



## INSPECTION REPORT FOR JOHN & SARAH JONES



53 Country Road Newtown, MA

May 30, 2006



This report is intended to inform the Buyers, John and Sarah Jones, of the general condition of the above mentioned prospective property. It is not intended for, nor can it be used by any person(s) other than the Buyer without the express permission of the Buyer and Harmony Home Inspection.



## INSPECTION CONDITIONS

### CLIENT & SITE INFORMATION:

FILE #: 060530.  
DATE OF INSPECTION: 5/30/06`  
TIME OF INSPECTION: 1:30 PM to 6 PM.  
CLIENT NAME: John and Sarah Jones.  
MAILING ADDRESS: 110 Suburban Road.  
CITY/STATE/ZIP: Oldtown , MA.  
E-MAIL: johnjones@yahoo.com.  
INSPECTION LOCATION: 53 Country Road.  
CITY/STATE/ZIP: Newtown, MA.

### CLIMATIC CONDITIONS:

WEATHER: Clear.  
SOIL CONDITIONS: Damp.  
APPROXIMATE OUTSIDE  
TEMPERATURE: 50 to 65 F.

### BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: East.  
ESTIMATED HOUSE AGE: 42.  
ESTIMATED ROOF AGE: Mixed, front appeared 15 to 20 years old, rear surface may very well be original roof.  
BUILDING TYPE: Single family colonial.  
STORIES: 2.

### UTILITY SERVICES:

WATER SOURCE: Private.  
SEPTIC SYSTEM AGE: 42 years old. Title V inspections are based on regulations intended to protect public health and the environment. They are not intended to aid the prospective home buyer in their decision. Septic systems are either pass or fail. There is no information about a septic system's projected life expectancy in the Title V inspection report. Please note that that the service life of septic systems may vary widely depending on soil type, loading, and whether system was regularly pumped. It is a general rule of thumb that the average life expectancy of a septic system is about 30 years.

### Required Seller's Disclosure at Time of Home Inspection (Massachusetts Only)

*226 CMR 6.01 (4) The inspector shall attempt to ascertain the following information or notify his/her client that answers to the following questions should be obtained from the Seller or Seller's Agent.*

### ORAL DISCLOSURE

INFORMATION SOURCE: Seller. Harmony Home Inspection does not represent the Seller or warrant in any way the accuracy of this information. If information is unavailable, unclear, or unknown, it is recommended that the Buyer or Buyer's representative or Attorney obtain further information from the Seller or Seller's Agent. Please be aware this information may not be readily observable from the home inspection.

QUESTIONS: Does water enter the basement and/or crawlspace? No. Is dwelling on public or private sewerage? Private. Has dwelling been tested for radon gas? No. Has dwelling been previously inspected for insect infestation? No. Has dwelling had a previous history of insect infestation? No. Has dwelling been previously inspected by a home inspector? No. Is the Seller willing to disclose a copy of



## Sample Report

the report? Seller did not receive a copy of the report, No.

### OTHER INFORMATION:

AREA: Town.  
HOUSE OCCUPIED? Yes.  
CLIENT PRESENT: Yes.  
PEOPLE PRESENT: Homeowner, Selling agent, Purchaser.  
INSPECTED BY: Paul Rogoshewski.  
COMMENTS: Radon Canister #s 703334 and 703335. Radon lab phone is 508 533-8812. Website is accustarlabs.com. Some of the following defects may have major expense associated with them. It is recommended that cost estimates be obtained or repairs be made before closing. It is strongly recommended that you follow up on all problem areas before closing, as specialists may be become aware of additional defects during their inspection. It is recommended that any queries to the Seller about existing conditions be written and answers obtained be in writing. Consult your Attorney.

### PAYMENT INFORMATION:

TOTAL FEE: 575.  
PAID BY: Check.

### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

The inspector certifies that there is no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.



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### GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

#### **DRIVEWAY:**

TYPE: Concrete.  
CONDITION: Cracks noted appeared major. Surface appeared raised/settled. Tripping hazards were noted.  
RECOMMENDATIONS: Repairs are recommended. It is recommended that offsets causing trip hazards be corrected. Consult driveway or pavement contractor.

#### **WALKWAYS**

TYPE: Brick.  
CONDITION: Tripping hazards were noted.  
RECOMMENDATIONS: Repairs are recommended. Spaces between bricks/pavers should be filled with stone dust to prevent trip hazards and stabilize bricks.. Consult walkway or pavement contractor.

#### **FENCES & GATES:**

TYPE: Pressure treated wood.  
CONDITION: Appeared serviceable.

#### **LANDSCAPING:**

CONDITION: Dead tree limbs noted. Safety hazard.  
RECOMMENDATIONS: Removal of any safety hazards is recommended. Consult landscaper or arborist.

#### **RETAINING WALLS:**

TYPE: Stone.  
CONDITION: Appeared serviceable.

#### **GRADING:**

CONDITIONS: Soil is high at foundation and presents a higher potential for moisture damage and insect infestation.  
RECOMMENDATIONS: Lower soil below siding. Optimally, soil grade should be 6 inches below any wood materials. Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend well away from the foundation, A small garden border or low retaining wall may also be needed to both lower soil and have sloped away from foundation.



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**PATIO:**

TYPE: None.

**DECKS:**

TYPE: Pressure treated wood.  
CONDITION: Handrails were climbable and present a safety hazard.



climbable railings are a safety hazard

RECOMMENDATIONS: Repairs/upgrade are needed to correct unsafe conditions. It appeared that rebuilding may be necessary. Consult a contractor.

**COVERED PATIO/PORCH:**

TYPE: None.

**BALCONY**

TYPE: None.

**EXTERIOR STAIRS/STOOPS:**

TYPE: Concrete Pressure treated wood.  
CONDITION: Railings appeared serviceable.

**WINDOW WELLS:**

CONDITION: Covers were missing. Rainfall can collect in window wells and penetrate basement causing dampness, moisture, and/or standing water.



window wells with no covers

RECOMMENDATIONS: Add window well covers. These can either be installed by a contractor or purchased at a home center.

**AREAWAY:**

CONDITON: None were noted.