



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.

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 978-793-1346

Less than Satisfactory (Contractor advised)



File name IMG_2168.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: Repairs on roof and original install was substandard

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma

Less than Satisfactory (Contractor advised)



File name IMG_2169.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: Damaged/lifting roof shingles are subject to repairs or replacement

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma

Less than Satisfactory (Contractor advised)



File name IMG_2170.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: Missing mortar to areas of chimney noted and home owner stated chimney is serviced every year.

Action: Repairs noted, Obtain any and all
Required: statements, documents from all owner(s) /Town Officials/Permits/Contractor(s) who performs repairs and any and all warranties/Guarantees in writing.

Address
of Property: 10 Shore Dr Marshfield Ma

Clayton Home Inspection Inc 978-793-1346

Less than Satisfactory (Contractor advised)

File name IMG_2171.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: **Damaged/lifting roof shingles are subject to repairs or replacement**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2172.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: **Damaged/lifting roof shingles are subject to repairs or replacement**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2173.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: **Add handrail as needed to walkway**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Clayton Home Inspection Inc 978-793-1346

File name IMG_2174.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: **Missing flashing between landing and front porch**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2175.JPG

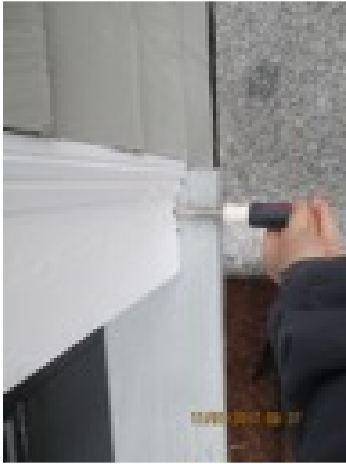
Date of photo: 11/1/2017

Report Page: Exterior

Description: **damaged trim noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Unsatisfactory (Contractor required)

File name IMG_2176.JPG

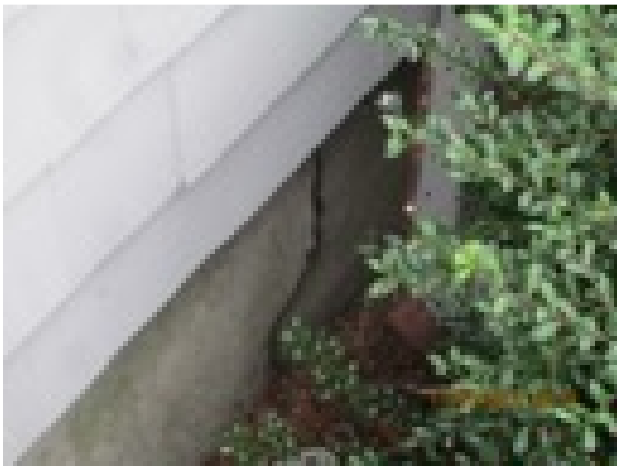
Date of photo: 11/1/2017

Report Page: Exterior

Description: **Foundation cracks noted**

Action: Recommend consult homeowner for history
Required: in writing and or a qualified contractor for full evaluation and repairs or replacement as needed.

Address
of Property: 10 Shore Dr Marshfield Ma



Clayton Home Inspection Inc 978-793-1346

Less than Satisfactory (Contractor advised)

File name IMG_2177.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: **Missing flashing between landing and front porch**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2179.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: **Cut bushes from structure**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2182.JPG

Date of photo: 11/1/2017

Report Page: Heating System

Description: **Improper oil vent at foundation noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Clayton Home Inspection Inc 978-793-1346

Less than Satisfactory (Contractor advised)

File name IMG_2183.JPG

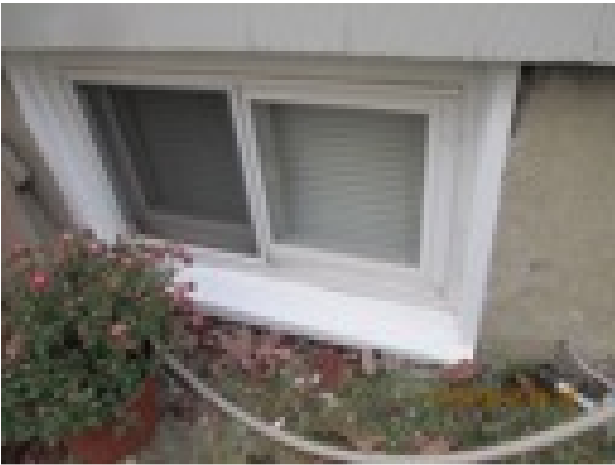
Date of photo: 11/1/2017

Report Page: Exterior

Description: **Dryrot noted to window earth contact,add a window well**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2185.JPG

Date of photo: 11/1/2017

Report Page: Plumbing System

Description: **Missing screws to faucet**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Unsatisfactory (Contractor required)

File name IMG_2186.JPG

Date of photo: 11/1/2017

Report Page: Exterior: Grade/Drainage

Description: **Update grading and extend downspouts from structure**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Clayton Home Inspection Inc 978-793-1346

Less than Satisfactory (Contractor advised)

File name IMG_2187.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: **Missing caulking to trim noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Unsatisfactory (Contractor required)

File name IMG_2195.JPG

Date of photo: 11/1/2017

Report Page: Electric System

Description: **Disconnecting outlet noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Unsatisfactory (Contractor required)

File name IMG_2197.JPG

Date of photo: 11/1/2017

Report Page: Exterior: Grade/Drainage

Description: **Update grading and extend downspouts
from structure**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Clayton Home Inspection Inc 978-793-1346

Less than Satisfactory (Contractor advised)

File name IMG_2198.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: **Missing mortar to chimney noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2203.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: **Missing mortar to chimney noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2205.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: **Damaged siding noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Clayton Home Inspection Inc 978-793-1346

Less than Satisfactory (Contractor advised)

File name IMG_2206.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: **Damaged siding noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Unsatisfactory (Contractor required)

File name IMG_2207.JPG

Date of photo: 11/1/2017

Report Page:

Description: **Update/replace seal to meter**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2211.JPG

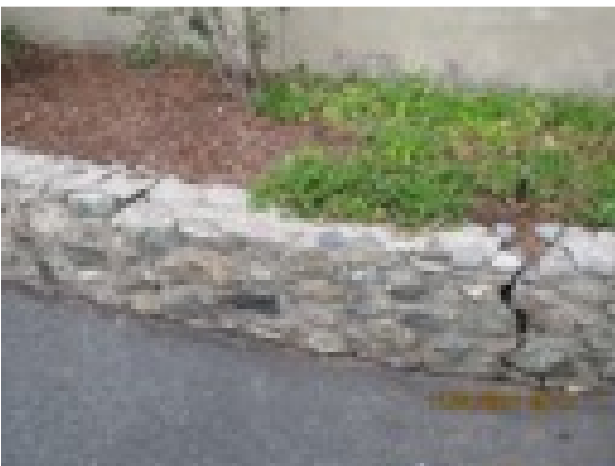
Date of photo: 11/1/2017

Report Page: Exterior

Description: **Cracked and shifting retainer wall**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Clayton Home Inspection Inc 978-793-1346

Unsatisfactory (Contractor required)



File name IMG_2215.JPG
Date of photo: 11/1/2017
Report Page: Exterior: Grade/Drainage
Description: Update grading and extend downspouts from structure
Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address of Property: 10 Shore Dr Marshfield Ma

Less than Satisfactory (Contractor advised)



File name IMG_2216.JPG
Date of photo: 11/1/2017
Report Page: Exterior
Description: multiple vents noted, clean and evaluate
Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address of Property: 10 Shore Dr Marshfield Ma

Less than Satisfactory (Contractor advised)



File name IMG_2218.JPG
Date of photo: 11/1/2017
Report Page: Exterior
Description: Abandoned garbage bin noted, recommended remove as needed
Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address of Property: 10 Shore Dr Marshfield Ma

Clayton Home Inspection Inc 978-793-1346

Less than Satisfactory (Contractor advised)

File name IMG_2219.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: **Substandard repairs noted to porch**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Not Accessible

File name IMG_2221.JPG

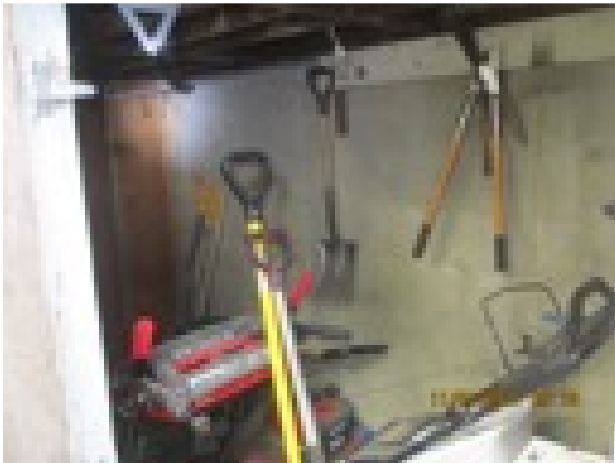
Date of photo: 11/1/2017

Report Page: Exterior

Description: **Storage noted**

Action: ** Storage/clutter condition/adverse
Required: situations limiting safe access, remediate/
remove storage /re-inspect**

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2222.JPG

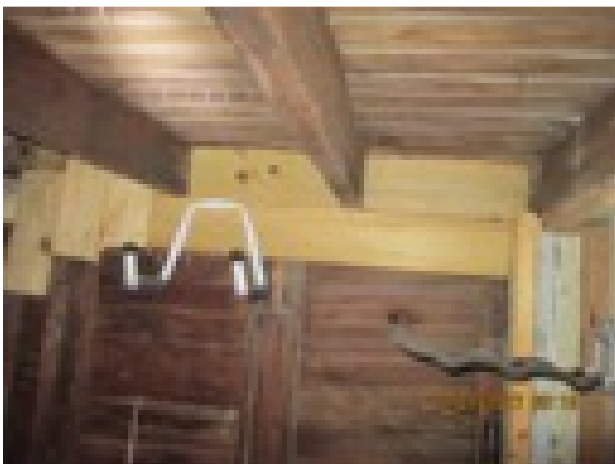
Date of photo: 11/1/2017

Report Page: Exterior

Description: **Substandard repairs noted to porch**

Action: Repairs noted, Obtain any and all
Required: statements, documents from all owner(s)
/Town Officials/Permits/Contractor(s) who
performs repairs and any and all
warrantees/Guarantees in writing.

Address
of Property: 10 Shore Dr Marshfield Ma



Clayton Home Inspection Inc 978-793-1346

Less than Satisfactory (Contractor advised)

File name IMG_2223.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: **Substandard repairs noted to porch**

Action: Repairs noted, Obtain any and all
Required: statements, documents from all owner(s)
/Town Officials/Permits/Contractor(s) who
performs repairs and any and all
warrantees/Guarantees in writing.

Address
of Property: 10 Shore Dr Marshfield Ma



Not Accessible

File name IMG_2224.JPG

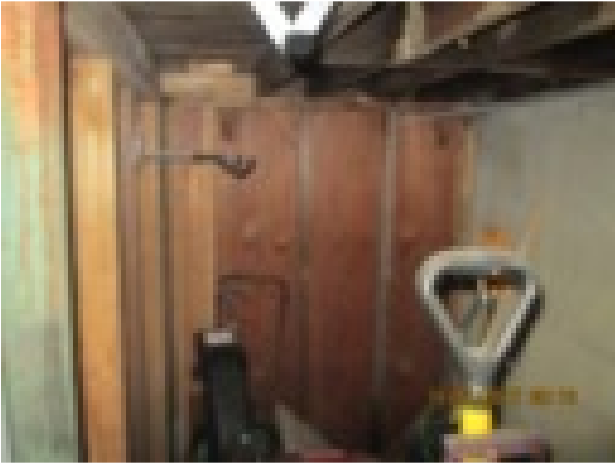
Date of photo: 11/1/2017

Report Page:

Description: **Storage noted**

Action: ** Storage/clutter condition/adverse
Required: situations limiting safe access, remediate/
remove storage /re-inspect**

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2229.JPG

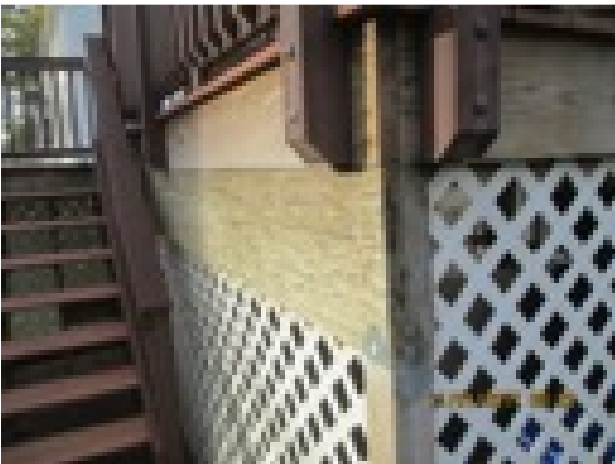
Date of photo: 11/1/2017

Report Page: Exterior

Description: **delamination to beam is subject to
replacement**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Clayton Home Inspection Inc 978-793-1346

Less than Satisfactory (Contractor advised)

File name IMG_2231.JPG

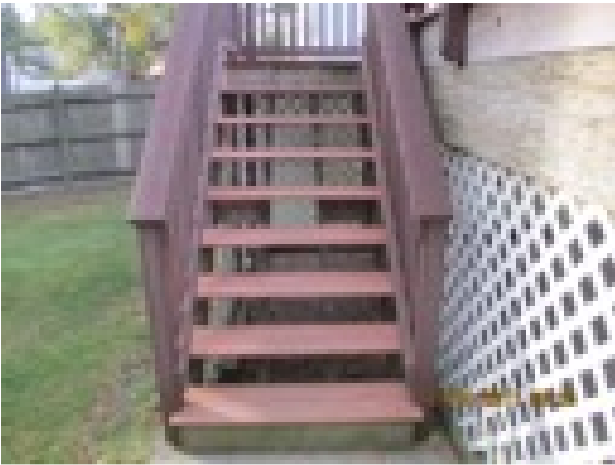
Date of photo: 11/1/2017

Report Page: Exterior

Description: **Add handrails**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2233.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: **Raised decking is a trip hazard**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2234.JPG

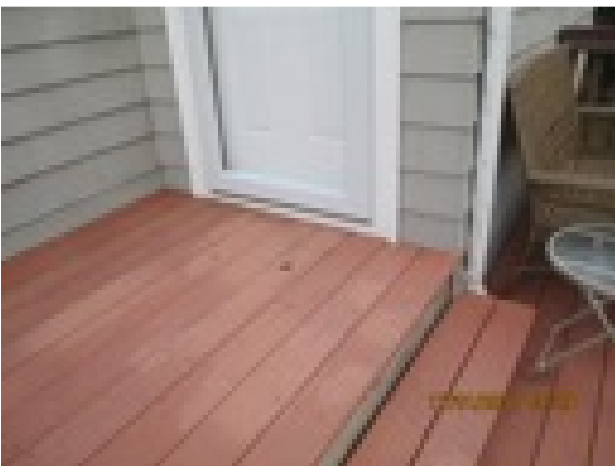
Date of photo: 11/1/2017

Report Page: Exterior

Description: **Improper deck height to storm door**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Clayton Home Inspection Inc 978-793-1346

Less than Satisfactory (Contractor advised)

File name IMG_2240.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: **Undersized post to supports noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2241.JPG

Date of photo: 11/1/2017

Report Page: Exterior: Grade/Drainage

Description: **Update grading and extend downspouts from structure**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2242.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: **Sidewall to earth contact with gaps and holes for rodents noted.**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Clayton Home Inspection Inc 978-793-1346

Less than Satisfactory (Contractor advised)

File name IMG_2243.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: **Missing flashing noted to area of decking**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2244.JPG

Date of photo: 11/1/2017

Report Page:

Description: **Sidewall to earth contact with gaps and holes for rodents noted.**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2245.JPG

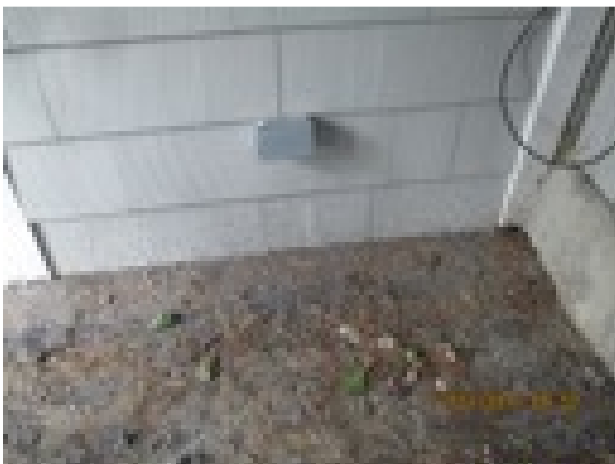
Date of photo: 11/1/2017

Report Page: Exterior

Description: **Sidewall to earth contact with gaps and holes for rodents noted.**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Clayton Home Inspection Inc 978-793-1346

Less than Satisfactory (Contractor advised)

File name IMG_2246.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: Footing to foundation exposed and storage noted

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2248.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: Rust and corroded metal support brackets

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2249.JPG

Date of photo: 11/1/2017

Report Page:

Description: Disconnected downspouts, add and extend downspouts from structure

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Clayton Home Inspection Inc 978-793-1346

Less than Satisfactory (Contractor advised)

File name IMG_2250.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: **Damaged trim board noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Unsatisfactory (Contractor required)

File name IMG_2251.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: **Cracks in foundation noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Unsatisfactory (Contractor required)

File name IMG_2252.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: **Broken thermal seals noted is subject to replacement**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Clayton Home Inspection Inc 978-793-1346

Unsatisfactory (Contractor required)

File name IMG_2253.JPG
Date of photo: 11/1/2017
Report Page: Plumbing System
Description: Exposed plumbing pipes to exterior noted, recommend remove.
Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.



Address of Property: 10 Shore Dr Marshfield Ma

File name IMG_2257.JPG
Date of photo: 11/1/2017
Report Page: Electric System
Description: Add GFI outlet to porch

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address of Property: 10 Shore Dr Marshfield Ma

File name IMG_2258.JPG
Date of photo: 11/1/2017
Report Page: Basement
Description: Open ended handrails to basement noted

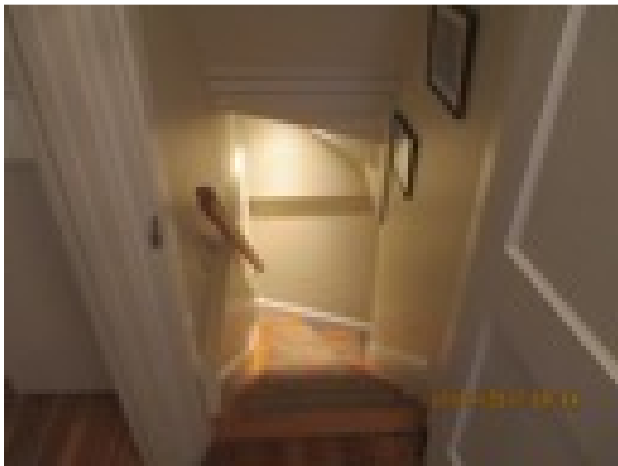
Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address of Property: 10 Shore Dr Marshfield Ma

Less than Satisfactory (Contractor advised)

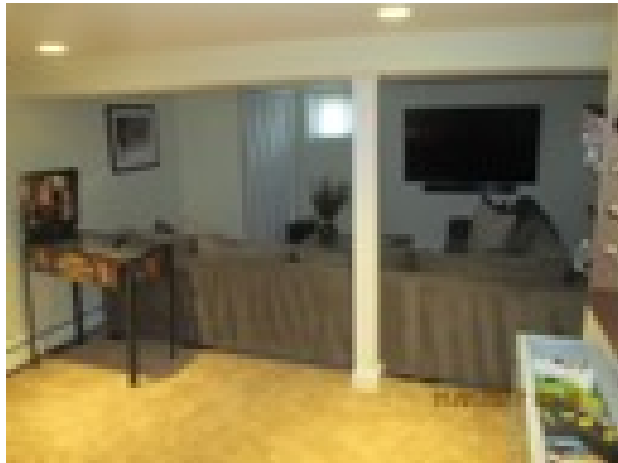


Unsatisfactory (Contractor required)



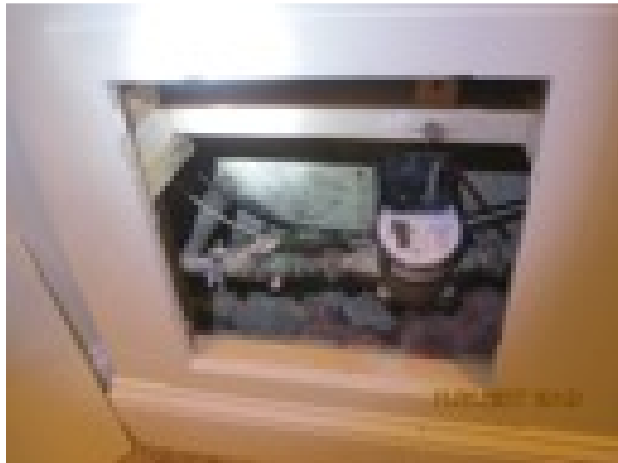
Clayton Home Inspection Inc 978-793-1346

Not Accessible



File name IMG_2260.JPG
Date of photo: 11/1/2017
Report Page: Basement
Description: Finished basement noted, structure composites not viewed
Action: Repairs noted, Obtain any and all statements, documents from all owner(s) /Town Officials/Permits/Contractor(s) who performs repairs and any and all warranties/Guarantees in writing.
Required:
Address of Property: 10 Shore Dr Marshfield Ma

Less than Satisfactory (Contractor advised)



File name IMG_2261.JPG
Date of photo: 11/1/2017
Report Page: Plumbing System
Description: Older water main noted is subject to replacement
Action: Recommend consult a qualified contractor for full evaluation/repairs or replacement.
Required:
Address of Property: 10 Shore Dr Marshfield Ma

Less than Satisfactory (Contractor advised)



File name IMG_2267.JPG
Date of photo: 11/1/2017
Report Page: Heating System
Description: Small stains of oil noted to floor and oil lines noted
Action: Recommend consult a qualified contractor for full evaluation/repairs or replacement.
Required:
Address of Property: 10 Shore Dr Marshfield Ma

Clayton Home Inspection Inc 978-793-1346

Less than Satisfactory (Contractor advised)

File name IMG_2269.JPG

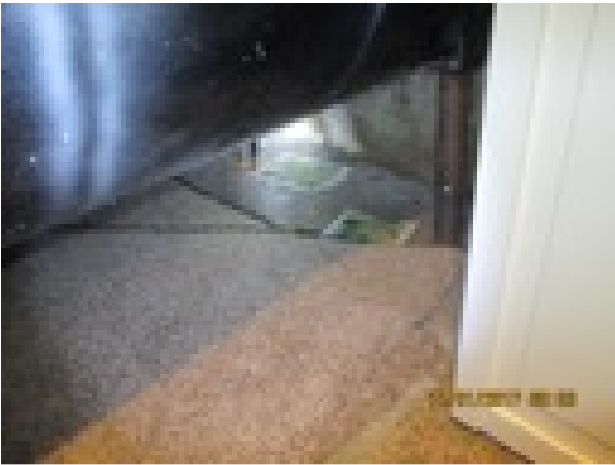
Date of photo: 11/1/2017

Report Page: Wood destroying insects

Description: **Rodent traps noted to basement**

Action: Sticky traps noted, Obtain any and all
Required: statements, documents from all owner(s)
/Town Officials/Permits/Contractor(s) who
performs repairs and any and all
warrantees/Guarantees in writing.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2271.JPG

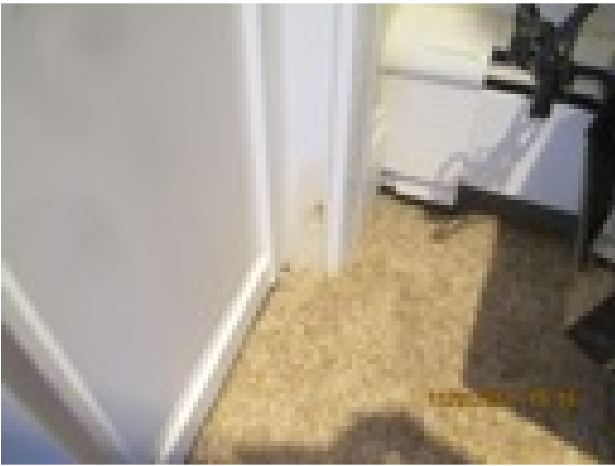
Date of photo: 11/1/2017

Report Page: Basement

Description: **Water damage noted to trim base**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Unsatisfactory (Contractor required)

File name IMG_2272.JPG

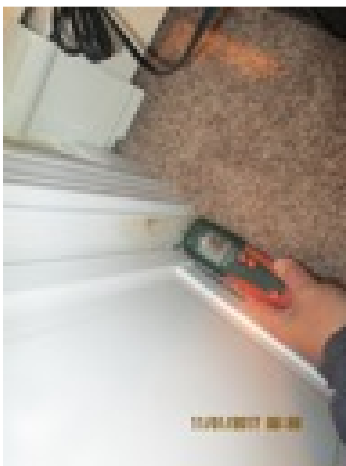
Date of photo: 11/1/2017

Report Page: Basement

Description: **Elevated moisture levels noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Clayton Home Inspection Inc 978-793-1346

Not Applicable



File name IMG_2283.JPG
Date of photo: 11/1/2017
Report Page: Radon setup
Description: **Radon system noted to basement and exterior**
Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address of Property: 10 Shore Dr Marshfield Ma

Less than Satisfactory (Contractor advised)



File name IMG_2292.JPG
Date of photo: 11/1/2017
Report Page: Plumbing System
Description: **Elevated levels of moisture noted**
Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address of Property: 10 Shore Dr Marshfield Ma

Unsatisfactory (Contractor required)



File name IMG_2300.JPG
Date of photo: 11/1/2017
Report Page: Electric System
Description: **Reommend add a switch to rear entry for safety**
Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address of Property: 10 Shore Dr Marshfield Ma

Clayton Home Inspection Inc 978-793-1346

Less than Satisfactory (Contractor advised)

File name IMG_2301.JPG

Date of photo: 11/1/2017

Report Page:

Description: **Rodent droppings noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Not Accessible

File name IMG_2304.JPG

Date of photo: 11/1/2017

Report Page: Basement

Description:

Action: ** Storage/clutter condition/adverse
Required: situations limiting safe access, remediate/
remove storage /re-inspect**

Address
of Property: 10 Shore Dr Marshfield Ma



Not Accessible

File name IMG_2307.JPG

Date of photo: 11/1/2017

Report Page: Basement

Description:

Action: ** Storage/clutter condition/adverse
Required: situations limiting safe access, remediate/
remove storage /re-inspect**

Address
of Property: 10 Shore Dr Marshfield Ma



Clayton Home Inspection Inc 978-793-1346

Not Accessible

File name IMG_2308.JPG

Date of photo: 11/1/2017

Report Page: Basement

Description:

Action: ** Storage/clutter condition/adverse
Required: situations limiting safe access, remediate/
remove storage /re-inspect**

Address
of Property: 10 Shore Dr Marshfield Ma



Unsatisfactory (Contractor required)

File name IMG_2309.JPG

Date of photo: 11/1/2017

Report Page: Heating System

Description: Disconnected fresh air duct, connect ducting
to heating system

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Unsatisfactory (Contractor required)

File name IMG_2310.JPG

Date of photo: 11/1/2017

Report Page: Heating System

Description: Disconnected fresh air duct, connect ducting
to heating system

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Clayton Home Inspection Inc 978-793-1346

Unsatisfactory (Contractor required)

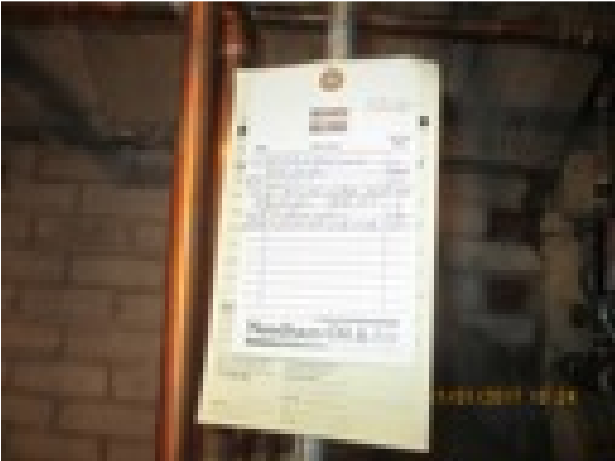


File name IMG_2313.JPG
Date of photo: 11/1/2017
Report Page: Electric System
Description: **Missing junction box cover**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma

Less than Satisfactory (Contractor advised)

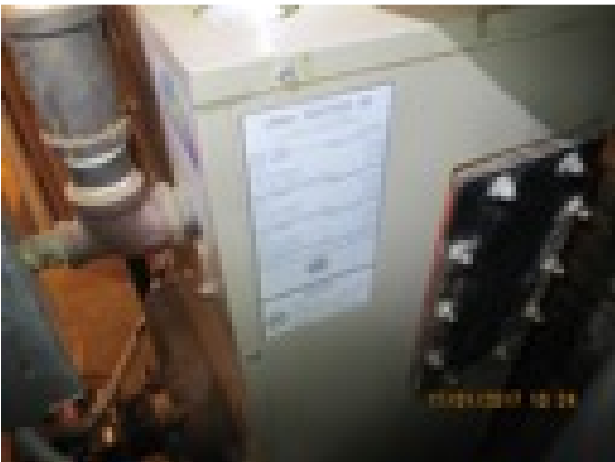


File name IMG_2316.JPG
Date of photo: 11/1/2017
Report Page: Heating System
Description: **Heating serviced 12/9/2016, requires service and repairs and purging ASAP.**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma

Less than Satisfactory (Contractor advised)



File name IMG_2317.JPG
Date of photo: 11/1/2017
Report Page: Heating System
Description: **Serial date 2004 likely**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma

Clayton Home Inspection Inc 978-793-1346

Less than Satisfactory (Contractor advised)

File name IMG_2318.JPG

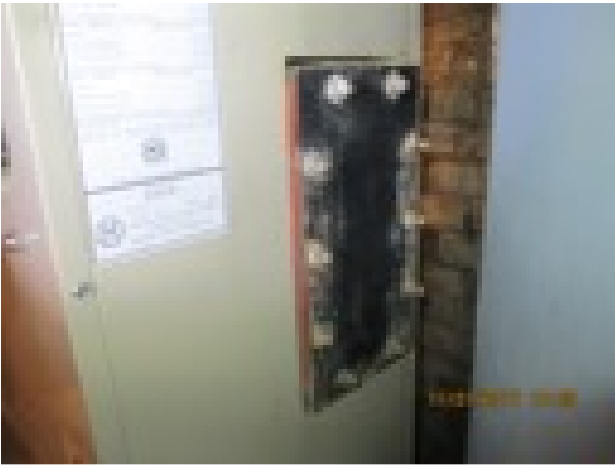
Date of photo: 11/1/2017

Report Page: Heating System

Description: **Sediment and seal repairs noted.**

Action: Repairs noted, Obtain any and all
Required: statements, documents from all owner(s)
/Town Officials/Permits/Contractor(s) who
performs repairs and any and all
warrantees/Guarantees in writing.

Address
of Property: 10 Shore Dr Marshfield Ma



Unsatisfactory (Contractor required)

File name IMG_2321.JPG

Date of photo: 11/1/2017

Report Page: Heating System

Description: **Bucket full of water under relief valve noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2325.JPG

Date of photo: 11/1/2017

Report Page: Heating System

Description: **Sediment and prior leaks noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Clayton Home Inspection Inc 978-793-1346

Unsatisfactory (Contractor required)



File name IMG_2326.JPG
Date of photo: 11/1/2017
Report Page: Heating System
Description: Spirovent improperly capped

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma

Unsatisfactory (Contractor required)



File name IMG_2327.JPG
Date of photo: 11/1/2017
Report Page: Plumbing System
Description: Missing relief tube noted

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma

Less than Satisfactory (Contractor advised)



File name IMG_2328.JPG
Date of photo: 11/1/2017
Report Page: Heating System
Description: Prior leaks noted to pipes and heating

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma

Clayton Home Inspection Inc 978-793-1346

Less than Satisfactory (Contractor advised)

File name IMG_2331.JPG

Date of photo: 11/1/2017

Report Page: Heating System

Description: **Damper stuck with screws noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Not Accessible

File name IMG_2332.JPG

Date of photo: 11/1/2017

Report Page: Basement

Description: **chimney flue noted to interior of chimney**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Unsatisfactory (Contractor required)

File name IMG_2340.JPG

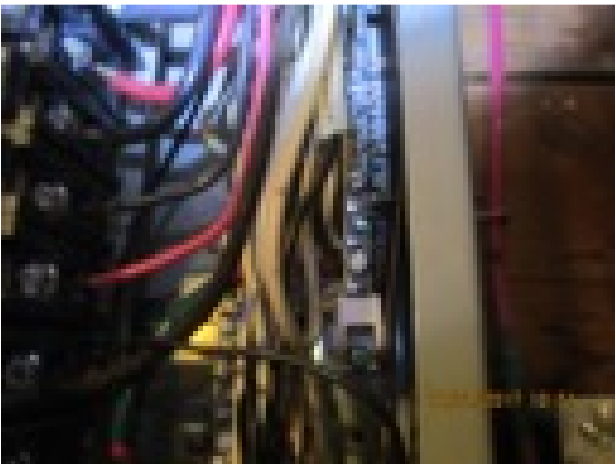
Date of photo: 11/1/2017

Report Page: Electric System

Description: **Evidence of water penetration noted**

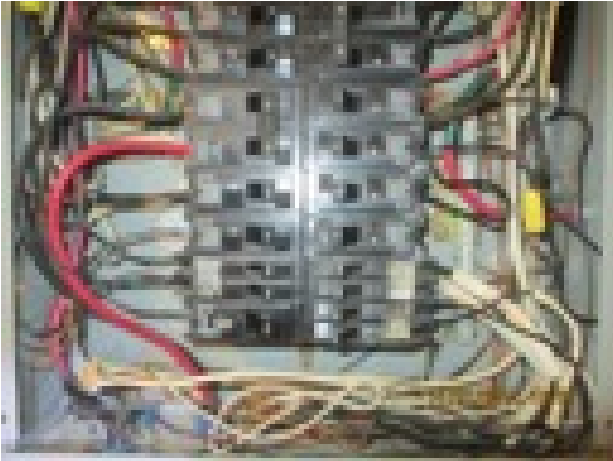
Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Clayton Home Inspection Inc 978-793-1346

Unsatisfactory (Contractor required)

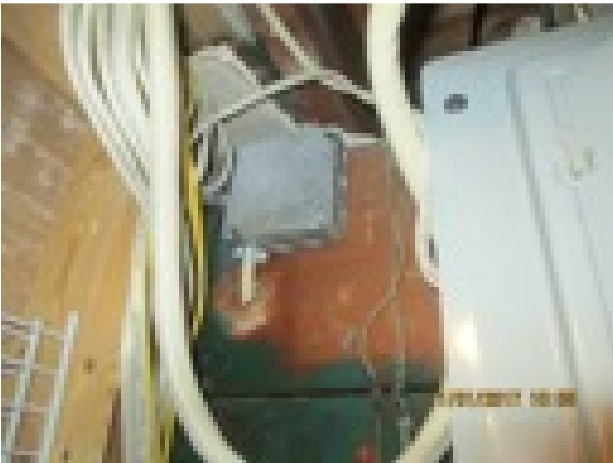


File name IMG_2343.JPG
Date of photo: 11/1/2017
Report Page: Electric System
Description: Evidence of water penetration noted

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address of Property: 10 Shore Dr Marshfield Ma

Unsatisfactory (Contractor required)

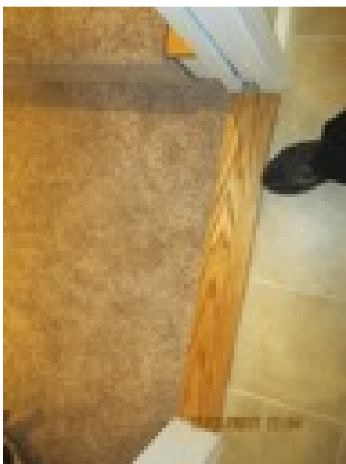


File name IMG_2345.JPG
Date of photo: 11/1/2017
Report Page: Electric System
Description: Cut disconnected wires noted

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address of Property: 10 Shore Dr Marshfield Ma

Less than Satisfactory (Contractor advised)



File name IMG_2354.JPG
Date of photo: 11/1/2017
Report Page: Basement
Description: Unleveled, dips, settled floors and Raised threshold is a trip hazard

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address of Property: 10 Shore Dr Marshfield Ma

Clayton Home Inspection Inc 978-793-1346

Less than Satisfactory (Contractor advised)

File name IMG_2355.JPG

Date of photo: 11/1/2017

Report Page: Plumbing System

Description: Older water heater noted is subject to replacement

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2356.JPG

Date of photo: 11/1/2017

Report Page: Plumbing System

Description: Pitting to supply pipes noted

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Unsatisfactory (Contractor required)

File name IMG_2357.JPG

Date of photo: 11/1/2017

Report Page: Electric System

Description: Light switch not functioning properly

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Clayton Home Inspection Inc 978-793-1346

Satisfactory

File name IMG_2359.JPG

Date of photo: 11/1/2017

Report Page: Radon setup

Description:

Action: Radon pickup and mailing test kit between
Required: 48-72 hours required to get results.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2360.JPG

Date of photo: 11/1/2017

Report Page: Interior

Description: window to stair base is a safety risk

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Unsatisfactory (Contractor required)

File name IMG_2361.JPG

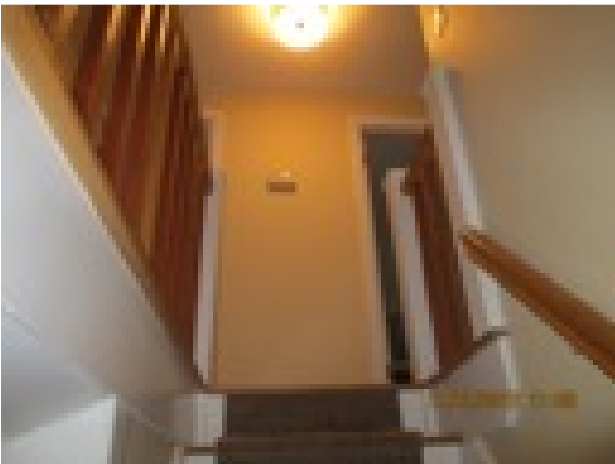
Date of photo: 11/1/2017

Report Page: Interior

Description: Repair open ended handrails noted

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Clayton Home Inspection Inc 978-793-1346

Unsatisfactory (Contractor required)

File name IMG_2362.JPG

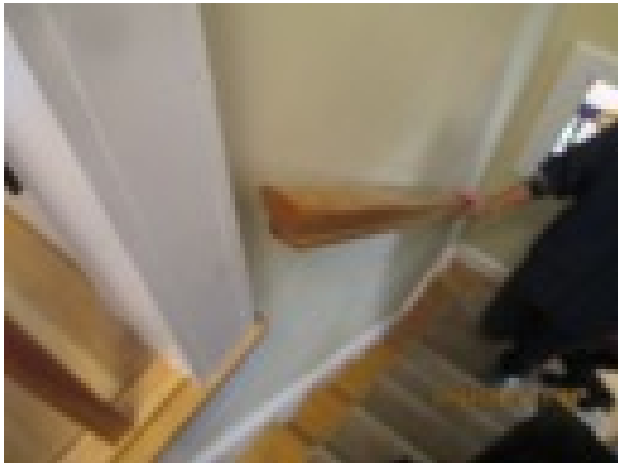
Date of photo: 11/1/2017

Report Page: Kitchen

Description: **Repair open ended handrails noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2366.JPG

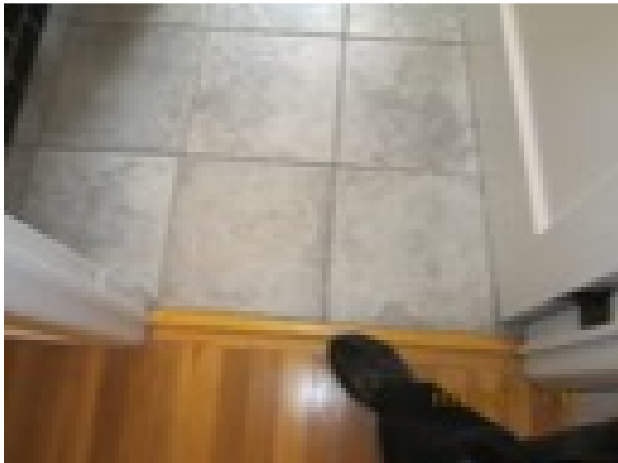
Date of photo: 11/1/2017

Report Page: Bathroom

Description: **Raised floor is a potential trip hazard noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2370.JPG

Date of photo: 11/1/2017

Report Page: Plumbing System

Description: **Prior evidence of leakage noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Clayton Home Inspection Inc 978-793-1346

Less than Satisfactory (Contractor advised)



File name IMG_2371.JPG

Date of photo: 11/1/2017

Report Page: Bathroom

Description: **Loose sink noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma

Less than Satisfactory (Contractor advised)



File name IMG_2372.JPG

Date of photo: 11/1/2017

Report Page: Plumbing System

Description: **Replace all flex hoses to prevent leakage every 10 years**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma

Unsatisfactory (Contractor required)



File name IMG_2373.JPG

Date of photo: 11/1/2017

Report Page:

Description: **Elevated levels of moisture noted to toilet base**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma

Clayton Home Inspection Inc 978-793-1346

Less than Satisfactory (Contractor advised)



File name IMG_2379.JPG

Date of photo: 11/1/2017

Report Page: Interior

Description: **Holes in windows sill**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma

Less than Satisfactory (Contractor advised)



File name IMG_2381.JPG

Date of photo: 11/1/2017

Report Page: Interior

Description: **Popping nails noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma

Unsatisfactory (Contractor required)



File name IMG_2384.JPG

Date of photo: 11/1/2017

Report Page: Interior

Description: **Broken/disconnected springs to window noted are a safety issue.**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma

Clayton Home Inspection Inc 978-793-1346

Unsatisfactory (Contractor required)

File name IMG_2386.JPG

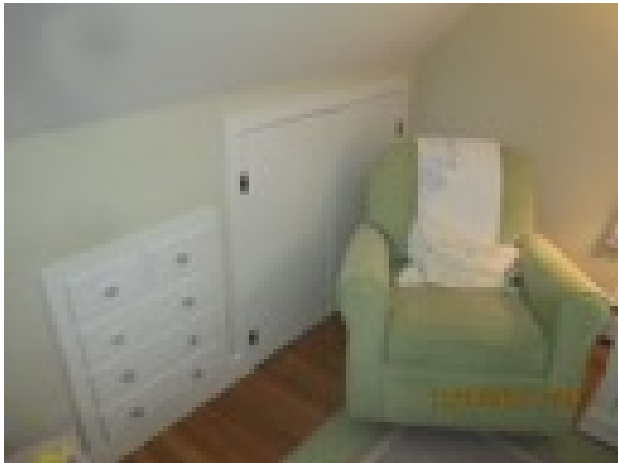
Date of photo: 11/1/2017

Report Page:

Description: **Improper insulated attic space noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2389.JPG

Date of photo: 11/1/2017

Report Page: Interior

Description: **Water stains noted to interior of closet/burrows noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2394.JPG

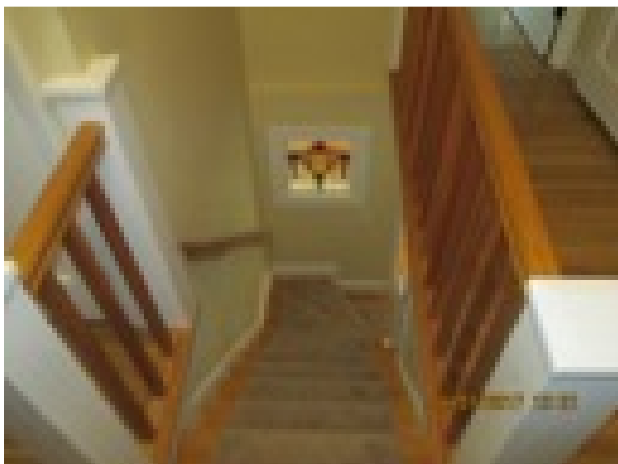
Date of photo: 11/1/2017

Report Page: Kitchen

Description: **Safety issue noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Clayton Home Inspection Inc 978-793-1346

Less than Satisfactory (Contractor advised)

File name IMG_2395.JPG

Date of photo: 11/1/2017

Report Page: Interior

Description: Add protection or replace Lead/glass pane for safety

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2401.JPG

Date of photo: 11/1/2017

Report Page: Kitchen

Description: Service chimney prior to use

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2405.JPG

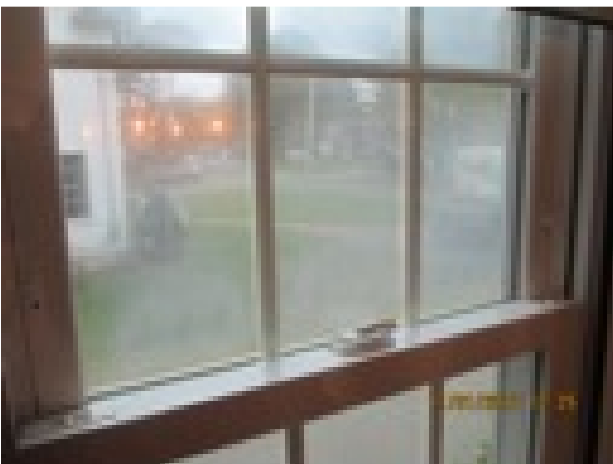
Date of photo: 11/1/2017

Report Page: Interior

Description: Broken thermal seals to windows noted

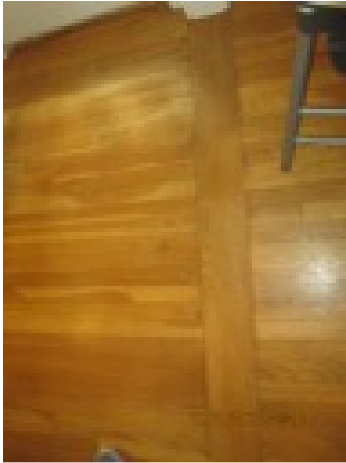
Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Clayton Home Inspection Inc 978-793-1346

Less than Satisfactory (Contractor advised)



File name IMG_2408.JPG

Date of photo: 11/1/2017

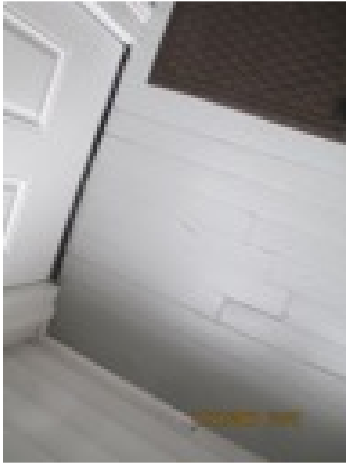
Report Page: Kitchen

Description: **Wall removal evidence noted**

Action: Repairs noted, Obtain any and all
Required: statements, documents from all owner(s)
/Town Officials/Permits/Contractor(s) who
performs repairs and any and all
warrantees/Guarantees in writing.

Address
of Property: 10 Shore Dr Marshfield Ma

Less than Satisfactory (Contractor advised)



File name IMG_2410.JPG

Date of photo: 11/1/2017

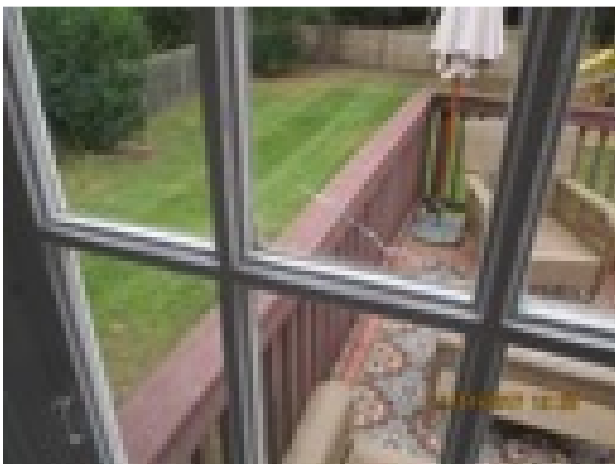
Report Page: Exterior

Description: **Patched porch flooring noted**

Action: Repairs noted, Obtain any and all
Required: statements, documents from all owner(s)
/Town Officials/Permits/Contractor(s) who
performs repairs and any and all
warrantees/Guarantees in writing.

Address
of Property: 10 Shore Dr Marshfield Ma

Unsatisfactory (Contractor required)



File name IMG_2412.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: **Broken window pane requires replacement**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma

Clayton Home Inspection Inc 978-793-1346

Not Accessible

File name IMG_2413.JPG

Date of photo: 11/1/2017

Report Page: Interior

Description:

Action: ** Storage/clutter condition/adverse
Required: situations limiting safe access, remediate/
remove storage /re-inspect**

Address
of Property: 10 Shore Dr Marshfield Ma



Not Applicable

File name IMG_2416.JPG

Date of photo: 11/1/2017

Report Page: Kitchen

Description: All Appliances not tested nor represented in
this report

Action: Obtain any and all statements, documents
Required: from all owner(s)/Town
Officials/Permits/Contractor(s) who performs
repairs and any and all
warrantees/Guarantees in writing.

Address
of Property: 10 Shore Dr Marshfield Ma



Not Accessible

File name IMG_2419.JPG

Date of photo: 11/1/2017

Report Page:

Description:

Action: ** Storage/clutter condition/adverse
Required: situations limiting safe access, remediate/
remove storage /re-inspect**

Address
of Property: 10 Shore Dr Marshfield Ma



Clayton Home Inspection Inc 978-793-1346

Less than Satisfactory (Contractor advised)

File name IMG_2420.JPG

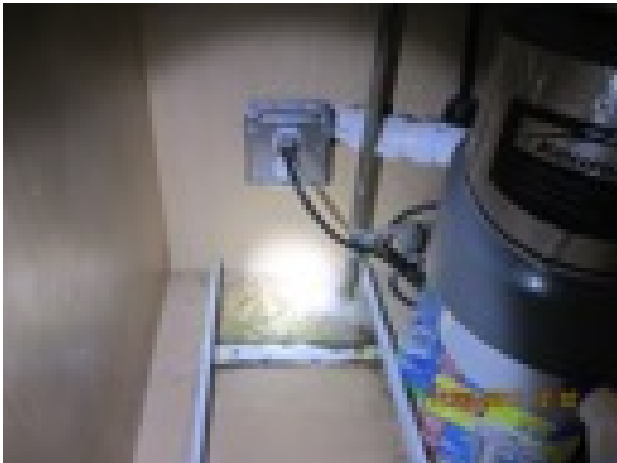
Date of photo: 11/1/2017

Report Page: Kitchen

Description: **Gunk noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Unsatisfactory (Contractor required)

File name IMG_2424.JPG

Date of photo: 11/1/2017

Report Page: Plumbing System

Description: **update washer hoses and clean/replace
dryer vent**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2428.JPG

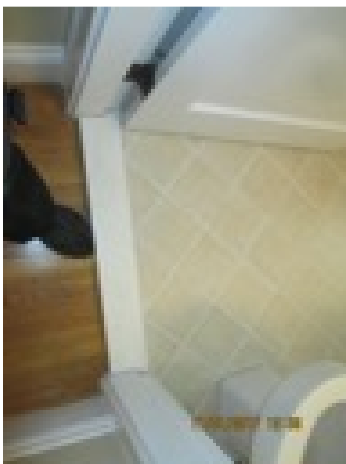
Date of photo: 11/1/2017

Report Page: Bathroom

Description: **Raised floor is a trip hazard nonted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Clayton Home Inspection Inc 978-793-1346

Unsatisfactory (Contractor required)



File name IMG_2437.JPG
Date of photo: 11/1/2017
Report Page: Interior
Description: **Disconnected spring to window front first floor noted**
Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address of Property: 10 Shore Dr Marshfield Ma

Unsatisfactory (Contractor required)



File name IMG_2439.JPG
Date of photo: 11/1/2017
Report Page: Heating System
Description: **Improper vent can allow water to enter the tank requires repairs/replacement**
Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address of Property: 10 Shore Dr Marshfield Ma

Less than Satisfactory (Contractor advised)



File name IMG_2441.JPG
Date of photo: 11/1/2017
Report Page: Exterior
Description: **Lifting shingles noted**
Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address of Property: 10 Shore Dr Marshfield Ma

Clayton Home Inspection Inc 978-793-1346

Less than Satisfactory (Contractor advised)

File name IMG_2442.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: **Damaged shingles noted and evidence of ice damming noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma



Less than Satisfactory (Contractor advised)

File name IMG_2443.JPG

Date of photo: 11/1/2017

Report Page: Exterior

Description: **Patched roof and damaged shingles noted**

Action: Recommend consult a qualified contractor
Required: for full evaluation/repairs or replacement.

Address
of Property: 10 Shore Dr Marshfield Ma

