



# CLAYTON HOME INSPECTION, INC.

MAYNARD, MA. 01754

Office: (978) 897-7167

Home Inspection Report for:  
John Smith

Address of Property Inspected:

10 Shore Dr Marshfield Ma

Monday, March 11, 2019

Date Inspected:



Inspector: Thomas C. Herbst

Mass. License #153

Email: - Claytonhome@verizon.net

Web site: claytonhomeinspection.com

Clayton Home Inspection, Inc.

# Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

## Section I. General Information

Inspection Company, Address & Phone

Clayton Home Inspection Inc.  
P.O. Box 100  
Maynard, Ma 01754

Company's Business Lic. No.

# 28559

Date of Inspection

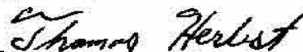
Monday, March 11, 2019

Address of Property Inspected

10 Shore Dr Marshfield Ma

Inspector's Name, Signature & Certification, Registration, or Lic. #

Thomas Herbst



# 28559

Structure(s) Inspected

Single Family Cape

## Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

A. No visible evidence of wood destroying insects was observed.

B. Visible evidence of wood destroying insects was observed as follows:

1. Live insects (description and location): \_\_\_\_\_

2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): \_\_\_\_\_

Visible dead Carpenter Ant bodies/parts to areas of garage/basement, recommend monitor and treat as needed.

3. Visible damage from wood destroying insects was noted as follows (description and location): \_\_\_\_\_

**NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present.** If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes  No  It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

## Section III. Recommendations

No treatment recommended: (Explain if Box B in Section II is checked) \_\_\_\_\_

Recommend monitor and treat as needed

Recommend treatment for the control of: \_\_\_\_\_

## Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

Basement 1,3,4,5,6,7,8,9,14,24

Crawlspace \_\_\_\_\_

Main Level 1,3,4,6,7,8,9,11,13,14

Attic 4,5,6,7,14

Garage \_\_\_\_\_

Exterior 16,17,18,24

Porch 1,3,5,6,7,8,9,12,14,24

Addition \_\_\_\_\_

Other \_\_\_\_\_

The inspector may write out obstructions or use the following optional key:

- |                         |  |
|-------------------------|--|
| 1. Fixed ceiling        | 13. Only visual access                 |
| 2. Suspended ceiling    | 14. Cluttered condition                |
| 3. Fixed wall covering  | 15. Standing water                     |
| 4. Floor covering       | 16. Dense vegetation                   |
| 5. Insulation           | 17. Exterior siding                    |
| 6. Cabinets or shelving | 18. Window well covers                 |
| 7. Stored items         | 19. Wood pile                          |
| 8. Furnishings          | 20. Snow                               |
| 9. Appliances           | 21. Unsafe conditions                  |
| 10. No access or entry  | 22. Rigid foam board                   |
| 11. Limited access      | 23. Synthetic stucco                   |
| 12. No access beneath   | 24. Duct work, plumbing, and/or wiring |

## Section V. Additional Comments and Attachments (these are an integral part of the report)

Visible rodent droppings to areas of basement, recommend replace damaged insulation & seal holes and gaps in exterior walls, foundation, joists, sills, clean monitor and treat as needed.

Attachments \_\_\_\_\_

**Signature of Seller(s)** or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

**Signature of Buyer.** The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X



# Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

**1. About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. **For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. **This shall not be construed as a 90-day warranty.** There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.

**2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites — but no activity — are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites — but no activity — if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.

**3. Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.

**4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.

**5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**

# CLAYTON HOME INSPECTION INC.

(978) 897-7167

## PRE-INSPECTION AGREEMENT

Congratulations on your pending purchase! You have made a wise decision in having your prospective home inspected.

We promise to adhere to the professional practices and standards of the home inspection industry and will present you with an objective evaluation of your new home.

Our inspectors present findings that are based on the visual examination of the property on the day of inspection. There is no destructive probing or dismantling of any components and this report does not represent the future life expectancy or sudden failure of any component. This report is not a substitute for an Insurance Policy or a Home Warranty package. The inspection is an opinion and not a warranty or guarantee. (Ask your Broker or representative about a Home Warranty)

To understand this report you should read the entire document including the written material and the maintenance suggestions and comments section on each page. You can certainly understand that we cannot see through walls nor do we enter crawl spaces that are less than 3 feet. We cannot enter attics that are not specifically designed for safe pass-through. You should understand that this is not an assessment of building codes.

This report does not warranty the absence of wood-boring insects. It is, however, a visual, nondestructive investigation for previous or ongoing activity. You should be aware that removal of stored items and repairs or renovations may reveal defects or wood-boring insect activity that were not discoverable and or visible during the inspection. This report does not represent the presence of wood-boring insects. If wood-boring insects or damage are discovered during the exterior or interior inspection, that activity should be evaluated by an Independent contractors for treatment and or repairs prior to your purchase.

We want you to be aware only those items specifically mentioned in this report have been inspected and those items not mentioned are not part of this report. We do not make a representation, implied or otherwise, concerning the condition of areas not inspected at the time of this inspection. We recommend any and all issues mentioned within the report, be addressed and/or corrected prior to the purchase of the home/property. You may wish to evaluate further the areas not included in this report and/or those items recorded as NAC, LS or C.

Unless otherwise indicated no evaluation has been made regarding water quality, water filters, water softeners, security systems, soil, lead, air, formaldehyde, asbestos, lead paint, molds, fungus, radon, spas, hot tubs, central vacuum, sprinkler systems piping inside or outside of the foundation, natural or propane gas fittings or regulations and any out buildings not represented in this report. Natural or propane gas pipes and chimney flues are not inspected nor ever represented in this report.

Clayton Home Inspection, Inc. is not responsible for any and all lab results on lab test for radon, water, air, or soil. These tests are performed by independent labs who are solely liable for any and all results.

In the event you believe a component has been misrepresented or omitted, Clayton Home Inspection, Inc. reserves the right to investigate and evaluate the situation. No repairs can be contracted on behalf on Clayton Home Inspection, Inc. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted first to a Non-Binding Mediation conference and absent a voluntary settlement through Non-Binding Mediation to be followed by final and Binding Arbitration, if necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolute System, Inc. utilizing their respective Rules and Procedures. If you like to utilize the Mediation or Arbitration services of another dispute resolution provider other than one of those so stated please submit your recommendation to us for our consideration. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed there under shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court or administrative tribunal having jurisdiction thereof.

NOTICE: YOU AND WE WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH MEDIATION AND BINDING ARBITRATION.

Now that you have read this agreement and understand it, and all your questions have been answered, we thank you and trust that this report will assist you in your decision-making process. If you should have any future questions, please read the whole report and contact your inspector with any question within 48 hours. Clayton Home Inspection withholds the right to retain the report if the fee is not paid for at the time of the inspection. This inspection is not transferable without the expressed written consent of Clayton Home Inspection. Clayton Home Inspection assumes no liability nor makes any representation to any third parties without express written consent.

Please Initial: JS I give permission to send a copy of the home Inspection report to my Broker/Agent.

I hereby authorize Clayton Home Inspection to conduct a Home Inspection at the property located at \_\_\_\_\_ Start Time: 8:30 AM

Please Initial: JS Received Questions for Seller or Seller's Agent Finish Time: 1:20:00 PM

John Smith Monday, March 11, 2019 Inspector Thomas Herbst Monday, March 11, 2019

Client \_\_\_\_\_ Date \_\_\_\_\_ Inspector Thomas Herbst Date MA Lic# 153

John Smith For the amount of \$650.00

Inspection Type Single Family Cape

Ground Condition: Damp

Street 10 Shore Dr Marshfield Ma Weather present/past Cloudy 39°F

City/Town \_\_\_\_\_ State/Zip \_\_\_\_\_ Radon Numbers \_\_\_\_\_



# CLAYTON HOME INSPECTION INC.

TUESDAY, AUGUST 13, 2019

1

4:12:47 PM

Our Rating System is as Follows:

- S - Indicates item is functioning **Satisfactorily**.
- LS - Indicates item is functioning **Less than Satisfactorily**, maintenance, repair, or upgrade is recommended
- C- Indicates item is functioning **Unsatisfactorily** and it may have reached it's full life expectancy. Recommendation to either replace item or get further evaluation. (**Consult with Contractor for further evaluation**)
- NA - Not Applicable.
- NAC -Not Accessible and item was not inspected at time of inspection.

## EXTERIOR

1

Please read all comments \*\* ROOFS VIEWED WITH BINOCULARS\*\*

	S	LS	C	NA	NAC	
<b>please read notes attached</b>						<b>1. Read Comments A. and B and D and P Below</b>
1. <b>Roof Cover</b> <u>Asphalt</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>1.</b> Evidence of repairs noted and shifting shingles require further evaluation and repairs or replacement as needed.,Damaged roof shingles/surface expect repairs or replacement to roof shingles, Qualified roofing contractor is recommended to evaluate/repair/replace as needed. Signs of existing/older roof flashing used with roof can leak, recommend consult roofing contractor who performed work about properly adding ice &amp; water barriers &amp; obtain any and all warranties, A Qualified roofing contractor is recommended to evaluate/repair/replace flashing as needed. <b>2.</b>Professionally clean, evaluate, service chimney add/remount cap, Missing/loose mortar/pointing to areas of Bricks (repair as needed) <b>3.</b> Sidewall to earth contact noted at basement and tree with holes noted,Nails popping/gaps/cracks/damaged siding (evaluate/repair as needed). <b>4.</b>Missing Caulking to areas of trim, caulking recommended to help prevent water infiltration &amp; damage, evaluate &amp; repair needed. <b>4.</b>Chipping paint/stains, dryrot/damaged trim noted, evaluate &amp; repair needed. <b>5.</b>Gutters &amp; Downspouts require cleaning/repairs, Extend Downspouts away from the building for water prevention, connect to underground Drywell recommended 15' min from house structure. <b>6.</b>Deferred maintenance read comments G/L below, <b>Back pitched soils</b>, pitch soil away from the building (re-grade). <b>7.</b>Update/maintain weather seals/grading to prevent water infiltration into basement/damage to structure/ personal property. <b>8.</b>Recommend add window wells to windows at or below grade noted to prevent water infiltration/replace insect/rotten/damaged basement single pane windows with thermal pane windows for energy savings. <b>9.</b>Repair/replace missing screws/replace faucet with anti siphon/freeze-proof spicket for contamination/freeze prevention. <b>10.</b>Open Weep hole/update seals (consult electric contractor) ASAP. <b>11. Disconnecting outlet requires remounting</b>,Nonfunctional/improper wired GFI/outlet, Add/repair GFI Outlet(s) for safety as needed, replace outlet covers with watertight cover(s), Consult Electrician ASAP. <b>13.</b> Recommend add handrails as needed to steeply pitched walkway,Settlement/damaged/ponding potential trip hazard update for safety ASAP. <b>15.</b>Read Comment J below, Missing flashings between landing/ structure, consult a qualified contractor for evaluation updates ASAP. <b>15.</b> Undersized support post and rust and corrosion metal bracing noted,Missing/ add additional supports/joist hangers/hurricane ties/bracing/bolts/footings/posts/ beam to deck/stairs/porch ASAP.<b>16.</b>Missing mounts/handrails/Improper/non graspable/open ended/non continuous handrail(s) is a potential safety issue; Consult a qualified contractor for safety updates ASAP. <b>17.</b>Damaged/shifting/ cracked/missing weepholes noted to retainer wall, Consult a qualified contractor for a further evaluation/repairs/replacement as needed.</p>
Roof: Type <u>Pitched</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Flashing/s/Roof penetration/s.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. <b>Exterior Chimney:</b> (Liner not included) Read Comment E below	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> masonry <input type="checkbox"/> clean out <input type="checkbox"/> cricket						
<input type="checkbox"/> metal <input type="checkbox"/> prefab <input type="checkbox"/> Cap (Recommended)						
3. Exterior siding <u>Wooden shingle</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Type:						
4. Trim Boards Type: <u>Metal/Wooden</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. <u>corner eaves fascias windows entry doors Etc..</u>						
5. Exposed gutters and down spouts: Type: <u>metal</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Site drainage, grading/vegetation.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Basement Areaway/s <u>Door</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Window <b>(Read M Below)</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. Exterior faucet <b>(Read H Below)</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Electric Service entry <u>Overhead</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> weather head <input checked="" type="checkbox"/> meter						
<input checked="" type="checkbox"/> drip loop <input checked="" type="checkbox"/> service amperage <u>100</u>						
11. Exterior outlets: Not GFI protected	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12. Exterior lighting: <u>Add Lighting</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13. Walkways Type <u>Brick</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14. Driveway Type <u>Asphalt</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15. <b>Attached Decks/Porches/Balconies/Stairs/Stoops landings</b>						
<input type="checkbox"/> Front <u>Stone/Wooden</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Rear <u>Wooden</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Side	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. <b>Hand &amp; Gaurd railing/s.....</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
17. Retaining Walls .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### MAINTENANCE SUGGESTIONS AND COMMENTS:

**A.** Manufacturers of asphalt shingles, on average, provide a twenty year warranty. This should not be confused with the actual roof life. **B.** Actual roof life cannot be predicted due to defective and poor installation and many other variables. **C.** It is advised that money be set aside for repairs or eventual replacement. It is suggested that no more than two layers of roofing lie on the roof. **D.** You should verify the roof's age through the owner, broker, or contractor. **E.** Local regulations in some communities require the presence of a flue liner when using certain fuels. Consult your local authorities. **F.** To prevent water damage to roof, sheathing, walls, ceilings, and structural members, gutters and down spouts must be kept clean and clear and free of debris. It is suggested that you check periodically to ensure all is working properly. **G.** Re-grade soils to develop a positive slope away from the house to help prevent water problems. **H.** Exterior faucets should be drained during the cooler months to prevent freezing. **I.** Driveway should be sealed annually to extend its life. **J.** The underside of decks and porches not accessible at the time should be made accessible to check for damage, rot, or infestation. **K.** Roof is fully depreciated expect repairs and or replacement Consult a qualified roofing contractor. **L.** Recommend, cut bushes , trees and branches to prevent damage to structures **M.** Window wells should be installed were windows are 8 inches or less to grade and cleaned out annually. **N.** Wood to earth contact is conductive to wood damaging activity (maintenance or repairs and or removal ) as needed is recommended. **O.** Tar at flashing indicates a repair of flashing , consult owner/contractor, monitor for leaks , future reapplication and or repairs are required. **P.** Flashing should be checked yearly for updates and or repairs.



# CLAYTON HOME INSPECTION INC.

TUESDAY, AUGUST 13, 2019

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4:12:47 PM

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- NA - **Not Applicable**.
- NAC - **Not Accessible** and item was not inspected at time of inspection.

## GARAGE Please read all comments ,

	S	LS	C	NA	NAC
<input type="checkbox"/> Garage: Type _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. Foundation: Type _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Floor: Type <u>Concrete</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Wall :Type _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Sill _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Doors (reverse/operation) electric	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Doors _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> locks <input type="checkbox"/> rollers <input type="checkbox"/> windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> panels <input type="checkbox"/> springs <input type="checkbox"/> track	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Fume barrier ..... <b>Read A Below</b> .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Fire door.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Fire grade sheet rock .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Roof:Surface <u>Asphalt</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2

12. Water penetration and dampness  
**Read Comments F and H below**

No visible or accessible evidence at time of inspection

Evidence noted at time of inspection (**Read Comment H**)

Water stains: Location Wall(s), Floor(s), Ceiling(s)

Efflorescence: Location Wall(s), Floor(s)

Sump pump    Yes    No

### Garage Notes

**Read Comment A and B Below**

**12. Read Comment F and H Below**

**MAINTENANCE SUGGESTIONS AND COMMENTS:** **A.** Fume barriers, fire grade sheet rock, and fire doors are required in most new construction. For safety, if your attached garage does not have these features you should consider adding them. **B.** Minor cracks in basement walls and floors represent normal shrinkage. To reduce possibility of any water penetration they can be filled with hydraulic cement. **C.** Cracks that are offset or "V" shaped are signs of settlement. These structural cracks of less than 3/16" wide should be monitored and if movement is observed immediate attention will be required. **D.** Examination of structural members, walls, floors, ceilings, wiring, piping, etc. cannot be conducted. These areas are partially finished, or have Storage Items rendering these items inaccessible. **E.** Lumber, trees and adjustable columns are subject to shrinkage and deterioration; while they are acceptable under most circumstances, cement filled steel Lally columns are preferable. **F.** Efflorescence is the white powdery substance often evident on concrete walls and floors. It is usually an indication that dampness or water penetration has occurred at some time. **G.** It has been noted that proper ventilation should be maintained to minimize deterioration of structural members caused by a variety of sources. **H.** The evidence, source or amount of water penetration may not always be observable at the time of this inspection. Clayton suggests you consult the owner for a historical perspective of whether evidence of water penetration has been noted or not. **I.** The sump pump and discharge lines should be checked regularly. Sump pump discharge lines should extend approx. 15 ft min from the house/structure(s) to prevent water from re-entering the house, basement, crawl space, other structures.



# CLAYTON HOME INSPECTION INC.

TUESDAY, AUGUST 13, 2019

3

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- NA - **Not Applicable**.
- NAC - **Not Accessible** and item was not inspected at time of inspection.

4:12:47 PM

## BASEMENT/Crawl

S LS C NA NAC

3

### Basement:

<input type="checkbox"/> Basement:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Foundation: Type _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Floor: Type <u>Concrete/Carpet</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Stair/s components .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Basement windows <u>Thermal pane</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Load bearing girders: <u>Wooden</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Support Columns <u>Covered</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Sill ..... Insulation,wires Obstructed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Subfloor ..... Insulation,wires Obstructed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Floor Joists Insulation,wires Obstructed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Interior chimney: Type <u>Brick</u> (Liner not included)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Bulkhead/walkout .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> wood <input checked="" type="checkbox"/> door <input type="checkbox"/> metal <input type="checkbox"/> Slider					
12. Water penetration and dampness					
<input type="checkbox"/> No visible or accessible evidence at time of inspection					
<input checked="" type="checkbox"/> Evidence noted at time of inspection ( <b>Read Comment H</b> )					
<input checked="" type="checkbox"/> Water stains: Location <u>Wall(s), Floor(s), Ceiling(s)</u>					
<input checked="" type="checkbox"/> Efflorescence: Location <u>Wall(s), Floor(s)</u>					
<input type="checkbox"/> Dehumidifier <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Read Comments F and H below</b>					
<input type="checkbox"/> Sump pump <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
13. <b>Crawl Space/s Components</b> .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Under floor Crawl space Foundation.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Under floor Crawl space Floor.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Under floor Crawl space Girder/s.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Under floor Crawl space Sills.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Under floor Crawl space Sub floor.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Crawl Space/s Columns and Posts.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. <b>Lighting</b> .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**\*\*Finished floors, Walls, ceilings are non-accessible (NAC)\*\***

**\*\*Insulation/Storage/clutter condition/adverse situations limiting safe access, remediate/ remove storage /re-inspect\*\***

1. Crack in front entry foundation noted, Read Comment B and C below, Settlement, cracks 3/16 inch or more; consult qualified contractor about repairs, Seal foundation pins for water prevention consult contractor.

3. **Missing mounts/handrails/Improper/non graspable/open ended/non continuous handrail(s)** is a potential safety issue; Consult a qualified contractor for safety updates ASAP.

11. Recommend add a insulated seals to door for energy savings and rodent prevention, consult owner for history and a qualified contractor for a further evaluation and mitigation.

12. Elevated levels of moisture noted to areas of basement requires mitigation, Water stains/damage on floors/ walls/ceiling consult owner for history and a qualified contractor for a further evaluation and mitigation. Rodent droppings/stains and or damaged insulation is a potential health risk recommend replace damaged insulation and or mitigate, consult a qualified contractor for safety updates ASAP.

13. No access or entry to front porch crawl space Noted , Consult a qualified contractor for a further evaluation and repairs/replacement as needed.

14. Basement lighting inadequate noted to areas of basement requires additional safety lighting, Consult owner for history and a qualified contractor for a further evaluation and remediation.

### MAINTENANCE SUGGESTIONS AND COMMENTS: Please read all comments Read Comment A and B Below

**A.** Fume barriers, fire grade sheet rock, and fire doors are required in most new construction. For safety, if your attached garage does not have these features you should consider adding them. **B.** Minor cracks in basement walls and floors represent normal shrinkage. To reduce possibility of any water penetration they can be filled with hydraulic cement. **C.** Cracks that are offset or "V" shaped are signs of settlement. These structural cracks of less than 3/16" wide should be monitored and if movement is observed immediate attention will be required. **D.** Examination of structural members, walls, floors, ceilings, wiring, piping, etc. cannot be conducted. These areas are partially finished, or have Storage Items rendering these items inaccessible. **E.** Lumber, trees and adjustable columns are subject to shrinkage and deterioration; while they are acceptable under most circumstances, cement filled steel Lally columns are preferable. **F.** Efflorescence is the white powdery substance often evident on concrete walls and floors. It is usually an indication that dampness or water penetration has occurred at some time. **G.** It has been noted that proper ventilation should be maintained to minimize deterioration of structural members caused by a variety of sources. **H.** The evidence, source or amount of water penetration may not always be observable at the time of this inspection. Clayton suggests you consult the owner for a historical perspective of whether evidence of water penetration has been noted or not. **I.** The sump pump and discharge lines should be checked regularly. Sump pump discharge lines should extend approx. 15 ft min from the house/structure(s) to prevent water from re-entering the house, basment, crawl space, other structures.



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Please read all comments

## CENTRAL HEATING AND COOLING

4

Oil  Gas  Electric  Propane

S LS C NA NAC

1. Thermostats: Location Three Zone

2. Fire grade sheet rock

3. Emergency shut off: Location On Unit

4. Exposed flue and damper from Heat Plant

5. Burner/Gun

6. Fire box liner Read comment E below

7. Asbestos Like  Yes  No

8. Boiler Type FHW

PSI 20  Press. relief valve  Water level

Exp. tank.....  Sight glass  Low water cut off

Temp 160+/-  auto feed

9. Circulator Pump

10. Zone Valve

11. Pipes

12. Furnace Type

13. Heat Exchanger. Read comment C below

14. Circulator Fan

15. Filter

16. Duct work (in basement/Attic).

17. Electric

18. Space Heaters Location

19. Fuel Tank

propane  fill and vent stacks

oil level  emergency cut offs

20. Cooling system (Ducted systems only)

21. Compressor

22. Evaporator Unit

23. Service line

insulation  sight glass

24. Condenser drain

25. Temperature at service line

26. Electric disconnect

27. Compressor slab

\*\*Read Comment A and C below\*\*

Service and evaluate, clean heat plant A.S.A.P., VALVES Read Comment D below, (Safety) Read Comment K below, Add Carbon Monoxide Detector for health and safety, MAINTENANCE Read Comment A below, No service tag indicating last service date.

Sediment and discoloration to heat plant consult contractor, Evaluate/repair any and all rust and or corrosion ASAP\*\* Older heat plant(s). Read Comment L below\*\*

8. Consult Heating Contractor about service and repairs, Recommend fresh air intake for heat plant.

11. **Capped Spirovent, leaking signs to relief valve, Air sound to heating pipes Noted**, Patina, sediment and or corrosion noted to sections of heating pipes valves / circulator(s) / check valve(s) / zone valve(s) / auto vent(s) / expansion tank / air scoop, requires a full evaluation and repairs as needed by a qualified plumbing contractor.

19. **Improper vent to oil tank Noted**, Oil tank with small leakage/seepage signs noted at filter/joints/top/bottom recommend a further evaluation and repairs or replacement as needed.

13. **This report does not represent the condition of the heat exchangers**

**MAINTENANCE SUGGESTIONS AND COMMENTS:** A. We suggest that you obtain a major service policy for the heat plant from a dealer or contractor which should include annual servicing, adjustments, efficiency testing, warranty and emergency service. B. In the event that the unit is a coal conversion furnace/boiler, it is at the end of its economic usefulness. Expect repairs or replacement. C. To determine the condition of the heat exchanger in forced Hot Air units, major disassembly by a heating technician is required. This report does not represent the condition of the heat exchanger and we recommend that you have this evaluated. D. Relief valves, valves, gauges, switches, and other safety devices cannot be tested. They are listed on the report to denote that they were observed in place on the system. E. Asbestos insulation should be removed or encapsulated using current professional procedures. F. All material must be kept clear of contact with the baseboards for safety. Electric thermostats have a limited life expectancy. G. Radiant heat in slabs and ceilings is not accessible. H. Air conditioning units and heat pumps cannot be operated out of season as this could cause damage. I. Most compressors and evaporators are sealed units with are not accessible. The average life expectancy is 5-10 years. J. Annual servicing of the A/C heat pump system by a licensed technician is advised. K. Puff back of Heating or Chimney systems are not represented in this report consult contractor as needed. L. Heat Plant is entering its third and final stage of life and it is advised to Service, evaluate and repair as needed.



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Please read all comments

## ELECTRIC SYSTEM

Supply 110  110/220

S LS C NA NAC

5

Ground bonded  Ground not Bonded  Ground NAC

1. Accessible wiring .....  
 copper  romex  knob & tube

aluminum  BX  ALCU compatible  
 Aluminum Wires Coated? No If no then Consult Electrician A.S.A.P.

2. Service panel box .....  
 Main Disconnect fused at 100 Amps  
 Breaker/Fuse  Breakers  Fuses  
 15  20  30  40  50

GFI ARC 60  Dual Other

Number of branch circuits in panel(s)  
 3. Junction box(es)/cover(s) .....

4. Switch(es)/outlet(s) plate covers .....

5. Smoke/fire/CO  
 Read Comment D below

Sub-panel Box  
 Sub-panel Box 2

S	LS	C	NA	NAC
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

1. **Open wires in basement requires evaluation/safety repairs**  
 1. Repair improper wiring hookups/routing exterior/interior.

100 AMP 220 Line Voltage Main Service Box  
 9, 15 AMP 110 Line Voltage Breaker(s)  
 6, 20 AMP 110 Line Voltage Breaker(s)  
 2, 30 AMP 220 Line Voltage Breaker(s)  
 2, 50 AMP 220 Line Voltage Breaker(s)

2. **Water/signs in the box consult electric contractor ASAP.**  
 2. Rusted Box/breakers Requires safety evaluation/repairs ASAP.

Subpanel:  
 6, 15 AMP 110 Line Voltage Breaker(s) ARC Fault, Tested Ok  
 4, 20 AMP 110 Line Voltage Breaker(s)

3. **Missing junction box cover(s) noted, consult a qualified electrician ASAP.**

Electric Notes

**\*\*Read Comments E and F below\*\***

**Maintenance Suggestions And Comments:** A. The current main fuse is not always an indication of its maximum capacity, consult with an electrician. B. The decision to upgrade electric service can be influenced by client need, local regulations and mortgage lending institutions C. Due to the age of the house, not all fixtures may meet current standards; upgrades to the electrical, supply, and wiring systems may be needed when renovating. D. Smoke/carbon monoxide detectors should be installed and approved by the local fire department prior to purchase.(clayton makes no representation as to the operability or installation of smoke detectors. E. Once or twice a year flip circuit breakers on and off to maintain good mechanical contact. GFI breakers or outlets should be tested monthly. F. Ground fault interrupter outlets or circuits are advised whenever the user will come in contact with water.



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Please read all comments

## PLUMBING SYSTEM

6

Read Comments K& H below

	S	LS	C	NA	NAC
1. Visual condition of accessible <b>feed</b> lines/connectors within structure . <input checked="" type="checkbox"/> copper <input checked="" type="checkbox"/> brass <input type="checkbox"/> plastic <input type="checkbox"/> lead <input type="checkbox"/> galvanized	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Visual condition of accessible <b>waste</b> lines/connectors within structure <input type="checkbox"/> copper <input type="checkbox"/> plastic <input type="checkbox"/> lead <input type="checkbox"/> galvanized <input type="checkbox"/> cast iron <input type="checkbox"/> other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Main vent stack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Accessible well equipment/Filter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Laundry tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Washer/dryer connections	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Hot water heater <b>Type</b> Indirect	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Tank Date</b> No date      gal.      45	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Interior sewer ejector pump.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

1. Older water main, Consult plumber for evaluation of repairs of patina/leaking signs corrosion/water pipes A.S.A.P.
6. Recommend clean and or change dryer vent pipe/connections and change washer hoses and recommend add a Automatic Valve Shut-off for Washing Machine, Consult a qualified contractor for a further evaluation and repairs/replacement as needed.
7. Read Comment G & M below, Water heater is fully depreciated expect replacement in the near future signs of patina/sediment/rust to pipe sections evaluate/repair/replace as needed.

**Supply**    munic.    pvt      How Broker

**Waste**    munic.    pvt      How Broker

Waste / Supply reference only.

Water Flow \_\_\_\_\_

**Plumbing Notes**      N/A

**\*\*Read Comments H, I and K below\*\***

### MAINTENANCE SUGGESTIONS AND COMMENTS:

C. Due to the age of the house, not all fixtures may meet current standards; upgrades to the plumbing, waste, supply, and venting systems may be needed when renovating. G. Manufacturers' warranties for hot 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. H. 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 system's type, effectiveness and condition. I. No conclusions as to the quantity and quality of the water supply is implied. It is recommended that you have both a quality and quantity test performed. J. a tankless unit may not provide you with sufficient hot water To increase the quantity and efficiency you may wish to consider a booster tank or separate water heater. K. Main water shut off(s), individual fixture shut off(s), and other valves are not tested. L. Follow manufacturer's recommendations for all water conditioning equipment. Failure to provide adequate maintenance can lead to equipment malfunction and affect water quality. M. HOT WATER HEATER IS FULLY DEPRECIATED AND AT THE END OF IT'S EXPECTED LIFE MONITOR AND REPLACE AS NEEDED

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## INTERIOR

S LS C NA NAC

7

1. Door  main .....  
 rear .....  
 side .....

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

1. Door(s) requires repairs/adjustments and or replace weather stripping for proper function and weather resistance.  
 3. Read comments B and C Below, Have fireplace and chimney cleaned/evaluated/Level 2+ inspection for safety A.S.A.P.

2. Sliding/Atrium/French Door(s) .....  
 3. Fireplace/Wood Stove /Gas  
 (Flue Liners are not included, Consult Chimney Contractor)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Improper handrails open ended, recommend return handrail to wall, add protection to stairwell glass pane , Consult a qualified contractor for a further evaluation and repairs/replacement as needed.

4. Stairway & handrail (Interior) .....  
 Stairway & handrail (Basement) .....

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Kitchen Appliances not tested nor represented recommend consult homeowner/occupant for history and function and or qualified contractor as needed.

5. Halls .....  
 6. Skylight Location

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. Worn flooring is subject to repair or replacement , Consult a qualified contractor for a further evaluation and repairs/replacement as needed.

### 7. Kitchen

- Ceiling Plaster  
 Walls PLASTER  
 Windows  
 Floors Wooden  
 Heat  
 Cabinets/Counters  
 Electric/GFI Not GFI protected  
 Sink Appliances HW Temp 90+/-

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Stove is Working Properly  Stove is Not Working Properly  Stove not tested  
 Ventilator is Working Properly  Ventilator is Not Working Properly  Ventilator not tested  
 Disposal is Working Properly  Disposal is Not Working Properly  Disposal not tested  
 Dishwasher is Working Properly  Dishwasher is Not Working Properly  Dishwasher not tested

### 8. Kitchen

- Ceiling  
 Walls  
 windows  
 Floors  
 heat  
 cabinets/counters  
 GFI/electric Not GFI protected  
 Sink Appliances HW Temp

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Stove is Working Properly  Stove is Not Working Properly  Stove not tested  
 Ventilator is Working Properly  Ventilator is Not Working Properly  Ventilator not tested  
 Disposal is Working Properly  Disposal is Not Working Properly  Disposal not tested  
 Dishwasher is Working Properly  Dishwasher is Not Working Properly  Dishwasher not tested

**\*\*Read Comments A, C, F and G Below\*\***

**MAINTENANCE SUGGESTIONS AND COMMENTS:** **A.** Hairline cracks are not unusual on interior wall and ceiling surfaces, due to minor shrinkage and settlement. **B.** Wood/Coal/Gas stoves and fireplace are inspected visually only; test fires are not started due to the prohibitive amount of time required. If applicable, obtain a permit from the local building inspector or fire marshal before operating and solid fuel stoves. **C. Flue liners are not inspected or represented.** **D.** Due to the nature of the deficiency, insulated windows and skylights may have broken thermal seals that may not be detected. **E.** Cracks in grouting of ceramic tile joints are commonly due to normal shrinkage. Re-grouting of these cracks is a maintenance responsibility of the home owner during the life of the home. Lack of maintenance will cause water penetration, lifting of tiles and deterioration of flooring, plaster, drywall, and structural members around tubs and showers. Plaster or sheet rock behind tile is not accessible **F.** Ground Fault Interrupter outlets or circuits are advised whenever the user will come in contact with water. **G.** Unless otherwise noted, all appliances are not tested on the day of the inspection. Clayton does not represent a guarantee or warranty of continuous operation of the appliances. Self-cleaning mechanisms, timers, clocks, thermostats and cosmetic blemishes are NOT part of the inspection and are not recorded. **H.** Loose handrails and banisters should be repaired for safety. **I.** Disposals and dishwashers are subject to sudden failure. **J.** Check with current owner for location and condition of any and all screen and storm windows. **J.** Condensation between window panes indicate broken thermal seals and repairs or replacement will be needed.

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## INTERIOR

Please read all comments

8

		S	LS	C	NA	NAC	
1. Bath	<input type="checkbox"/> Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Full Bathroom Hall Second Floor:</b>  <b>Elevated levels of moisture noted to base of toilet</b>, recommend consult a licensed plumber for the replacement of the toilet seal evaluate for damage/repair as needed &amp; remount toilet.                      Raised floor is a potential trip hazard, Consult a qualified contractor for a further evaluation and repairs/replacement as needed.                      Prior Leaking signs to sink with patina and sediment is subject to repairs or replacement, consult a qualified contractor/plumber for a further evaluation and repairs as needed.                      Loose sink Noted, Consult a qualified contractor for a further evaluation and repairs/replacement as needed.  <b>Update existing outlets to GFCI outlets</b> as required for safety since 1982, consult a qualified Licensed electrical contractor for safety ASAP.</p> <p><b>Full bathroom first floor:</b>                      Raised floor is a potential trip hazard, Consult a qualified contractor for a further evaluation and repairs/replacement as needed.</p>
2nd floor	<input type="checkbox"/> Floor Tiled	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> Sink HW Temp 90 +/- F	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> Tub/Shower	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> Toilet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> GFI/electric/fan Not GFI protected	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> Tile/fiberglass wall	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Bath	<input type="checkbox"/> Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1st floor	<input type="checkbox"/> Floor Tiled	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> Sink HW Temp 90 +/- F	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> Tub/Shower	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> Toilet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> GFI/electric/fan GFI Present	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> Tile/fiberglass wall	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Bath	<input type="checkbox"/> Door	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/> Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/> Ceiling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/> Sink HW Temp 90+/-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/> Tub/Shower	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> Toilet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> GFI/electric/fan Not GFI protected	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> Tile/fiberglass wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Bath	<input type="checkbox"/> Door	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> Ceiling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> Sink HW Temp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> Tub/Shower	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> Toilet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> GFI/electric/fan Not GFI protected	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> Tile/fiberglass wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Bath	<input type="checkbox"/> Door	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> Ceiling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> Sink/Toilet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> GFI/electric/fan Not GFI protected	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> Walls/Window	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**\*\*Read Comments A & C & F & D Below\*\***

**MAINTENANCE SUGGESTIONS AND COMMENTS:** A. Hairline cracks are not unusual on interior wall and ceiling surfaces, due to minor shrinkage and settlement. B. Wood/Coal stoves and fireplace are inspected visually only; test fires are not started due to the prohibitive amount of time required. If applicable, obtain a permit from the local building inspector or fire marshal before operating and solid fuel stoves. C. Check with current owner for location and condition of any and all screen and storm windows. D. Due to the nature of the deficiency, insulated windows and skylights may have broken thermal seals that may not be detected. E. Cracks in grouting of ceramic tile joints are commonly due to normal shrinkage. Re-grouting of these cracks is a maintenance responsibility of the home owner during the life of the home. Lack of maintenance will cause water penetration, lifting of tiles and deterioration of flooring, plaster, drywall, and structural members around tubs and showers. Plaster or sheet rock behind tile is not accessible F. Ground Fault Interrupter outlets or circuits are advised whenever the user will come in contact with water. G. Unless otherwise noted, all appliances are working on the day of the inspection. Clayton does not represent a guarantee or warranty of continuous operation of the appliances. Self-cleaning mechanisms, timers, clocks, thermostats and cosmetic blemishes are NOT part of the inspection and are not recorded.



# CLAYTON HOME INSPECTION INC.

TUESDAY, AUGUST 13, 2019

9

4:12:47 PM

Our Rating System is as Follows

- S - Indicates item is functioning **Satisfactorily**.
- LS - Indicates item is functioning **Less than Satisfactorily**, maintenance, repair, or upgrade is recommended
- C - Indicates item is functioning **Unsatisfactorily** and it may have reached it's full life expectancy. Recommendation to either replace item or get further evaluation. (**Consult with Contractor for further evaluation**)
- NA - Not Applicable.
- NAC -Not Accessible and item was not inspected at time of inspection.

## INTERIORS Please read all comments

9

Room		S	L	C	NA	NAC	
<b>Livingroom</b>							
<input type="checkbox"/> ceiling	Plaster	☒					First Floor: <b>Dinningroom:</b> Broken vapor barriers to window(s) repair/replace as needed.  <b>Rear porch:</b> Cracked or broken window pane(s) requires repairs or replacement for safety ASAP.Older loose/sticky window(s) -maintain and repair as needed.  <b>Studyroom/office:</b> Broken mechanisms/ locks/sash cords/springs to window(s) repair/replace for safetyand proper function.  <b>Rear Bedroom B&amp;C Walls:</b> Holes in window sill Noted, and popping screws to wall below Noted, Consult a qualified contractor for a further evaluation and repairs/ replacement as needed.  <b>Front Bedroom A&amp;B Walls:</b> <b>Damaged window fitting Noted,</b> Broken mechanisms/ locks/sash cords/springs to window(s) repair/replace for safetyand proper function.  Broken mechanisms/ locks/sash cords/springs to window(s) repair/replace for safetyand proper function.
<input type="checkbox"/> windows		☒					
<input type="checkbox"/> walls	Plaster	☒					
<input type="checkbox"/> floor	Wooden	☒					
<input type="checkbox"/> door		☒					
<input type="checkbox"/> electric outlets		☒					
<input type="checkbox"/> heat source	Temp <u>Warm</u>	☒					
<input type="checkbox"/> baseboard/radiator/diffusers		☒					
<b>Dinningroom</b>							
<input type="checkbox"/> ceiling	Plaster	☒					
<input type="checkbox"/> windows			☒				
<input type="checkbox"/> walls	Plaster	☒					
<input type="checkbox"/> floor	Wooden	☒					
<input type="checkbox"/> door		☒					
<input type="checkbox"/> electric outlets		☒					
<input type="checkbox"/> heat source	Temp <u>Warm</u>	☒					
<input type="checkbox"/> baseboard/radiator/diffusers		☒					
<b>Master</b>							
<input type="checkbox"/> ceiling	Plaster	☒					
<input type="checkbox"/> windows		☒					
<input type="checkbox"/> walls	Plaster	☒					
<input type="checkbox"/> floor	Wooden/carpet	☒					
<input type="checkbox"/> door		☒					
<input type="checkbox"/> electric outlets		☒					
<input type="checkbox"/> heat source	Temp <u>Warm</u>	☒					
<input type="checkbox"/> baseboard/radiator/diffusers		☒					
<b>Guest</b>							
<input type="checkbox"/> ceiling	Plaster	☒					
<input type="checkbox"/> windows				☒			
<input type="checkbox"/> walls	Plaster		☒				
<input type="checkbox"/> floor	Wooden/carpet	☒					
<input type="checkbox"/> door		☒					
<input type="checkbox"/> electric outlets		☒					
<input type="checkbox"/> heat source	Temp <u>Warm</u>	☒					
<input type="checkbox"/> baseboard/radiator/diffusers		☒					

**\*\*Read Comments A, C,F, G, H Below\*\***

### MAINTENANCE SUGGESTIONS AND COMMENTS:

**A.** Hairline cracks are not unusual on interior wall and ceiling surfaces, due to minor shrinkage and settlement. **B.** Wood/Coal stoves are inspected visually only; test fires are not started due to the prohibitive amount of time required. If applicable, obtain a permit from the local building inspector or fire marshal before operating and solid fuel stoves. **C.** Check with current owner for location and condition of any and all screen and storm windows. **D.** Due to the nature of the deficiency, insulated windows and skylights may have broken thermal seals that may not be detected. **E.** We recommend all structures built prior to 1978 be tested for lead paint. **F.** Cracks in grouting of ceramic tile joints are commonly due to normal shrinkage. Re-grouting of these cracks is a maintenance responsibility of the home owner during the life of the home. Lack of maintenance will cause water penetration, lifting of tiles and deterioration of flooring, plaster, drywall, and structural members around tubs and showers. Plaster or sheet rock behind tile is not accessible. **G.** The source or frequency of water, causing stains cannot always be determined. Consult with owner or contractor for historical perspective. **H.** Consult Electrical contractor about any electrical issues found during the inspection for habitability, safety and electronic appliance protection.

# CLAYTON HOME INSPECTION INC.

TUESDAY, AUGUST 13, 2019

10

4:12:47 PM

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- NA - Not Applicable.
- NAC -Not Accessible and item was not inspected at time of inspection.



## ATTIC VENTILATION / INSULATION

10

### Please read all comments

	S	LS	C	NA	NAC
1. Access to attic. ....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Ceiling Hatch <input type="checkbox"/> stairs <input checked="" type="checkbox"/> none					
<input type="checkbox"/> pull down <input checked="" type="checkbox"/> Kneewall Hatch					
2. Structural supports .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> truss <input type="checkbox"/> rafter					
<input type="checkbox"/> post & beam <input type="checkbox"/> collar tie					
3. Roof backings .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> wood <input type="checkbox"/> wafer board					
<input type="checkbox"/> plywood <input type="checkbox"/> hard board					
4. Ceiling joist .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Flashing .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> vent pipes <input type="checkbox"/> valleys					
<input type="checkbox"/> chimneys <input type="checkbox"/> skylight					
6. Insulation (visible attic only) .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Type <u>Fiberglass</u>					
7. Ventilation .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Whole house fan .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. <b>Interior Chimney</b> ..(liner not included).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Brick <input type="checkbox"/> metal					
<input type="checkbox"/> Block <input type="checkbox"/>					
10. <b>Electrical Wires/Box(s)/Light(s)</b> .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Unable to properly inspect the attic space due to limited to no access noted, Consult a qualified contractor for a further evaluation and repairs/replacement as needed.
1. A proper insulation cover is missing and or the access requires repairs and or replacement for safety, consult a qualified contractor.
5. Flashings signs of water stains and or damage noted to areas of flashing recommend further evaluate and repair as needed, consult home owner for history and a qualified contractor for evaluation/repairs as needed.
6. **Insufficient level of insulation noted**, Recommend consult Masssave for a Energy Audit to Airseal and insulate attic space and basement to help save energy.

### 11 Evidence of water penetration

Read Comment E below

- No visible or accessible evidence at the time of inspection.
- Evidence of prior water penetration.** Consult with owner or monitor for source and repair. 11. Read Comment E Below
- Active water penetration** (requires repairs A.S.A.P.)

### MAINTENANCE SUGGESTIONS AND COMMENTS:

**A.** The home buyer should be aware that prior to the adoption of federal, state and local codes in the 70's, homes were typically built without minimum insulation. Today's home buyer, faced with rising energy costs, should consider the return on investment of insulation upgrades. **B.** Attic ventilation is an important factor in the life expectancy of roof sheathing and shingles. Provide maximum air flow to minimize heat buildup in summer and condensation in winter. Do not cover or block vents. **C.** All flashing should be inspected and repaired when needed. **D.** The presence of Urea Foam Formaldehyde Insulation in walls cannot be determined by visual inspection. Clayton recommends an air quality test when the inspector locates visual evidence of U.F.F.I. **E.** The evidence, source or amount of water penetration may not always be observable at the time of inspection. Clayton suggests you consult the owner for a historical perspective of whether evidence of water penetration has been noted or not. **G.** Vermiculite/Suspect insulation may contain Asbestos further testing is recommended.

ADDITIONAL COMMENTS    5. Read comment C below    6. Read comment B below    11. Read Comment E Below

It is recommended that any deficiencies in the components/systems related to these deficiencies noted in the report be a evaluated/inspected and repaired as needed by licensed contractors/professionals **prior to the close of escrow**. Further evaluation **prior** to the close of escrow is recommended so a properly licensed professionals can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or scope of our inspection. please call the office for any clarifications or further questions.

When a radon reduction system is installed in the home recommend a radon test to confirm that the radon system is functioning properly. Building should be tested for radon at least every 2-5 years or as required or recommended by state or local agencies.