with home inspector, not filled in

## Contract

File # 12,000  
PAGE 12

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

**INSPECTION CONTRACT EXPECTATIONS AND LIMITATIONS Fjle#**

A building evaluation encompasses visible & reasonably accessible areas only. The evaluation and report attempt to meet the MA "Standards of Practice", defining the standard of duty and the conditions, limitations and exclusions of the evaluation. The evaluation covers only the present condition of noted items. Due to the nature of mechanical systems NO accurate prediction of remaining life is made

What the evaluation is NOT

Do not expect all deficiencies to be discovered some will be hidden. The risk of unexpected problems is not eliminated: the risk is only reduced

The evaluator is NOT an insurer nor guarantor against defects in the house. No warranty, express or implied, as to the fitness for use or condition is made.

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

Optional tests are advised, but are generally not included in a typical, basic evaluation. For instance items NOT covered include testing for radon gas, well water, well stress testing. One highly recommended test is checking the underground drain line with a camera We recommend you perform a search to see if building permits and CO's were issued for any house construction/ modifications.

The following are NOT evaluated, unless crossed out:

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

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

Standard Home Inspection

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

Property address

I/We agree to litigate any disputes through the American Arbitration Association with the Arbitrator being an ASHI member. If three Arbitrators are involved, the second must be either an ASHI member or in the building trade. I/We further agree to inform the evaluator in writing and over the phone of any items in question and allow experts and evaluator access to the property for evaluation of the items in question before I contract to have any corrective action taken. Acceptance of this contract is by my/ our signature or payment. Non-acceptance must be documented in writing within 10 days of the inspection.

Signature(s):

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



**SAFETY SUMMARY: The following items are all the items the inspector classified as safety items**

**SAFETY SUMMARY**

File # 12,000  
PAGE 13

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





**UNSAT SUMMARY: The following items are all the items the inspector classified as unsatisfactory items**

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



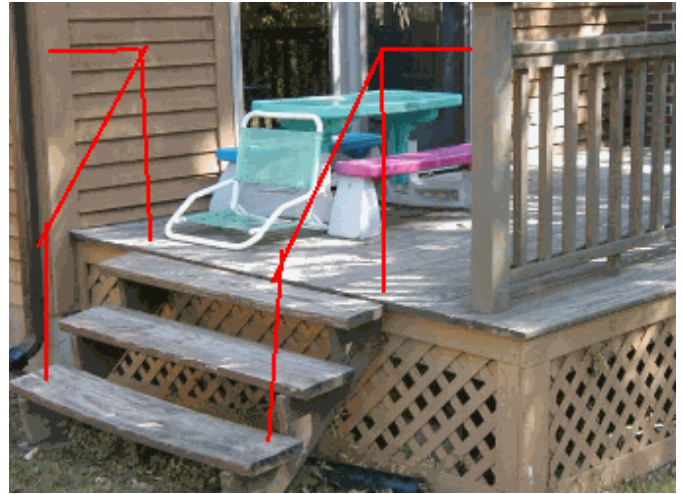
## APPENDIX

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Exterior: Missing molding outside



Exterior: Replace back deck steps and extend handrails for SAFETY



Exterior: Flag stone missing from chimney



Exterior: Paint trim on garage door to avoid wood rot



Elect.: Terminate free end wires in boxes, this one in garage one under window in bedr