

INSPECTION REPORT



FOR THE PROPERTY AT:

577 Halsey Avenue, Boston,
MA 02115

INSPECTION DATE:

January 04, 2019

PREPARED FOR:

John Smith

PREPARED BY:

Steven Jones, RHI

Carson, Dunlop & Associates Ltd.

177 Huntington Ave.,
Suite 1700-3001

Boston, MA 02115

800-268-7070

inspection@carsondunlop.com



Setting the standard for home inspection

Friday, January 4, 2019



Dear John Smith,

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Steven Jones, RHI

On behalf of

Carson, Dunlop & Associates Ltd.

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Summary

Roofing

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Summary

Introduction

This Overview lists some of the significant report items that may need attention in the short term. This must not be considered as the complete report. Please read the entire report and the appropriate text included in the hyperlinks.

The goal of a home inspection is to identify significant issues that would affect the average person's decision to buy a home. While looking for big issues we typically identify some minor defects along the way. We include these in the report as a courtesy, but please understand a home inspection is not a Technical Audit.

When you move into the home you may find some issues not identified in the report. That is to be expected and we suggest you allow roughly 1% of the value of the home annually for this type of maintenance and repair.

Conclusion

Most houses are designed to last a very long time, but many of the components are consumable. Roofs, heating systems, air conditioning systems and water heaters, for example, wear out and are replaced from time to time. A home with older systems does not mean a poor quality house.

Many elements like kitchens, bathrooms, flooring, siding, and windows are most often changed for lifestyle and decorating reasons. These discretionary home improvements are typically planned projects.

Unplanned repairs or replacements are never welcome, but are part of the 'joy of home ownership'. We encourage you to set up maintenance programs to protect your investment, reduce costs, improve comfort and efficiency, and extend life expectancy.

A WORD ABOUT WATER

Uncontrolled water is the enemy of homes. It not only damages the replaceable components, it also attacks the permanent elements of a home including wood and steel structural members, siding, trim, windows, doors, walls, floors, and ceilings. Water also promotes mold growth.

Water sources include rain, snow, surface water, ground water; leaks from plumbing and heating systems and condensation. Again, preventative maintenance is the key to protecting your investment and avoiding water damage. This includes keeping gutters and downspouts clear and leak free and discharging water well away from the building. Lot grading should slope slightly down away from the home to direct surface water away from the home.

Annual maintenance programs on roofs, gutters, heating and cooling systems help minimize water damage.

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ASBESTOS, MOLD AND OTHER ENVIRONMENTAL ISSUES

Environmental issues are outside the scope of a home inspection. Inspectors do not identify or evaluate issues such as asbestos, mold and indoor air quality. Many building materials contain asbestos, and moisture problems may result in visible or concealed mold. An Environmental Consultant can assist with these types of issues.

NOTE: BALLPARK COSTS AND TIME FRAMES Any ballpark costs and time estimates provided are a courtesy and should not be relied on for budgeting or decision-making. Quotes from specialists should be obtained. The word 'Minor' describes any cost up to roughly \$1,000.

END OF OVERVIEW

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Roofing

Description

General

The roof covering is newer and in good condition.

The home is considered to face

South

Sloped roofing material

[Asphalt shingles](#)

Approximate age

New

Typical life expectancy

15-20 years

Inspection Methods and Limitations

Roof inspection limited/prevented by

Eaves Protection - presence, continuity and effectiveness cannot be determined during a professional Home Inspection. Lack of access (too high/steep).

Inspection performed

With binoculars

Age determined by

Reported by seller

Observations and Recommendations

Recommendations\Overview

Asphalt shingle roof coverings wear out and are replaced every 15 years or more, depending on a number of variables. An annual roof tune-up by a qualified roofer is strongly recommended.

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Exterior

Description

General

The exterior has been well maintained and is in good condition.

Gutter & downspout material

[Aluminum](#)

Downspout discharge

[Above grade](#)

Lot slope

[Flat](#)



Flat

Wall surfaces and trim

Brick

Inspection Methods and Limitations

General

Fences, gates, outbuildings (other than garages) and landscape features are not included as part of a home inspection.

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Inspection limited/prevented by

Poor access under steps, deck, porch

Upper floors inspected from

Ground level

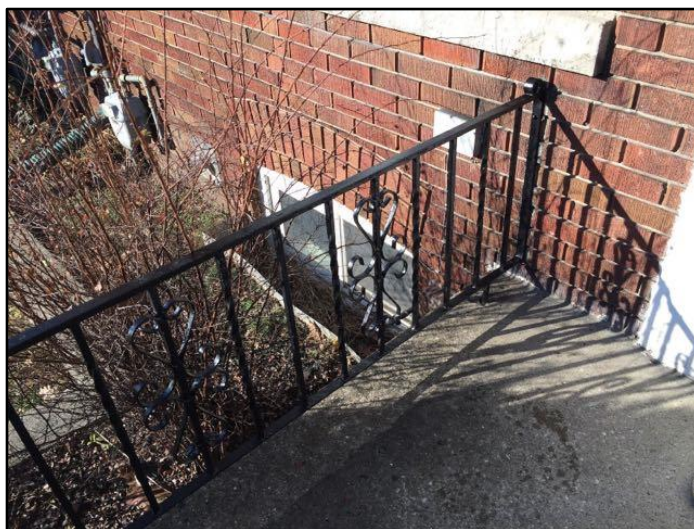
Exterior inspected from

Ground level

Not included as part of a building inspection

Exterior natural gas BBQ connections. Underground components (e.g., oil tanks, septic fields, underground drainage systems). Fences and boundary walls. Outbuildings other than garages and carports.

Observations and Recommendations

Porches, decks, stairs, patios and balconies\Handrails and guards[Too low](#)**Implications:** Fall hazard**Location:** Front Porch**Task:** Improve**Time:** As soon as practical**Cost:** Depends on approach

Railing is too low

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Landscaping\General

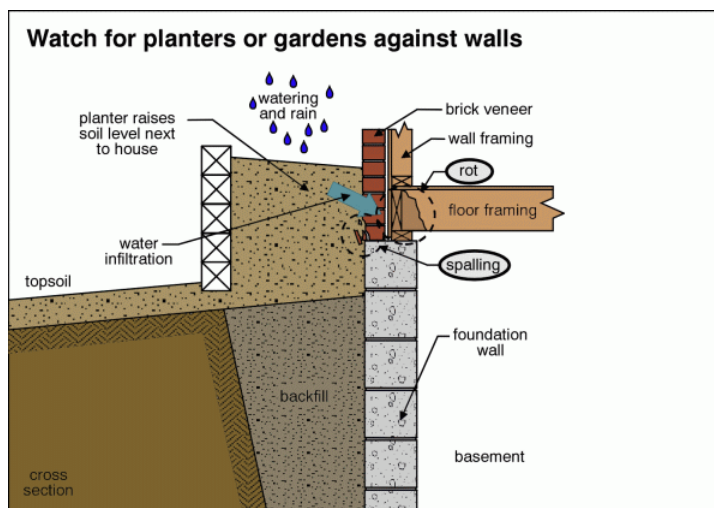
[Planters and gardens against walls](#)

Notes: Gardens and planters (and sprinklers) next to the house increase the risk of moisture problems in the basement, especially if they are watered regularly. Watch gardens next to house

Implications: Chance of water entering building | Chance of damage to structure | Chance of structural movement

Task: Monitor and relocate

Time: If necessary



Planters and gardens against walls

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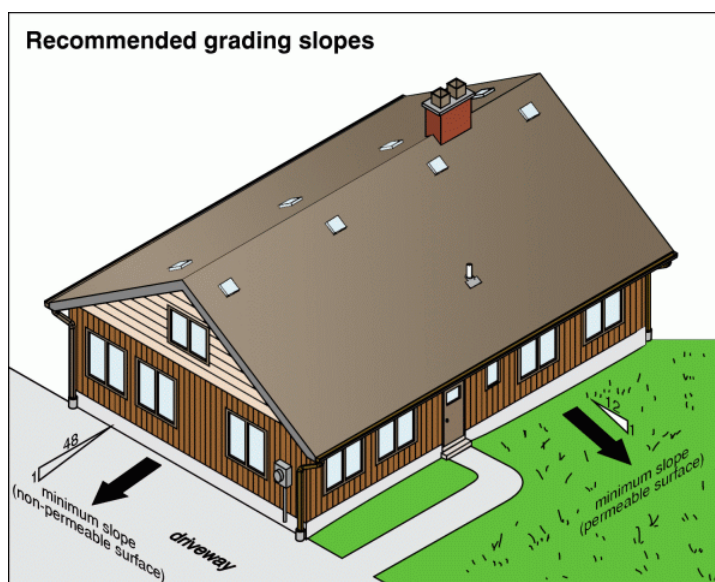
Landscaping\Lot grading

The grading around portions of the house is relatively neutral

Implications: When trying to minimize basement leakage, it is always best to be proactive and slope the grades away from the house. Maintain slope away from house

Task: Monitor/Improve

Time: If/As necessary



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Structure

Description

General

The structure has performed well, with no evidence of significant movement.

Configuration

[Basement](#)

Foundation material

[Masonry block](#)

Floor construction

[Joists](#)

Exterior wall construction

[Masonry](#)

Roof and ceiling framing

[Rafters/roof joists](#)

Party wall

[Masonry](#)

Inspection Methods and Limitations

Inspection limited/prevented by

Finishes, insulation, furnishings and storage conceal structural components, preventing/restricting inspection.

Wall space - no access.

The footings supporting the house are typically not visible and cannot be inspected. Only a small part of the foundation can be seen and inspected from outside the home. Finished or concealed portions of the interior of the foundation cannot be inspected.

Attic/roof space

Inspected from access hatch

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Observations and Recommendations

Recommendations\Overview

Most foundation walls and masonry walls have small cracks due to minor shrinkage, settlement or shifting. These will not be individually noted, unless leakage or building movement is noted.

Floors\Concrete slabs

Concrete basement, crawlspace and garage floors are not typically part of the structure. Almost all basement, crawlspace and garage concrete floors have minor shrinkage and settlement cracks.

Walls\Arches

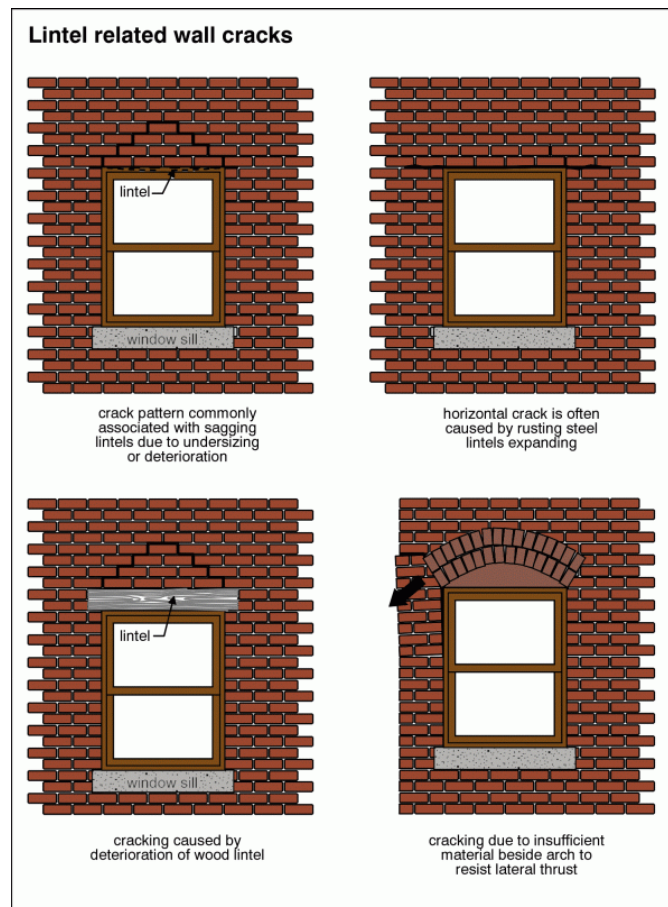
Cracked

Location: Rear first floor

Task: Monitor / Improve

Time: When necessary

Cost: Minor



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Cracked

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Electrical

Description

General

The electrical system has been substantially updated.

Service entrance cable and location

[Overhead - cable type not determined](#)

Service size

[100 Amps \(240 Volts\)](#)

Main disconnect/service box type and location

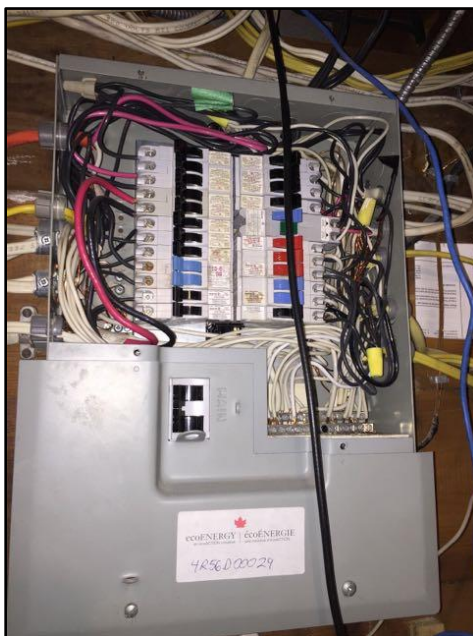
[Breakers - basement](#)

System grounding material and type

[Copper - water pipe](#)

Distribution panel type and location

[Breakers - basement](#)



Breakers - basement

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Distribution wire material and type[Copper - non-metallic sheathed](#)[Copper - metallic sheathed](#)**Type and number of outlets (receptacles)**[Grounded - upgraded](#)**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI)**[GFCI - bathroom and exterior](#)[GFCI - garage](#)[GFCI - kitchen](#)[AFCI - panel](#)

Inspection Methods and Limitations

General

The following low voltage systems are not included in a home inspection: intercom, alarm/security, doorbells, low voltage light control, central vacuum, telephone, television, Internet, and Smart Home wiring systems.

Sampling - A professional home inspection includes the inspection of a representative sample of wiring, lights, receptacles, etc.

AFCI Breakers are not tested as part of a Home Inspection (due to the risk of disrupting the functioning of household electronics)

Inspection limited/prevented by

Main disconnect cover not removed - unsafe to do so.

System ground

Quality of ground not determined

Observations and Recommendations

General

All electrical recommendations are safety issues. Treat them as high priority items, and consider the Time frame as Immediate, unless otherwise noted.

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Distribution system\Knob-and-tube wiring

No active knob-and-tube wiring was noted during the inspection, although there may be some active knob-and-tube wiring, based on the age of the home.

Task:

An electrician could be engaged to verify there is no knob and tube wiring. If some knob-and-tube wiring is identified, the options include -

- 1) Replace it. Cost is typically \$1,000 - \$2,000/room, excluding repairs and painting. Note: the costs may be higher since electrical upgrades are often included in the work.
- 2) Replace it when remodeling. GFCI (Ground Fault Circuit Interrupter) receptacles provide short-term protection from electric shock.

Some Insurance companies are reluctant to insure homes with knob-and-tube wiring.

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Heating

Description

General

The boiler should have several years of life remaining.

System type

[Boiler](#)



Boiler

Fuel/energy source

[Gas](#)

Heat distribution

[Radiators](#)

Approximate capacity

[75,000 BTU/hr](#)

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Efficiency[Mid-efficiency](#)**Exhaust venting method**[Induced draft](#)**Approximate age**[9 years](#)**Typical life expectancy**

Boiler (cast iron) 25 to 50 years

Main fuel shut off at

Meter

Fireplace/stove[Wood-burning fireplace](#)**Chimney/vent**[Masonry](#)

Inspection Methods and Limitations

Inspection prevented/limited by

Radiators - limited access due to location/covers

Safety devices

Not tested as part of a building inspection

Zone, boiler and radiator valves

Not tested as part of a building inspection

Heat loss calculations

Not done as part of a building inspection

Fireplace/wood stove

Quality of chimney draw cannot be determined

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Heat exchanger

The heat exchanger, which is the heart of the system, is not visible for the most part. This is typical of modern systems. It is normally checked during annual heating tune-ups.

Environmental issues are outside the scope of a home inspection

This includes issues such as asbestos.

Observations and Recommendations

General

Boilers have life expectancies that range from 15 to 50 years depending on the type, heating load and maintenance. An annual maintenance contract is strongly recommended.

Chimney and ventMasonry chimney

[Loose, missing or deteriorated mortar](#)

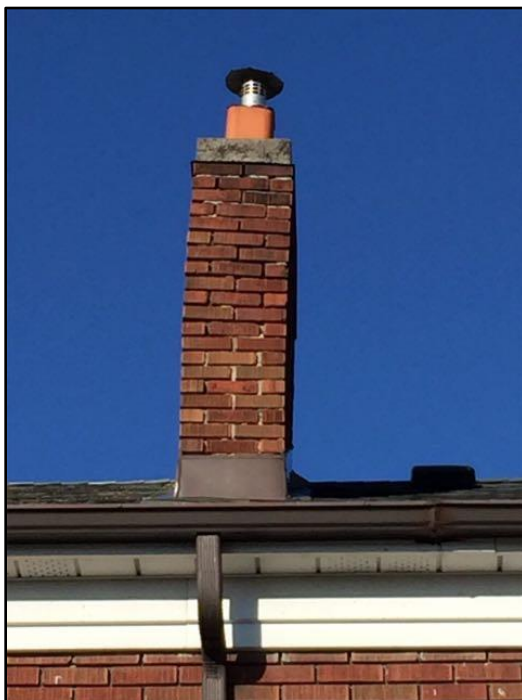
Notes: The chimney is leaning slightly to the east due to western wind driven rains that have affected the bricks and mortar over time.

Implications: Material deterioration

Task: Improve

Time: As soon as practical

Cost: \$500 - and up



deteriorated mortar

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Fireplace\General

The fireplace, flue and chimney should be inspected and swept as needed by a WETT certified technician and any recommended repairs completed before the unit is used. (WETT - Wood Energy Technology Transfer Inc. is a non-profit training and education association)



The fireplace, flue and chimney should be...

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Cooling & Heat Pump

Description

Air conditioning type[Ductless \(Mini split\) system](#)**Cooling capacity**

12,000 BTU/hr

Compressor approximate age

Not determined

Typical life expectancy

10 to 15 years

Inspection Methods and Limitations

Inspection limited/prevented by

Low outdoor temperature

Heat gain calculations

Not done as part of a building inspection

Not part of a home inspection

Home inspectors cannot typically access or inspect the indoor coil

Observations and Recommendations

General

Air conditioning systems have a life expectancy of 10 to 15 years, if well maintained and serviced regularly. An annual maintenance contract is strongly recommended.

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Insulation and Ventilation

Description

Attic/roof insulation material

[Glass fiber](#)



Glass fiber

[Cellulose](#)



Cellulose

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Attic/roof insulation amount/value[R-28](#)**Attic/roof air/vapor barrier**[None found](#)**Attic/roof ventilation**[Roof and soffit vents](#)**Wall insulation material**

Not determined

Foundation wall insulation material

None

Inspection Methods and Limitations

Inspection prevented by no access to

Wall space - access not gained.

Attic inspection performed

From access hatch

Roof ventilation system performance

Not evaluated

Notes: The performance of roof and attic ventilation are not verified as part of a home inspection.**Air/vapor barrier system**

Continuity not verified

Observations and Recommendations

General

No Insulation recommendations are offered as a result of this inspection.

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Description

General

The kitchen and bathrooms have been updated.

Service piping into building

[Copper](#)

Supply piping in building

[Copper](#)

Main water shut off valve at the

Front of the basement



Front of the basement

[Summary](#)[Roofing](#)[Exterior](#)[Structure](#)[Electrical](#)[Heating](#)[Cooling](#)[Insulation](#)[Plumbing](#)[Interior](#)[Reference](#)**Water heater type**[Conventional](#)

Conventional

Water heater fuel/energy source[Gas](#)**Water heater exhaust venting method**

Natural draft

Water heater tank capacity

40 gallons

Water heater approximate age

10 years

Water heater typical life expectancy

10 to 15 years

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Waste and vent piping in building

Not visible in some areas. ABS plastic. Cast iron.

Pumps

None

Floor drain location

Near laundry area

Backwater valve

None noted

Inspection Methods and Limitations**Items excluded from a building inspection**

Concealed plumbing is not inspected. This includes supply and waste piping under floors and under the yard.

Isolating valves, relief valves and main shut-off valves are not tested as part of a home inspection.

Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem.

Observations and Recommendations**General**

Domestic water heaters typically last 8 to 15 years, depending on several variables including type, usage levels and water quality. Many plumbing fixtures may be expected to last 15 years or more, although faucets are often replaced every 10 years.

Waste plumbing\Drain piping - performance

A video inspection of the waste plumbing is recommended to determine whether there are tree roots, other obstructions, or damaged pipe. This is common on older properties, especially when mature trees are nearby. This is a great precautionary measure and can help prevent a sewage backup, although many homeowners wait until there are problems with the drains.

The cast iron waste piping is near the end of its normal life expectancy and is prone to rusting through or splitting. Replacement may be required in the near future.

Adding a backwater valve to the main drain line is an improvement you may consider to help protect your home against sewer backups. Some municipalities provide rebates or financial assistance for installing these devices. Some insurance companies offer premium discounts or other benefits for homeowners with backwater valves. The cost is typically \$2,000 to \$4,000, with \$2,500 being a common number. Once installed, they should be inspected annually.

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Interior

Description

General

Interior finishes are in good repair overall.

Windows

[Single/double hung](#)

[Casement](#)

Exterior doors - type/material

Hinged

[French](#)

Party wall

[Masonry](#)



Masonry

Inspection Methods and Limitations

Inspection limited/prevented by

Limited access to cabinets and closets. Storage/furnishings.

Perimeter drainage tile around foundations is not visible and is not included as part of a home inspection.

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Not included as part of a building inspection

Security systems, intercoms, central vacuum systems, chimney flues and elevators are not included as part of a home inspection. Smoke detectors and carbon monoxide detectors are not tested as part of a home inspection.

Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern.

Cosmetic issues.

Percent of foundation not visible

5 %

Basement leakage

Basement leakage frequency or severity cannot be predicted during a home inspection

Observations and Recommendations

General

Typical minor flaws were noted on walls and ceilings. These cosmetic issues reflect normal wear and tear.

Windows\General

Some windows are old but generally serviceable. At some point they should be replaced for cosmetics, ease-of-operation, or improved energy efficiency. Replacement windows are roughly \$50 to \$100/sq. ft. for moderate quality units, installed. Although more energy-efficient, new windows will typically not pay for themselves quickly in energy savings.

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Stairs\Treads

Width too small on curved treads

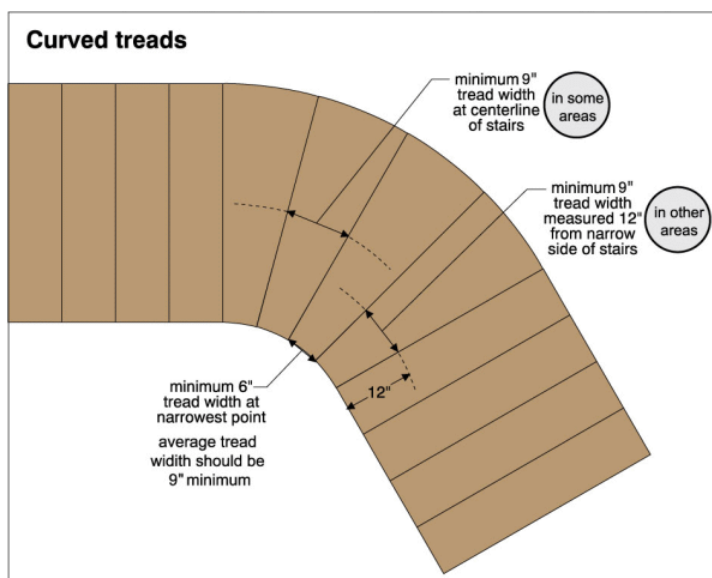
Implications: Trip or fall hazard

Location: Basement

Task: Improve

Time: As soon as possible

Cost: Depends on approach



Width too small on curved treads

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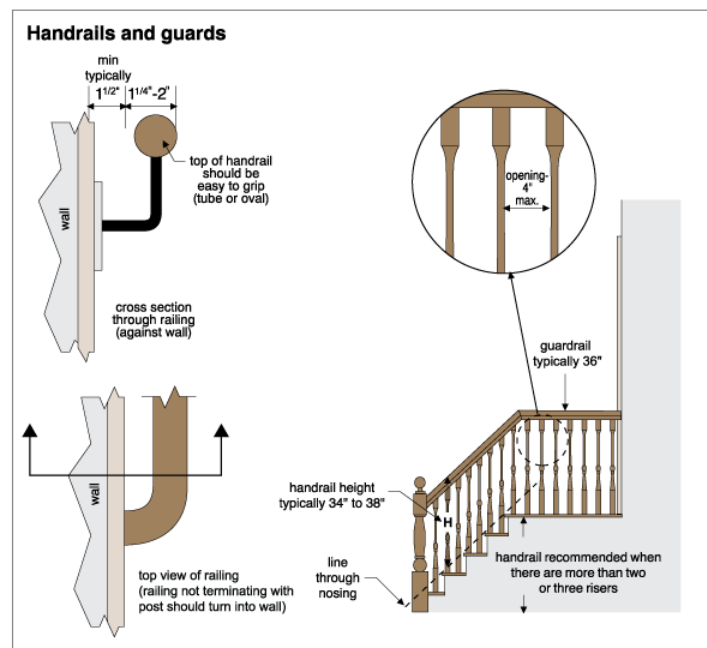
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Stairs\Handrails and guardsMissing**Implications:** Fall hazard**Location:** Basement**Task:** Provide**Time:** Immediate**Cost:** Minor**Basement\Leakage**

Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems. Please read Section 10.0 in the Interior section of the Home Reference Book before taking any action.

To summarize, wet basement issues can be addressed in 4 steps:

First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost)

If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.)

If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is \$300 to \$600 per crack or hole.)

As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

Reference Library

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report. Click on any link to read about that system.



[ROOFING, FLASHINGS AND CHIMNEYS](#)



[PLUMBING](#)



[EXTERIOR](#)



[INTERIOR](#)



[STRUCTURE](#)



[APPLIANCES](#)



[ELECTRICAL](#)



[LIFE CYCLES AND COSTS](#)



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