

Home Inspection Report



[REDACTED]
[REDACTED]
Prepared By: Ramon Marte



15:42 January 06, 2023

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Marte Home Inspections, Inc.

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	In Need Of Repair	Does not adequately function or perform as intended and or presents a Safety Hazard.
D	Fully Depreciated	Item inspected is no longer under the manufacturer's warranty and it is reaching the end of its serviceable life, has no dollar or salvage value and replacement should be anticipated.

General Information

Property Information

Property Address [REDACTED]
City [REDACTED] State MA Zip [REDACTED]
Contact [REDACTED]
Phone [REDACTED]

Client Information

Client Name [REDACTED]
Client Address N/A
City N/A State MA Zip N/A
Phone [REDACTED]

Inspection Company

Inspector Name Ramon Marte
Company Name Marte Home Inspections, Inc.
Address 308 Fairmount Ave
City Boston State MA Zip 02136
Phone (617)959-1463 Fax N/A
E-Mail Info@martehi.com
File Number [REDACTED]
Amount Received [REDACTED]

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Vacant
Estimated Age New Construction Entrance Faces N/A
Inspection Date 2023-01-06
Start Time 9:00AM End Time 12:00PM
Electric On ☒ Yes ☐ No ☐ Not Applicable
Gas/ Oil On ☒ Yes ☐ No ☐ Not Applicable
Water On ☒ Yes ☐ No ☐ Not Applicable



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General Information (Continued)

Temperature 34

Weather Light Sleet Soil Conditions Wet

Space Below Grade Basement

Building Type Single family 3,997 SQ FT No FHA is required. Garage Tuck Under

Sewage Disposal City How Verified Visual Inspection

Water Source City How Verified Visual Inspection

Additions/ Modifications Recommend the sellers provide all building permits to the new buyer for all work that was done to the building. Buyers should be notified if there are any open permits., Marte Home Inspection does not inspect In ground or above ground pool fenced in or not fenced in pool or any of its equipment/ components ., Marte Home Inspection does not inspect Hot Tub or any of its components., Central Vacuum is present and is not part of this inspection., There is Radon Mitigation system installed and it is not part of this inspection.



Permits Obtained These are your radon LS vial numbers How Verified 4875539 / 487540





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General Information (Continued)

Permits Obtained (continued)



Roof

Please note the age of the roof listed is an estimate. This is based on the visual condition at the time of the home inspection and or disclosure provided by sellers or sellers agent. We recommend all paperwork be shared with buyers on roofing age, conditions and warranty if any of these apply.

The roof is inspected from the ground using binoculars. We **STRONGLY** recommend that you hire a chimney contractor to evaluate and clean all chimney's as we inspect only visually the exterior per the Mass CMR 266.

A NPNI M D

Main Roof. Roof Surface _____

1. Method of Inspection: Ground level with binoculars
2. ☒ ☐ ☐ ☐ ☐ Material: Architecture Shingles.



3. Type: Pitch/ Hip
4. Approximate Age: APP 1 years old.
5. ☒ ☐ ☐ ☐ ☐ Flashing: Aluminum - All flashing should be inspected every 2 to 3 years for proper function.
6. ☐ ☒ ☐ ☐ ☐ Valleys: None Present.
7. ☐ ☒ ☐ ☐ ☐ Skylights: None Present.



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Roof (Continued)

8. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: PVC



9. ☒ ☐ ☐ ☐ ☐ Electrical Mast: Under Ground service - Service to the building is underground which is called a lateral service wiring are not visible for inspection. Be advise that electrical wires as it runs underground are concealed, no determination is made or implied with regards to such concealed wires.



10. ☒ ☐ ☐ ☐ ☐ Gutters: Aluminum - Gutters should be clean yearly. It was not raining at the time of the inspection, I recommend when it does rain gutters and joints be checked for leakage. Routine gutter cleaning is advise. Failure to do so will cause overflow gutters that may lead to water penetration into eaves, walls and ceiling. As it was not raining at the time of the inspection could not determine if joints are leaking and over shooting.

11. ☒ ☐ ☐ ☐ ☐ Downspouts: Aluminum

12. ☒ ☐ ☐ ☐ ☐ Leader/ Extension: P.V.C- The majority of the downspout drain are connected to drainage pipes underground, Monitor during rain storm to see if the water bubbles or water pools around the foundation and at the end of the drainage pipes if visible.



Chimney position in the rear Middle of Roof line. Chimney



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Roof (Continued)

13. ☒ ☐ ☒ ☐ ☐ Chimney: P.V.C Zero Clearance. The assessment of the exterior chimney component is limited due to the design or accessibility with area that are beyond the scope of this visual assessment. Recommend a chimney contractor be hired to evaluate.



14. ☒ ☐ ☒ ☐ ☐ Flue/ Flue Cap: P.V.C Rain cap present. 'Any direct venting needs to be monitored in the winter to make sure that snow/ ice does not build up and block exhaust vent and gases.

Chimney is position at the side of the building. Chimney _____

15. ☒ ☐ ☒ ☐ ☐ Chimney: P.V.C Zero Clearance. The assessment of the exterior chimney component is limited due to the design or accessibility with area that are beyond the scope of this visual assessment. Recommend a chimney contractor be hired to evaluate.



16. ☒ ☐ ☒ ☐ ☐ Flue/ Flue Cap: P.V.C Rain cap present. 'Any direct venting needs to be monitored in the winter to make sure that snow/ ice does not build up and block exhaust vent and gases. Gas vent blockage and obstruction tag is not posted.

Chimney is position at the rear side of the building. Chimney _____

17. ☒ ☐ ☒ ☐ ☐ Chimney: P.V.C Zero Clearance. The assessment of the exterior chimney component is limited due to the design or accessibility with area that are beyond the scope of this visual assessment. Recommend a chimney contractor be hired to evaluate.



18. ☒ ☐ ☒ ☐ ☐ Flue/ Flue Cap: P.V.C Rain cap present. 'Any direct venting needs to be monitored in the winter to make sure that snow/ ice does not build up and block exhaust vent and gases. Gas vent blockage and obstruction tag is posted.



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Roof (Continued)

Chimney is position at the side of the building. Chimney

19. ☒ ☐ ☒ ☐ ☐ Chimney: Metal surface mount direct vent - The assessment of the exterior chimney component is limited due to the design or accessibility with area that are beyond the scope of this visual assessment. Recommend a chimney contractor be hired to evaluate.

This chimney will get hot when in use caution should be taken when around this area .



20. ☒ ☐ ☒ ☐ ☐ Flue/ Flue Cap: Metal surface mount direct vent

21. ☒ ☐ ☐ ☐ ☐ Chimney Flashing: Metal

Lots and Grounds

You should always walk around your property and your house every spring and fall, when you are cleaning the gutters, pruning shrubs away from the house and look for signs of any bug activity. Preventative treatments for wood destroying insect is a good idea regardless if any active or not. Try to keep a minimum of 3 to 4 inches of foundation expose between siding and ground. Mulch is not consider soil, remove the mulch check the slope,add/ remove soil as needed to gain proper pitch and then re-apply mulch.

A NPNI M D

1. ☒ ☐ ☐ ☐ ☐ Driveway: Asphalt - Recommend a seal final coat be applied in the summer this will help prolong the life of the driveway.



2. ☒ ☐ ☐ ☐ ☐ Walks: Pavers, Asphalt, Grade.





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Lots and Grounds (Continued)

3. ☒ ☐ ☐ ☐ ☐ Steps/ Stoops: Front and Rear Steps.



4. ☒ ☐ ☒ ☐ ☐ Porch: Wrapped around porch. There are no access to inspect under framing of the porch due to full secure skirt my comments are based on visible section ONLY, no access to inspect top header which is covered with finish trim those area should also be evaluated by a licensed contractor.



5. ☐ ☒ ☐ ☐ ☐ Patio: None Present.

6. ☒ ☐ ☐ ☐ ☐ Deck: Rear of building - Deck was built using good building technique. Decking are Azek which is a recyclable P.V.C decking .

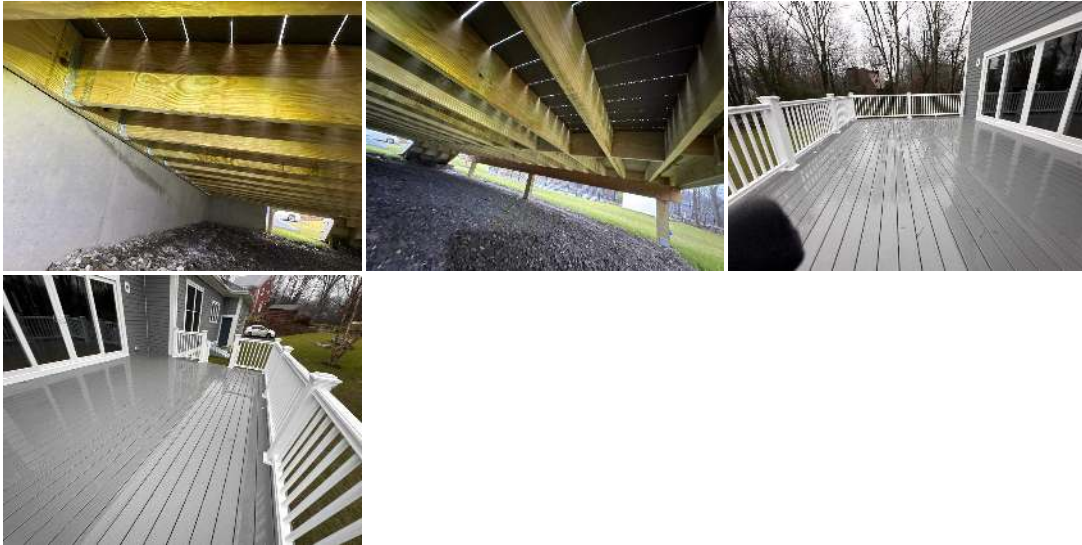




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Lots and Grounds (Continued)

Deck: (continued)



7. ☒ ☒ ☐ ☐ ☐ Balcony: None Present.
8. ☒ ☐ ☐ ☐ ☐ Grading: Minor slope at rear
9. ☐ ☒ ☐ ☐ ☐ Swale: None Present.
10. ☒ ☐ ☐ ☐ ☐ Vegetation: Shrubs / Trees - Monitor vegetation around close perimeter of the house. Leave adequate ventilation and sun exposure to keep the house dry and to protect it from moisture and insect damage.
11. ☐ ☒ ☐ ☐ ☐ Window Wells: None Present.
12. ☐ ☒ ☐ ☐ ☐ Retaining Walls: None Present.
13. ☒ ☐ ☐ ☒ ☐ Basement Stairwell: Concrete - Railings missing (SAFETY), A qualified contractor is recommended to evaluate and estimate repairs.



14. ☐ ☒ ☐ ☐ ☐ Basement Stairwell Drain: None Present.
15. ☒ ☐ ☐ ☐ ☐ Exterior Surface Drain: Surface drain
16. ☒ ☐ ☐ ☐ ☐ Fences: Chain link



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Lots and Grounds (Continued)

17. ☐☐☒☐☐ Lawn Sprinklers: There is a sprinkler system for this property - Sprinklers are not inspected as part of a standard home inspection. Suggest contacting the current company that services the existing sprinklers.



Exterior Surface and Components

As with all exterior coverings, there is the potential for hidden or unseen damage when/ if the covering is removed. The exterior of the house should be checked by YOU, the owner, at least twice a year. During the routine check look for signs of peeling paint, water stains, bubbling paint, rot, vegetation touching the house, grading, or anything that doesn't look right. Repair as needed and call a licensed contractor if repairs are TOO big for you to attempt or handle.

A NPNI M D

Main. Exterior Surface

1. ☒☐☐☒☐ Type: Cement Board (Hardy Planks). Loose and not caulked. It is good building practice to seal the joints to prevent moisture, such as wind-driven rain and snow, from penetrating the wall cavity. Caulking around windows, doors, eaves and trim edges gives added insurance that leaks will not occur. Recommend a contractor be hired to evaluate and estimate repairs.





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Exterior Surface and Components (Continued)

Type: (continued)



- 2. ☒ ☐ ☐ ☐ ☐ Trim: Composite material
- 3. ☒ ☐ ☐ ☐ ☐ Fascia: Composite material
- 4. ☒ ☐ ☐ ☐ ☐ Soffits: Composite material
- 5. ☐ ☐ ☐ ☒ ☐ Door Bell: Hard wired - [Exposed wires](#)



- 6. ☒ ☐ ☐ ☐ ☐ Entry Doors: Front and Rear of building. [Front and rear doors are metal and glass, Vinyl slider at rear, Annual maintenance is needed on all wood trim around all entry doors.](#)



- 7. ☐ ☒ ☐ ☐ ☐ Patio Door: None Present.
- 8. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl double hung, Vinyl Casement, Vinyl Awning thermo.
- 9. ☐ ☒ ☐ ☐ ☐ Storm Windows: None Present.
- 10. ☒ ☐ ☐ ☐ ☐ Window Screens: Vinyl mesh



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Exterior Surface and Components (Continued)

11. ☒ ☐ ☐ ☐ ☐ Basement Windows: Vinyl slider, Vinyl double hung



12. ☐ ☐ ☐ ☒ ☐ Exterior Lighting: Surface mounted lamps front and rear - **Exposed wiring at several locations throughout property. Hiring a license electrician is recommended to evaluate and estimate repairs.**





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Exterior Surface and Components (Continued)

13. ☐☐☒☐☐ Exterior Electric Outlets: 110 VAC GFCI - Outlet would not reset when tripped and tested, Confirm at electrical panels no tripped breakers? recommend a license electrician be hired to evaluate and estimate repairs.



14. ☐☐☒☐☐ Hose Bibs: Rotary - Note: Valves are not operated as part of this inspection, any reference to any valve inspected is visual only unless otherwise noted. Recommend all outside bibs be turn off from the inside then turn on from the outside in order to drain any water that is left inside the line during the winter month this will prevent pipes from freezing.



15. ☐☐☒☐☐ Gas Meter: Under ground Propane tank present. Inspection of Propane tank is beyond the scope of this inspection and was not inspected. Recommend a license propane contractor be hired to evaluate all copper lines and connection.



16. ☐☐☒☐☐ Main Gas Valve: Not Inspected. Inspection of Propane lines are beyond the scope of this inspection Marte Home Inspection Does not inspect Propane gas lines or any piping connected to any Propane tank.



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Air Conditioning

Due to the temperature being below 60 degrees for a minimum of 2 consecutive days, THE AC WAS NOT TESTED. It is unknown if or how well it operates. Obtain from the seller any records of service or repairs. If unit has not been serviced in past 2-3 years, have serviced and repaired as/ if needed. Comments are based only on the visual inspection of the equipment as well as industry knowledge. Exterior unit should be covered in the winter to prevent any damage to the internal components. Recommend a heating and cooling contractor be hired to evaluate if the tonnage / BTUS is adequate to heat or cool the square Footage area assign to.

A NPNI M D

Side Of Building AC System

- ☐☐☒☐☐ A/C System Operation: Not inspected - Due to the temperature being below 60 degrees for a minimum of 2 days, THE AC WAS NOT TESTED. It is unknown if or how well it operates. Obtain from the seller any records of service or repairs. If unit has not been serviced in past 2-3 years, have serviced and repaired as/if needed. Comments are based only on the visual inspection of the equipment as well as industry knowledge. Exterior unit should be covered in the winter to prevent any damage to the internal components.



- ☐☐☒☐☐ Condensate Removal: Electric pump
- ☐☐☒☐☐ Exterior Unit: Pad mounted
- Manufacturer: Concord
- Model Number: See tags on unit Serial Number: See tags on unit
- Area Served: 2nd floor only Approximate Age: New
- Fuel Type: 110 VAC Temperature Differential: Not Applicable
- Type: Central A/C Capacity: 2.5 Ton
- ☐☐☒☐☐ Visible Coil: Aluminum fin with aluminum core.



10. ☐ ☐ ☒ ☒ ☐ Refrigerant Lines: Low pressure and high pressure - Entry point not sealed!



12. ☐☐☒☐☐ A/C System Operation: Not inspected - Due to the temperature being below 60 degrees for a minimum of 2 days, THE AC WAS NOT TESTED. It is unknown if or how well it operates. Obtain from the seller any records of service or repairs. If unit has not been serviced in past 2-3 years, have serviced and repaired as/if needed. Comments are based only on the visual inspection of the equipment as well as industry knowledge. Exterior unit should be covered in the winter to prevent any damage to the internal components.



20. ☐ ☐ ☒ ☐ ☐ Visible Coil: Aluminum fin with aluminum core.



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Air Conditioning (Continued)

21. ☐☐☒☒☐ Refrigerant Lines: Low pressure and high pressure - [Entry point not sealed!](#)



22. ☐☐☒☐☐ Electrical Disconnect: Pull out switch.

Garage

Due to personal storage items, space at garage was not fully inspected there could be unseen hidden damage. Buyer please pay special attention to these area during final walk through.

A NPNI M D

Tuck under Garage

1. Type of Structure: Tuck under Car Spaces: 3
2. ☒☐☐☐☐ Garage Doors: Insulated aluminum - [Annual maintenance is needed on all wood trim around garage door.](#)

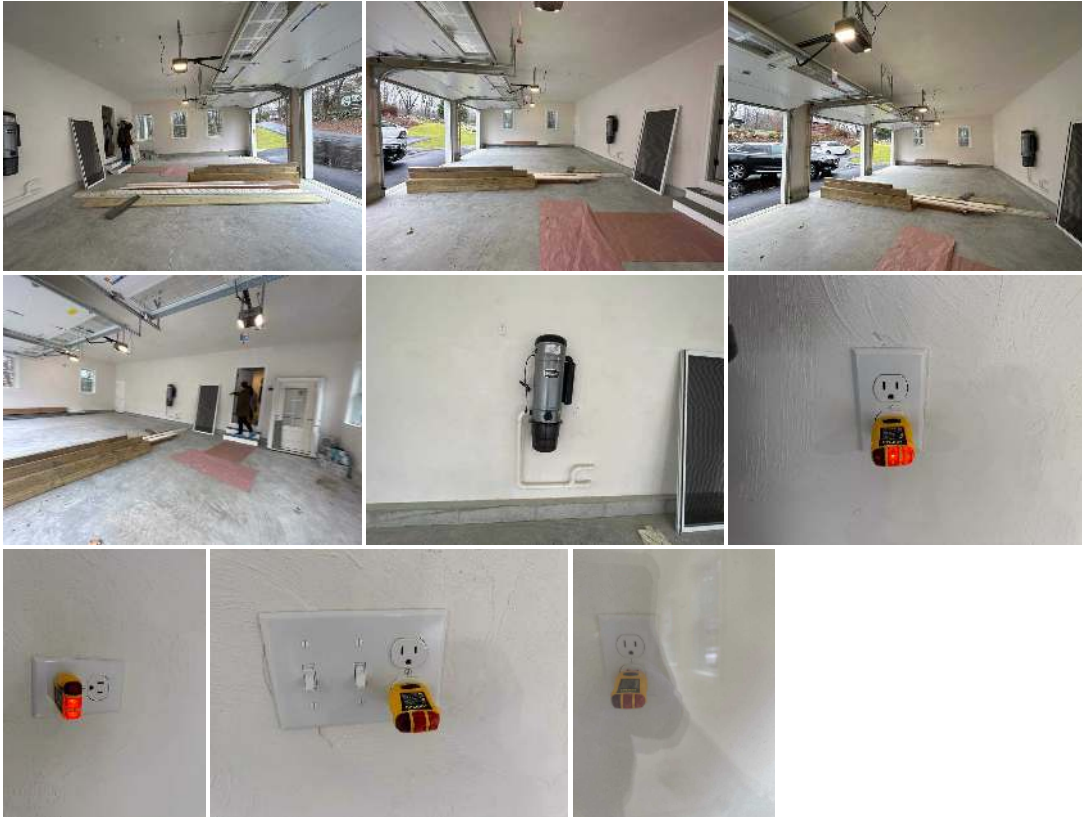




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Garage (Continued)

Garage Doors: (continued)



3. ☒☐☐☐☐ Door Operation: Mechanized - The Electric Auto reverse Mechanical Eyes are installed, operate, and respond as intended.
4. ☒☐☐☐☐ Door Opener: Lift Master -Smart wifi
5. ☒☐☐☒☐ Exterior Surface: Cement Board (Hardie Planks). Loose and not caulked. It is good building practice to seal the joints to prevent moisture, such as wind-driven rain and snow, from penetrating the wall cavity. Caulking around windows, doors, eaves and trim edges gives added insurance that leaks will not occur. Recommend a contractor be hired to evaluate and estimate repairs.
6. ☒☐☐☐☐ Roof: Architecture Shingles.
7. ☒☐☐☐☐ Roof Structure: Not inspected due to finish ceiling - Could not inspect framing due to finish ceiling.
8. ☒☐☐☐☐ Service Doors: Solid Wood. Door is a fire rated door.
9. ☒☐☐☐☐ Ceiling: Gypsum Board. Fire rated wall and ceiling cladding/ wall board aids in limiting the potential spreading of fire to the adjacent overhead structure.
10. ☒☐☐☐☐ Walls: Gypsum Board. Fire rated wall cladding/ wall board aids in limiting the potential spreading of fire to the adjacent attached structure.
11. ☒☐☐☐☐ Floor/ Foundation: Poured concrete
12. ☐☒☐☐☐ Hose Bibs: None Present.



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Garage (Continued)

13. ☒ ☐ ☐ ☐ ☐ Electrical: 110 GFCI VAC outlets and lighting circuits
14. ☐ ☐ ☒ ☐ ☐ Smoke Detector: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department.
15. ☐ ☒ ☐ ☐ ☐ Heating: None Present.
16. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl Double Hung Thermo.
17. ☒ ☐ ☐ ☐ ☐ Gutters: Aluminum - Gutters should be clean yearly. It was not raining at the time of the inspection, I recommend when it does rain gutters and joints be checked for leakage.
18. ☒ ☐ ☐ ☐ ☐ Downspouts: Aluminum
19. ☒ ☐ ☐ ☐ ☐ Leader/ Extensions: Aluminum

Electrical

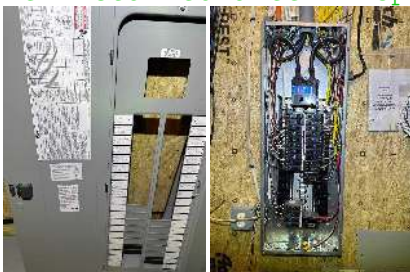
Once or twice a year flip circuit breakers off and on to maintain good mechanical contact. Regular testing of GFCI protective outlets/ circuits is advise per manufacturer's recommendation. Comments on 110/ 120 VAC Branch Circuits are based on the type of wiring seen in the service box only, but not on any wiring in or between walls.

A N P N I M D

1. Service Size Amps: 200 Volts: 110-240 VAC
2. ☒ ☐ ☐ ☐ ☐ Service: AWG # 2 AL Aluminum
3. ☒ ☐ ☐ ☐ ☐ 120 VAC Branch Circuits: Copper - Comments on 110/ 120 VAC Branch Circuits are based on the type of wiring seen in the service box only, but not on any wiring in or between walls.
4. ☒ ☐ ☐ ☐ ☐ 240 VAC Branch Circuits: Copper and aluminum
5. ☒ ☐ ☐ ☐ ☐ Conductor Type: Romex
6. ☒ ☐ ☐ ☐ ☐ Ground: Rod in ground only
7. ☐ ☐ ☒ ☐ ☐ Smoke Detectors: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department.

Basement Electric Panel

8. ☒ ☐ ☐ ☐ ☐ Manufacturer: EATON-CUTLER HAMMER - Electrical service box cover was remove for inspection of wires on the inside of the service box and cover were re installed after inspection.



9. Maximum Capacity: 200 Amps
10. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 200 Amps - The Main Service is a Breaker, this breaker is properly sized to the service conductor unless otherwise stated.
11. ☒ ☐ ☐ ☐ ☐ Breakers: 20 singles 4 doubles - Breakers are compatible with conductor material unless stated.



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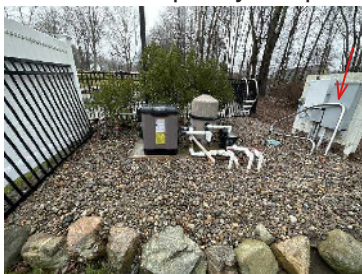
Electrical (Continued)

12. ☒ ☒ ☐ ☐ ☐ Fuses: None Present.
13. ☒ ☒ ☐ ☐ ☐ AFCI: None Present.
14. ☒ ☐ ☐ ☐ ☐ GFCI: At GFCI receptacles only
15. Is the panel bonded? ☒ Yes ☐ No
- Sub Paneling is located in the exterior Electric Panel _____
16. ☐ ☐ ☐ ☒ ☐ Manufacturer: Square D - [Open knock-out hole- insert blank-out cap to close off opening.](#)
[Evaluation by a licensed electrician is recommended](#)

[Electrical service panel box cover was remove due to rain.](#)



17. Maximum Capacity: 60 Amps
18. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 60 Amps - [The Main Service is a Breaker, this breaker is properly sized to the service conductor unless otherwise stated.](#)
19. ☒ ☐ ☐ ☐ ☐ Breakers: 1 singles - [Breakers are compatible with conductor material unless stated.](#)
20. ☐ ☒ ☐ ☐ ☐ Fuses: None Present.
21. ☐ ☒ ☐ ☐ ☐ AFCI: None Present.
22. ☒ ☐ ☐ ☐ ☐ GFCI: At GFCI receptacles only
23. Is the panel bonded? ☒ Yes ☐ No
- Sub Paneling is located in the pool pump area Electric Panel _____
24. ☒ ☐ ☐ ☐ ☐ Manufacturer: 40 Square D - [Electrical service panel box cover was remove due to rain.](#)
25. Maximum Capacity: Amp



26. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 40 Amp - [The Main Service is a Breaker, this breaker is properly sized to the service conductor unless otherwise stated.](#)
27. ☒ ☐ ☐ ☐ ☐ Breakers: 1 singles - [Breakers are compatible with conductor material unless stated.](#)
28. ☐ ☒ ☐ ☐ ☐ Fuses: None Present.
29. ☐ ☒ ☐ ☐ ☐ AFCI: None Present.



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Electrical (Continued)

30. ☒ ☐ ☐ ☐ ☐ GFCI: At GFCI receptacles only

31. Is the panel bonded? ☒ Yes ☐ No

Sub Paneling is located in the laundry room Electric Panel

32. ☒ ☐ ☐ ☐ ☐ Manufacturer: EATON-CUTLER HAMMER



33. Maximum Capacity: 90 Amps

34. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 90 Amps

35. ☐ ☐ ☐ ☒ ☐ Breakers: 12 singles - [Expose wiring missing wire retaining screw cap. Recommend a licensed electrician be hired to evaluate and estimate repair.](#)



36. ☐ ☒ ☐ ☐ ☐ Fuses: None Present.

37. ☐ ☒ ☐ ☐ ☐ AFCI: None Present.

38. ☒ ☐ ☐ ☐ ☐ GFCI: At GFCI receptacles only

39. Is the panel bonded? ☒ Yes ☐ No



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Plumbing

Buyer please be aware this inspection does not cover any propane gas fittings or connection to and from this water heater. Recommend a license gas fitting contractor be hired to evaluate.

A NPNI M D

1. ☒ ☐ ☐ ☐ ☐ Service Line: Copper line present as main service line. (flow/Pressure is Acceptable with no leakage at the time of the inspection.)



2. ☒ ☐ ☐ ☐ ☐ Main Water Shutoff: Ball valve not leaking at the time of the inspection.



3. ☒ ☐ ☐ ☐ ☐ Water Lines: Copper, PVC/ PEX - Limited access to domestic water piping due to fiberglass insulation. This item could not be visually inspected and is rated accordingly.

4. ☒ ☐ ☐ ☐ ☐ Drain Pipes: PVC- Inspection on Septic systems & Title 5 are beyond the scope of my inspection, I recommend a licensed contractor in that field be hired to evaluate before P&S.



5. ☒ ☐ ☐ ☐ ☐ Service Caps: Accessible





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Plumbing (Continued)

6. ☒ ☐ ☐ ☐ ☐ Vent Pipes: PVC - Comments are based on visible section only but not in area where vent pipes are between walls. Comments are based on visible section only, not in area where vent pipes are between walls.



7. ☐ ☐ ☒ ☐ ☐ Gas Service Lines: Black piping - Inspection of gas lines are beyond the scope of this inspection Marte Home Inspections Does not inspect gas lines or any piping connected to and from any gas meters.

Basement Water Heater

8. ☒ ☐ ☐ ☐ ☐ Water Heater Operation: Adequate - Hot water temp was at 119 degree at the time of the inspection.

Tankless water heaters require periodic flushing to keep mineral and sediment from building up inside the unit by a certified provider.

Service can significantly extend your water heater's life and minimize loss of efficiency. Read your owner's manual for specific maintenance recommendations.





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Plumbing (Continued)

9. Manufacturer: Intergas - super flow
10. Model Number: See tags on unit Serial Number: See tags on unit
11. Type: Propane Capacity: On Demand
12. Approximate Age: New Area Served: Whole building
13. ☒ ☐ ☐ ☐ ☐ Flue Pipe: Present, acceptable
14. ☐ ☒ ☐ ☐ ☐ Thimble: This type of system does not required a Thimble.
15. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: Copper

Heating System

There is no access to inspect the heat exchanger, this is a component part of the heating plant which is beyond the scope of this inspection. Recommend a heating specialist be hired to evaluate. Buyer please be aware this inspection does not cover any propane gas fittings or connection to and from this heating system. Recommend a license gas fitting contractor be hired to evaluate. Recommend a heating and cooling contractor be hired to evaluate if the tonnage / BTU's is adequate to heat or cool the square Footage area assign to.

A NPNI M D

Basement Heating System

1. ☒ ☐ ☐ ☐ ☐ Heating System Operation: Adequate - Heating plant perform as intended at the time of the inspection. Recommend heating plant be tune up before P&S and every 2 year for a gas system. No service tag present recommend seller provide any service tag if any to buyer.

Life expectancy of a force warm air system is App 20 years, however within that period of time the system should be service regularly. Heating plant worked as intended during the inspection. This report does not represent the condition of the heat exchanger. The heat exchanger portion of the plant is not accessible.



2. Manufacturer: Concord



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Heating System (Continued)

- 3. Model Number: See tags on unit Serial Number: See tags on unit
- 4. Type: Forced air Capacity: Unknown.
- 5. Area Served: 1st floor Approximate Age: New
- 6. Fuel Type: Propane gas
- 7. ☐☐☒☐☐ Heat Exchanger: 1 Burner - I do not have access to inspect Heat Exchange this is an area beyond the scope of this inspection recommend a contractor be hired to evaluate.
- 8. Unable to Inspect: Not Applicable.
- 9. ☒☐☐☐☐ Blower Fan/ Filter: Direct drive with disposable filter - Change filter now and on a regular basis.



- 10. ☒☐☒☐☐ Distribution: Insulflex duct - My comments are based on visible area only and not duct that are between walls or flooring ETC.
- 11. ☒☐☐☐☐ Draft Control: Automatic
- 12. ☐☐☐☒☐ Flue Pipe: Present - Loose from 2x4 attachment at ceiling , Recommend a contractor be hired to evaluate and repair as needed.



- 13. ☐☒☐☐☐ Humidifier: None Present.

Basement Heating System

- 14. ☒☐☐☐☐ Heating System Operation: Adequate - Heating plant perform as intended at the time of the inspection. Recommend heating plant be tune up before P&S and every 2 year for a gas system. No service tag present recommend seller provide any service tag if any to buyer.

Life expectancy of a force warm air system is App 20 years, however within that period of time the system should be service regularly. Heating plant worked as intended during the inspection. This report does not represent the condition of the heat exchanger. The heat exchanger portion of the plant is not accessible.



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Heating System (Continued)

Heating System Operation: (continued)



15. Manufacturer: Concord
16. Model Number: See tags on unit Serial Number: See tags on unit
17. Type: Forced air Capacity: Unknown.
18. Area Served: 2nd floor only Approximate Age: New
19. Fuel Type: Propane gas
20. ☐☐☒☐☐ Heat Exchanger: 1 Burner - I do not have access to inspect Heat Exchange this is an area beyond the scope of this inspection recommend a contractor be hired to evaluate.
21. Unable to Inspect: Not Applicable.
22. ☒☐☐☐☐ Blower Fan/ Filter: Direct drive with disposable filter - Change filter now and on a regular basis.



23. ☒☐☒☐☐ Distribution: Insulflex duct - My comments are based on visible area only and not duct that are between walls or flooring ETC.



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Heating System (Continued)

24. ☒ ☐ ☐ ☒ ☐ Draft Control: Automatic - **Not plumb to exterior. Recommend a licensed HVAC Contractor confirm combustion air in attic is sufficient?**



25. ☒ ☐ ☐ ☐ ☐ Flue Pipe: Present and Acceptable

26. ☐ ☒ ☐ ☐ ☐ Humidifier: None Present.

27. ☒ ☐ ☐ ☐ ☐ Thermostats: Programmable, Multi-zone for 2nd level only

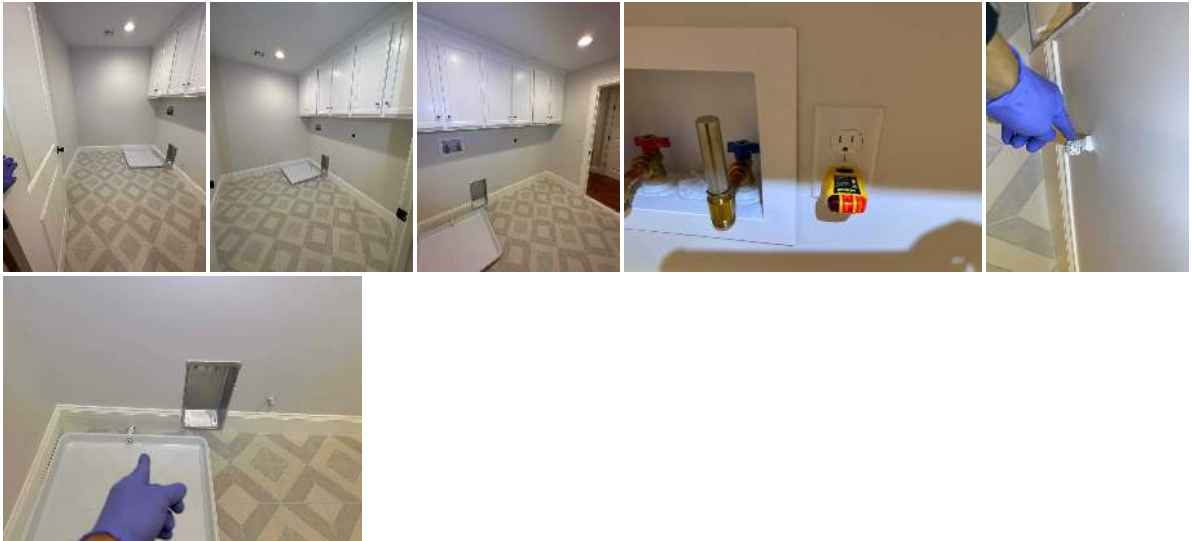
Laundry Room/ Area

Laundry appliances are not operated during inspection. Observation are for identification purpose only. Flooring under appliances walls at the rear and sides and plumbing are not inspected. Inspection on propane propane gas line is beyond the scope of this inspection and were not inspected, recommend a license plumber be hired to evaluate.

A NPNI M D

2nd Floor Laundry Room/ Area _____

1. ☐ ☒ ☐ ☐ ☐ Closet: None Present.





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Laundry Room/ Area (Continued)

2. ☒ ☐ ☐ ☐ ☐ Ceiling: Dry wall finish and painted
3. ☒ ☐ ☐ ☐ ☐ Walls: Dry wall finish and painted
4. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic Tiles.
5. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
6. ☐ ☒ ☐ ☐ ☐ Windows: None present.
7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 GFCI VAC outlets and lighting circuits
8. ☐ ☐ ☒ ☐ ☐ Smoke Detector: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department.
9. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
10. ☐ ☒ ☐ ☐ ☐ Laundry Tub: None Present.
11. ☐ ☒ ☐ ☐ ☐ Laundry Tub Drain: None Present.
12. ☒ ☐ ☐ ☐ ☐ Washer Hose Bib: Ball valves - **Suggest getting in the habit of shutting off valves washer is not in use and when you go away on trips/ vacation. Recommend if washer hoses are rubber they be replace with stainless steel hoses.**
13. ☐ ☐ ☐ ☒ ☐ Washer and Dryer Electrical: 110/ 220. **Disconnected at breaker panel. Evaluation by a licensed electrician is recommended**



14. ☐ ☒ ☐ ☐ ☐ Dryer Vent: None Present. **Recommend present be replace with an 4 inch aluminum flex vent .**
15. ☐ ☐ ☒ ☐ ☐ Dryer Gas Line: Black piping - **Inspection on propane gas line is beyond the scope of this inspection and were not inspected, recommend a license plumber be hired to evaluate.**
16. ☒ ☐ ☐ ☐ ☐ Washer Drain: Wall mounted drain
17. ☒ ☐ ☐ ☐ ☐ Floor Drain: PVC Drip Pan Present plumb to basement

Structure

A NPNI M D

1. ☒ ☐ ☐ ☐ ☐ Structure Type: Wood frame





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Structure (Continued)

Structure Type: (continued)



2. ☒☐☐☐☐ Foundation: Poured - New concrete foundations have some settlement cracks during the first 1 -10 years. The cracks are often caused by the hardening or curing process. ... Cracks will often show up on the exterior and interior of a foundation walls and floors.
3. ☒☐☐☐☐ Differential Movement: No displacement or movement noted this comment are based on visible area only.
4. ☒☐☐☐☐ Beams: Steel plate , , Bonded wood, Laminated LVL
5. ☒☐☐☐☐ Bearing Walls: Frame
6. ☒☐☒☐☐ Joists/ Trusses: 2x10 - My comments are based on visible area only due to fiberglass insulation at ceilings.
7. ☒☐☐☐☐ Piers/ Posts: Steel posts, Steel columns filled with cement.
8. ☒☐☐☐☐ Floor/ Slab: Poured slab
9. ☒☐☐☐☐ Stairs/ Handrails: wood steps wood railings.



10. ☒☐☒☐☐ Subfloor: Particle Board - My comments are based on visible area only due to fiberglass insulation at ceilings.



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Basement

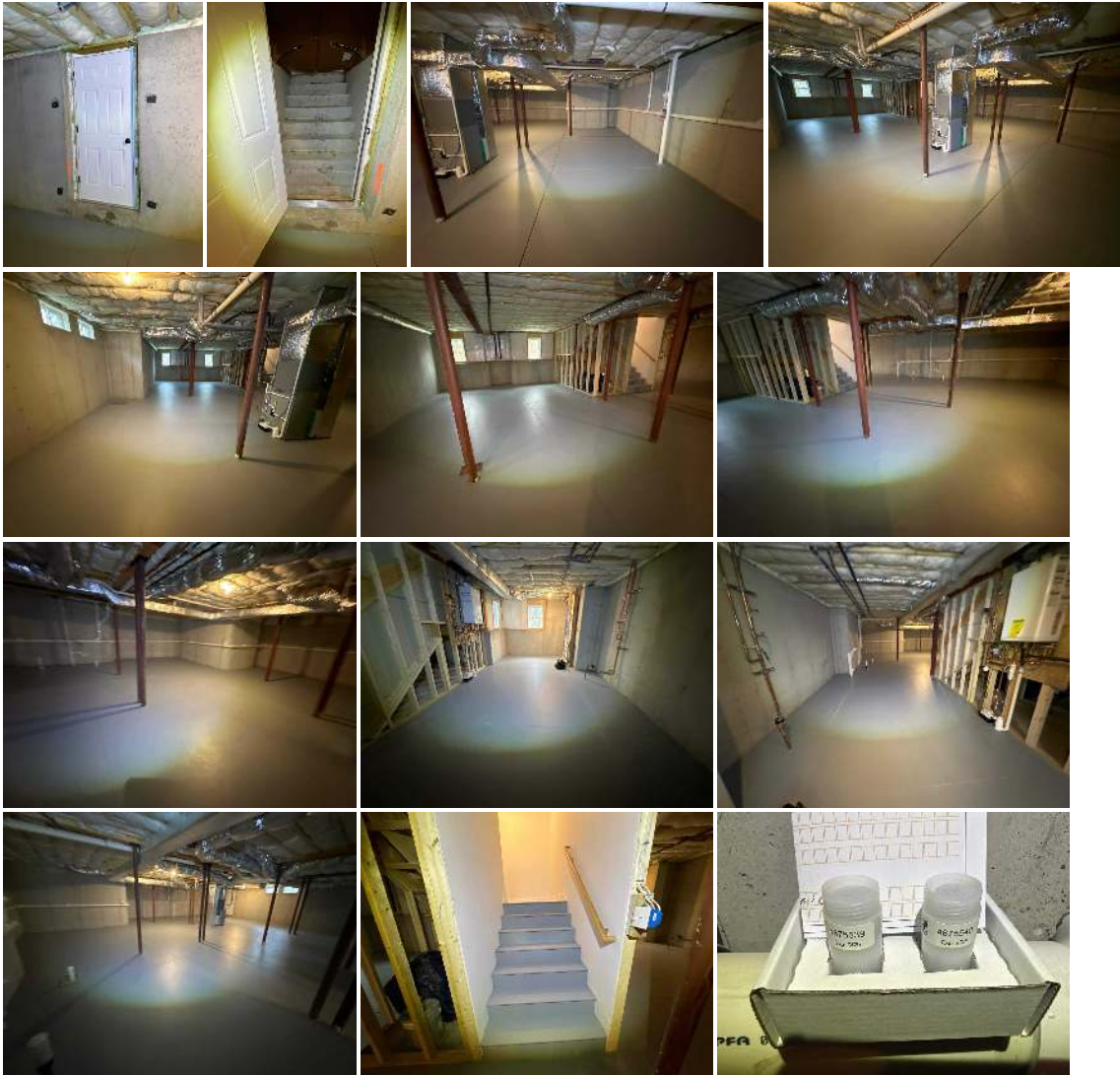
Evidence of water penetration / efflorescence noted at the time of the inspection.

Efflorescence is the white powdery substance often evidence on concrete walls and floors. It is usually an indication that dampness and water penetration has occur at some time. I suggest you consult with the owner for the historical perspective regarding previous water penetration.

A NPNI M D

Main Basement

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Exposed framing





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Basement (Continued)

Ceiling: (continued)



2. ☒ ☐ ☐ ☐ ☐ Walls: Exposed framing
3. ☒ ☐ ☐ ☐ ☐ Floor: Concrete
4. ☐ ☒ ☐ ☐ ☐ Floor Drain: Non Present.
5. ☒ ☐ ☐ ☐ ☐ Doors: Metal
6. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl Slider., Vinyl Double Hung Thermo. Read comments made on basement windows in the Exterior Surface and components section of this report. Recommend windows be made operable for venting.
7. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC outlets and lighting circuits - Exposed wiring present. A licensed electrician is recommended to evaluate and estimate repairs



8. ☐ ☐ ☒ ☐ ☐ Smoke Detector: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department. Smoke Detectors and Carbon Monoxide Detectors were not assessed. The assessment is to be performed by Local/State Jurisdiction prior to Occupancy.
9. ☐ ☒ ☐ ☐ ☐ HVAC Source: None Present.
10. ☒ ☐ ☐ ☐ ☐ Vapor Barrier: Paper
11. ☒ ☐ ☐ ☐ ☐ Insulation: Fiberglass - Recommend contacting Mass Save to do a free energy audit. They have program to help with insulation costs.
12. ☒ ☐ ☐ ☐ ☐ Ventilation: Windows
13. ☐ ☒ ☐ ☒ ☐ Sump Pump: There is a pit for a pump - Recommend installation of water-powered or battery powered back-up sump pump to protect basement. A qualified contractor is recommended to evaluate and estimate repairs.



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Basement (Continued)

Sump Pump: (continued)



14. ☐☐☐☐☒ Moisture Location: Sum pump present - Recommend the seller be ask to disclose if there are any history of water penetration in the basement if so what steps were taken to prevent it from happening again. Recommend proper grading be maintain on the exterior, all gutter down spouts and extensions/drain be extended away from the foundation to maintained water away from entering the basement.



15. ☒☐☐☐☐ Basement Stairs/ Railings: wood steps wood railings.

Bathroom

Inspection is limited to visual conditions at tub, shower walls and conditions behind finishes surfaces that are not accessible. Maintain all grout/ caulking sealed to prevent negative effects of moisture. Poor grouting/ caulking will cause water penetration, lifting of tiles and deterioration of flooring, plaster, drywall and structural members.

A NPNI M D

1/2 Bath Bathroom

1. ☐☒☐☐☐ Closet: None Present.



2. ☒☐☐☐☐ Ceiling: Dry wall finish and painted



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Bathroom (Continued)

3. ☒ ☐ ☐ ☐ ☐ Walls: Bottom section are bead board upper section are dry wall finished and painted
 4. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile
 5. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
 6. ☐ ☒ ☐ ☐ ☐ Windows: None-present
 7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 GFCI VAC outlets and lighting circuits
 8. ☒ ☐ ☐ ☐ ☐ Sink/ Basin: Pedestal
 9. ☒ ☐ ☐ ☐ ☐ Faucets/ Traps: Delta fixtures with a metal trap - Mixing valve perform as intended both hot and cold at the time of the inspection.
 10. ☒ ☐ ☐ ☐ ☐ Toilets: Kohler 1.5 Gallon Flush.
 11. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
 12. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan
- 2nd floor main Bathroom
-
13. ☐ ☒ ☐ ☐ ☐ Closet: None Present.





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Bathroom (Continued)

Closet: (continued)



- 14. ☒ ☐ ☐ ☐ ☐ Ceiling: Dry wall finish and painted
- 15. ☒ ☐ ☐ ☐ ☐ Walls: Dry wall finish and painted
- 16. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile
- 17. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
- 18. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl Double Hung Thermo.
- 19. ☒ ☐ ☐ ☒ ☐ Electrical: 110 GFCI VAC outlets and lighting circuits - [Missing light fixtures , A licensed electrician is recommended to evaluate and estimate repairs](#)



- 20. ☒ ☐ ☐ ☒ ☐ Counter/ Cabinet: Granite counter top and wood - [Caulking missing! , A qualified contractor is recommended to evaluate and estimate repairs](#)



- 21. ☒ ☐ ☐ ☐ ☐ Sink/ Basin: Molded dual bowl
- 22. ☒ ☐ ☐ ☐ ☐ Faucets/ Traps: Delta fixtures with a PVC trap - [Mixing valve perform as intended both hot and cold at the time of the inspection.](#)
- 23. ☒ ☐ ☐ ☐ ☐ Tub/ Surround: Cast iron tub and ceramic surround - [Mixing valve perform as intended both hot and cold at the time of the inspection.](#)
- 24. ☒ ☐ ☐ ☐ ☐ Toilets: Kohler 1.5 Gallon Flush.
- 25. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
- 26. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

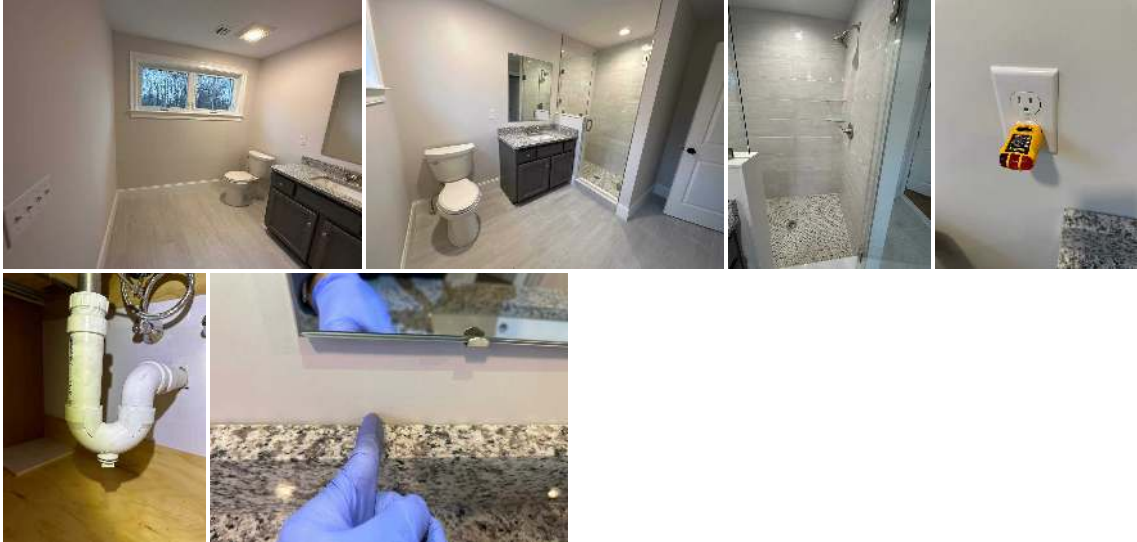


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Bathroom (Continued)

2nd floor guest bedroom Bathroom

27. ☒ ☒ ☐ ☐ ☐ Closet: None Present.



28. ☒ ☐ ☐ ☐ ☐ Ceiling: Dry wall finish and painted

29. ☒ ☐ ☐ ☐ ☐ Walls: Dry wall finish and painted

30. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile

31. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood

32. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl Awning thermo.

33. ☒ ☐ ☐ ☐ ☐ Electrical: 110 GFCI VAC outlets and lighting circuits

34. ☒ ☐ ☐ ☒ ☐ Counter/ Cabinet: Granite counter top and wood - **Caulking missing!** , A qualified contractor is recommended to evaluate and estimate repairs



35. ☒ ☐ ☐ ☐ ☐ Sink/ Basin: Molded single bowl

36. ☒ ☐ ☐ ☐ ☐ Faucets/ Traps: Delta fixtures with a PVC trap - **Mixing valve perform as intended both hot and cold at the time of the inspection.**

37. ☒ ☐ ☐ ☐ ☐ Shower/ Surround: River stone base with ceramic walls. **Mixing valve perform as intended both hot and cold at the time of the inspection.**

38. ☒ ☐ ☐ ☐ ☐ Toilets: Kohler 1.5 Gallon Flush.

39. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation

40. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan



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Bathroom (Continued)

Primary Bathroom

41. ☒ ☒ ☐ ☐ ☐ Closet: None Present.



42. ☒ ☐ ☐ ☐ ☐ Ceiling: Dry wall finish and painted
43. ☒ ☐ ☐ ☐ ☐ Walls: Dry wall finish and painted
44. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile
45. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
46. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl Double Hung Thermo.
47. ☒ ☐ ☐ ☐ ☐ Electrical: 110 GFCI VAC outlets and lighting circuits
48. ☒ ☐ ☐ ☐ ☐ Counter/ Cabinet: Marble counter top and wood
49. ☒ ☐ ☐ ☐ ☐ Sink/ Basin: Molded dual bowl
50. ☒ ☐ ☐ ☐ ☐ Faucets/ Traps: Delta fixtures with a PVC trap - Mixing valve perform as intended both hot and cold at the time of the inspection.
51. ☒ ☐ ☐ ☐ ☐ Shower/ Surround: Ceramic flooring and surround - Mixing valve perform as intended both hot and cold at the time of the inspection.
52. ☒ ☐ ☐ ☐ ☐ Spa Tub/ Surround: Soaking tub - Mixing valve perform as intended both hot and cold at the time of the inspection.
53. ☒ ☐ ☐ ☐ ☐ Toilets: Kohler 1.5 Gallon Flush.
54. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
55. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan



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Bedroom

Cosmetics defects such as: worn carpet, faded finishing on hardwood floors, blemishes on walls, ceiling, doors and trim are not reported.

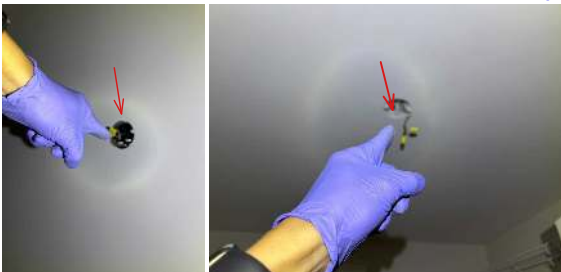
A NPNI M D

Primary Bedroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Walk In, Double



2. ☒ ☐ ☐ ☐ ☐ Ceiling: Dry wall finish and painted
 3. ☒ ☐ ☐ ☐ ☐ Walls: Dry wall finish and painted
 4. ☒ ☐ ☐ ☐ ☐ Floor: Hard wood flooring
 5. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
 6. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl Double Hung Thermo., Vinyl Awning thermo.
 7. ☒ ☐ ☐ ☒ ☐ Electrical: 110 VAC outlets and lighting circuits - **Exposed wiring , A licensed electrician is recommended to evaluate and estimate repairs**



8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
 9. ☐ ☐ ☒ ☐ ☐ Smoke Detector: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department. **Smoke Detectors and Carbon Monoxide Detectors were not assessed. The assessment is to be performed by Local/State Jurisdiction prior to Occupancy.**

Guest 1 Bedroom

10. ☒ ☐ ☐ ☐ ☐ Closet: Standard.





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Bedroom (Continued)

Closet: (continued)



- 11. ☒ ☐ ☐ ☐ ☐ Ceiling: Dry wall finish and painted
- 12. ☒ ☐ ☐ ☐ ☐ Walls: Dry wall finish and painted
- 13. ☒ ☐ ☐ ☐ ☐ Floor: Hard wood flooring
- 14. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
- 15. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl Double Hung Thermo., Vinyl Awning thermo.
- 16. ☒ ☐ ☐ ☒ ☐ Electrical: 110 VAC outlets and lighting circuits - [Expose wiring , A licensed electrician is recommended to evaluate and estimate repairs](#)



- 17. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
- 18. ☐ ☐ ☒ ☐ ☐ Smoke Detector: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department. [Smoke Detectors and Carbon Monoxide Detectors were not assessed. The assessment is to be performed by Local/State Jurisdiction prior to Occupancy.](#)

Guest 2 Bedroom

- 19. ☒ ☐ ☐ ☐ ☐ Closet: Standard.



- 20. ☒ ☐ ☐ ☐ ☐ Ceiling: Dry wall finish and painted
- 21. ☒ ☐ ☐ ☐ ☐ Walls: Dry wall finish and painted
- 22. ☒ ☐ ☐ ☐ ☐ Floor: Hard wood flooring



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Bedroom (Continued)

23. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
24. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl Double Hung Thermo.
25. ☒ ☐ ☐ ☒ ☐ Electrical: 110 VAC outlets and lighting circuits - [Expose wiring present, A licensed electrician is recommended to evaluate and estimate repairs](#)



26. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
27. ☐ ☐ ☒ ☐ ☐ Smoke Detector: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department. [Smoke Detectors and Carbon Monoxide Detectors were not assessed. The assessment is to be performed by Local/State Jurisdiction prior to Occupancy.](#)

Guest 3 Bedroom

28. ☒ ☐ ☐ ☐ ☐ Closet: Standard.



29. ☒ ☐ ☐ ☐ ☐ Ceiling: Dry wall finish and painted
30. ☒ ☐ ☐ ☐ ☐ Walls: Dry wall finish and painted
31. ☒ ☐ ☐ ☐ ☐ Floor: Hard wood flooring
32. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
33. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl Double Hung Thermo.
34. ☒ ☐ ☐ ☒ ☐ Electrical: 110 VAC outlets and lighting circuits - [Close wiring , A licensed electrician is recommended to evaluate and estimate repairs](#)



35. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
36. ☐ ☐ ☒ ☐ ☐ Smoke Detector: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department.



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Bedroom (Continued)

Smoke Detectors and Carbon Monoxide Detectors were not assessed. The assessment is to be performed by Local/State Jurisdiction prior to Occupancy.

Attic

Attic is 80% inaccessible with no access to inspect any of the mechanics or framing due to framing and lack of Flooring or planks for access.

A NPNI M D

Main Attic

1. Method of Inspection: In the attic by Pull down steps.
2. ☐☐☒☐☐ Unable to Inspect: 80%- Attic is 80% inaccessible with no access to inspect any of the mechanics or framing due to framing and lack of Flooring or planks for access.
3. ☒☐☐☐☐ Roof Framing: 2x10 Rafter - Inadequate flooring on floor joist for walking in attic.





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Attic (Continued)

Roof Framing: (continued)



- 4. ☒ ☐ ☐ ☐ ☐ Sheathing: Plywood Sheeting.
- 5. ☒ ☐ ☐ ☐ ☐ Ventilation: Ridge and soffit vents, Windows
- 6. ☒ ☐ ☐ ☐ ☐ Insulation: Blown in, Cellulose - [Recommend contact Mass Save for your free home energy audit.](#)

[https:// www.masssave.com](https://www.masssave.com) or Toll Free 1-800-232-0672

- 7. ☒ ☐ ☐ ☐ ☐ Insulation Depth: 20"
- 8. ☒ ☐ ☐ ☐ ☐ Vapor Barrier: Paper
- 9. ☒ ☐ ☐ ☒ ☐ Wiring/ Lighting: 110 VAC lighting circuit - [Missing light bulbs](#)



- 10. ☒ ☐ ☐ ☐ ☐ Bathroom Fan Venting: Electric fan - [Bath room is vented to the exterior.](#)



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Living Space

Cosmetics defects such as: worn carpet, faded finishing on hardwood floors, blemishes on walls, ceiling, doors and trim are not reported.

A NPNI M D

Living Room Living Space

1. ☒ ☐ ☐ ☐ ☐ Closet: None Present.



2. ☒ ☐ ☐ ☐ ☐ Ceiling: Gypsum Board and painted.

3. ☒ ☐ ☐ ☐ ☐ Walls: Gypsum Board and painted.

4. ☒ ☐ ☐ ☐ ☐ Floor: Hard wood flooring.

5. ☐ ☒ ☐ ☐ ☐ Doors: None Present.

6. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl Double Hung Thermo.

7. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC outlets and lighting circuits - **Expose wiring no power is active in this room. A licensed electrician is recommended to evaluate and estimate repairs**



8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation

9. ☐ ☐ ☒ ☐ ☐ Smoke Detector: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department. **Smoke Detectors and Carbon Monoxide Detectors were not assessed. The assessment is to be performed by Local/State Jurisdiction prior to Occupancy .**

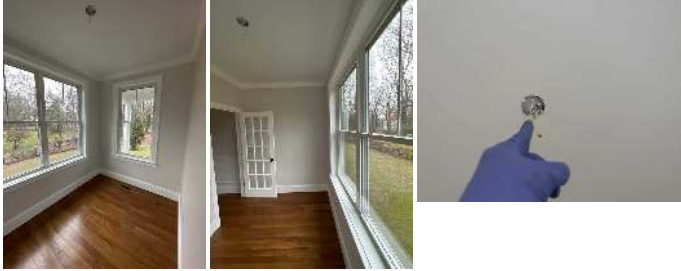


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Living Space (Continued)

Office room Living Space

10. ☒ ☒ ☐ ☐ ☐ Closet: None Present.



11. ☒ ☐ ☐ ☐ ☐ Ceiling: Gypsum Board and painted.

12. ☒ ☐ ☐ ☐ ☐ Walls: Gypsum Board and painted.

13. ☒ ☐ ☐ ☐ ☐ Floor: Hard wood flooring.

14. ☒ ☐ ☐ ☐ ☐ Doors: Wood and Glass

15. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl Double Hung Thermo.

16. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC outlets and lighting circuits - [Expose wiring , A licensed electrician is recommended to evaluate and estimate repairs](#)



17. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation

18. ☐ ☐ ☒ ☐ ☐ Smoke Detector: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department. [Smoke Detectors and Carbon Monoxide Detectors were not assessed. The assessment is to be performed by Local/State Jurisdiction prior to Occupancy .](#)

Dining Room Living Space

19. ☐ ☒ ☐ ☐ ☐ Closet: None Present.



20. ☒ ☐ ☐ ☐ ☐ Ceiling: Gypsum Board and painted.

21. ☒ ☐ ☐ ☐ ☐ Walls: Gypsum Board and painted.

22. ☒ ☐ ☐ ☐ ☐ Floor: Hard wood flooring.

23. ☐ ☒ ☐ ☐ ☐ Doors: None Present.



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Living Space (Continued)

24. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl Double Hung Thermo.

25. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC outlets and lighting circuits - [Expose wiring, A licensed electrician is recommended to evaluate and estimate repairs](#)



26. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation

27. ☐ ☐ ☒ ☐ ☐ Smoke Detector: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department. [Smoke Detectors and Carbon Monoxide Detectors were not assessed. The assessment is to be performed by Local/State Jurisdiction prior to Occupancy .](#)

Family Room Living Space

28. ☐ ☒ ☐ ☐ ☐ Closet: None Present.



29. ☒ ☐ ☐ ☐ ☐ Ceiling: Gypsum Board and painted beam ceiling

30. ☒ ☐ ☐ ☐ ☐ Walls: Gypsum Board and painted.

31. ☒ ☐ ☐ ☐ ☐ Floor: Hard wood flooring.

32. ☒ ☐ ☐ ☐ ☐ Doors: Vinyl sliders

33. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl Double Hung Thermo., Vinyl Awning thermo.

34. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits

35. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation

36. ☐ ☐ ☒ ☐ ☐ Smoke Detector: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department. [Smoke Detectors and Carbon Monoxide Detectors were not assessed. The assessment is to be performed by Local/State Jurisdiction prior to Occupancy .](#)

Mud Room Living Space



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Living Space (Continued)

37. ☒ ☐ ☐ ☐ ☐ Closet: Small



38. ☒ ☐ ☐ ☐ ☐ Ceiling: Gypsum Board and painted.

39. ☒ ☐ ☐ ☐ ☐ Walls: Bottom section are bead board upper section are dry wall finished and painted

40. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tiles.

41. ☒ ☐ ☐ ☐ ☐ Doors: Metal and Glass, Wood

42. ☐ ☒ ☐ ☐ ☐ Windows: None Present

43. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC outlets and lighting circuits - [Expose wiring , A licensed electrician is recommended to evaluate and estimate repairs](#)



44. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation

45. ☐ ☐ ☒ ☐ ☐ Smoke Detector: Smoke detectors are not inspected at time of inspection. It is the responsibility of the seller to obtain a smoke certificate from the local fire department. [Smoke Detectors and Carbon Monoxide Detectors were not assessed. The assessment is to be performed by Local/State Jurisdiction prior to Occupancy .](#)



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Fireplace/ Wood Stove

All fireplace should ALWAYS be inspected and cleaned by a license professional PRIOR to use. Marte Home Inspection only does a visual inspection of the chimney and fire place in accordance to the CMR 266. The assessment of the exterior chimney component is limited due to the design or accessibility with area that are beyond the scope of this visual assessment. The condition of the flue lines or determining weather they are present is not part of this inspection. It is recommended that you further investigate this component, local regulation in some community require the present of a flue liner when using certain fuels.

A NPNI M D

Family Room Fireplace

1. ☒ ☐ ☒ ☐ ☐ Fireplace Construction: Prefab - Inspection on all Fire place are visual only, comments are based on what is absorbed on the day if the Inspection. Marte Home Inspectors are not Fire place Inspectors, We therefore recommend a Fire place Contractor be hired to evaluate.



2. Type: Propane Gas log, Inspection on gas line is beyond the scope of this inspection and were not inspected, recommend a license plumber be hired to evaluate.
3. ☒ ☐ ☐ ☐ ☐ Flue: Metal
4. ☐ ☐ ☒ ☐ ☐ Damper: There is no access to inspect.
5. ☒ ☐ ☐ ☐ ☐ Hearth: No hearth

Kitchen

All Kitchen appliances are checked and comments made on the conditions of the appliances at that date and time of the inspection. Marte Home Inspection is not liable for any broken or damage appliances after the date of the inspection to the date and time of new owners moving in. It is the new owners responsibility to check condition and operability of all appliances at the time of final walk through. Inspection on propane gas line is beyond the scope of this inspection and were not inspected, recommend a license plumber be hired to evaluate.

A NPNI M D

In the Kitchen. Kitchen

1. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: General Electric, Cook top- Propane gas

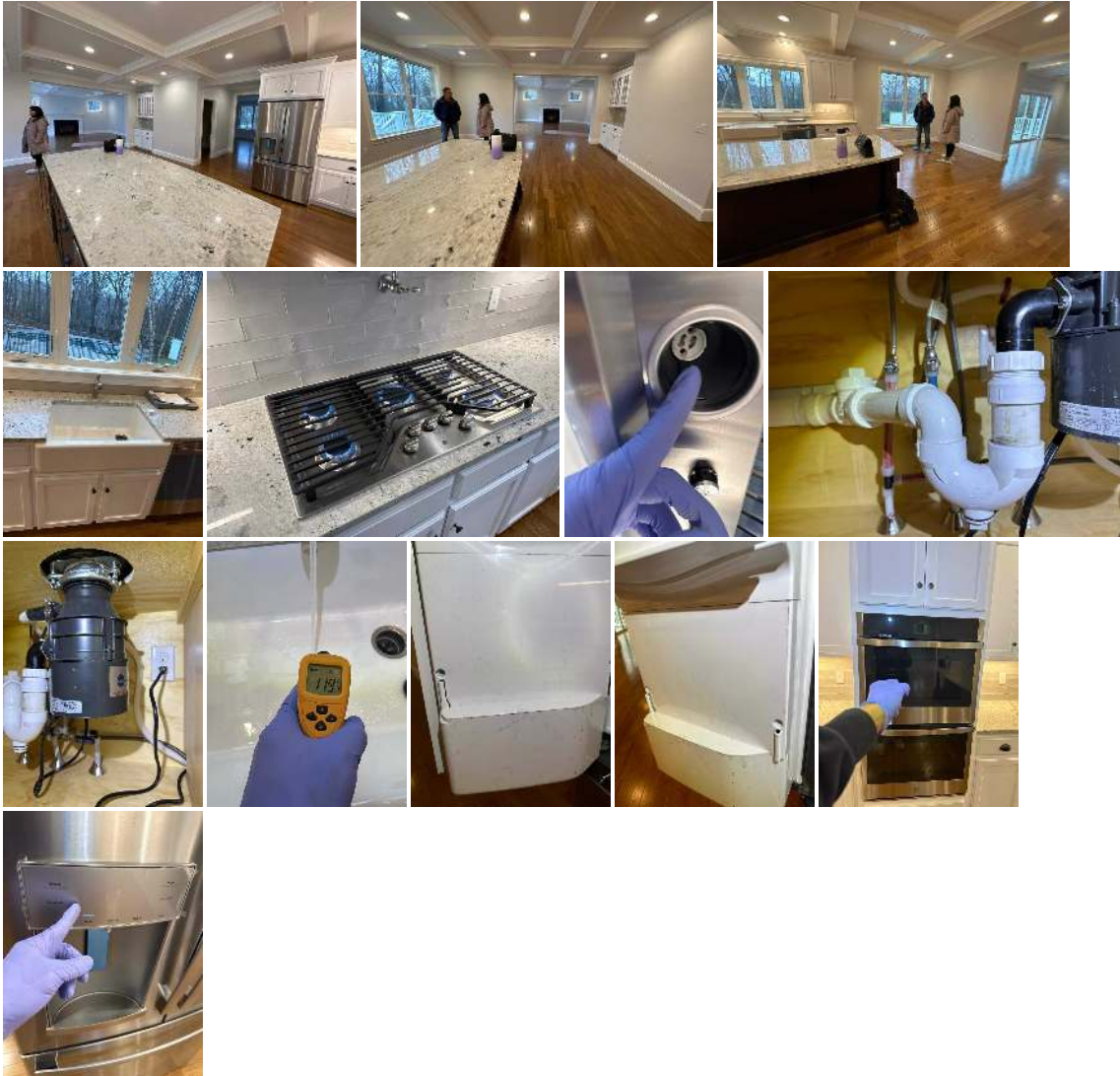




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Kitchen (Continued)

Cooking Appliances: (continued)



2. ☒ ☐ ☐ ☐ ☐ Ventilator: Over the Range Hood. **Over the Range Microwave but not vented to exterior,**
3. ☒ ☐ ☐ ☐ ☐ Disposal: Badger 3/ 4 HP.
4. ☒ ☐ ☐ ☐ ☐ Dishwasher: Dish washer is Stainless Steel., General Electric - **Ran dishwasher through full cycle during home inspection, no leaks.**
5. ☐ ☒ ☐ ☐ ☐ Trash Compactor: None Present.



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Kitchen (Continued)

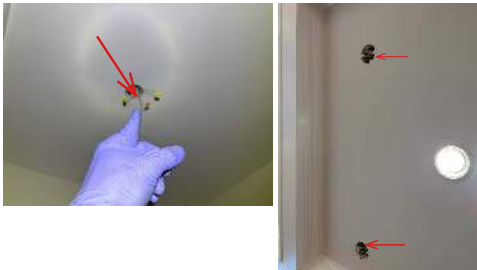
6. ☐☐☐☒☐ Refrigerator: Refrigerator is Stainless Steel., General Electric - No water or ice connections.



7. ☒☐☐☐☐ Microwave: Microwave is Stainless Steel. General Electric - Over the Range Microwave but not vented to exterior, disposable charcoal filter at the bottom of the microwave should be replaced twice a year.

8. ☒☐☐☐☐ Sink: Farmers sink, Cast Iron Coated

9. ☒☐☐☒☐ Electrical: 110 GFCI VAC outlets and lighting circuits - Expose wiring inside pantry , A licensed electrician is recommended to evaluate and estimate repairs



10. ☒☐☐☐☐ Plumbing/ Fixtures: PVC - Faucet perform as intended at the time of the inspection both hot and cold.

11. ☒☐☐☐☐ Counter Tops: Stone top and wood

12. ☒☐☐☐☐ Cabinets: Raised paneling, Wood - Comments under sinks are based on area that are visible, Marte Home Inspections is not liable for any damage found after storage and cleaning items are removed if any.

13. ☒☐☐☐☐ Pantry: Standard

14. ☒☐☐☐☐ Ceiling: Dry wall finish and painted

15. ☒☐☐☐☐ Walls: Dry wall and painted

16. ☒☐☐☐☐ Floor: Hardwood flooring

17. ☐☒☐☐☐ Doors: None Present.

18. ☒☐☐☐☐ Windows: Vinyl Double Hung Thermo, Vinyl Casement

19. ☒☐☐☐☐ HVAC Source: Air exchange ventilation



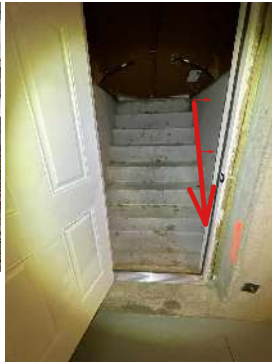
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In Need Of Repair Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Basement Stairwell: Concrete - Railings missing (SAFETY), A qualified contractor is recommended to evaluate and estimate repairs.



Exterior Surface and Components

2. Main. Exterior Surface Type: Cement Board (Hardy Planks). Loose and not caulked. It is good building practice to seal the joints to prevent moisture, such as wind-driven rain and snow, from penetrating the wall cavity. Caulking around windows, doors, eaves and trim edges gives added insurance that leaks will not occur. Recommend a contractor be hired to evaluate and estimate repairs.



3. Door Bell: Hard wired - Exposed wires



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Exterior Surface and Components (Continued)

Door Bell: (continued)



4. Exterior Lighting: Surface mounted lamps front and rear - Exposed wiring at several locations throughout property. Hiring a license electrician is recommended to evaluate and estimate repairs.



5. Exterior Electric Outlets: 110 VAC GFCI - Outlet would not reset when tripped and tested, Confirm at electrical panels no tripped breakers? recommend a license electrician be hired to evaluate and estimate repairs.



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Exterior Surface and Components (Continued)

Exterior Electric Outlets: (continued)



Air Conditioning

6. Side Of Building AC System Refrigerant Lines: Low pressure and high pressure - [Entry point not sealed!](#)



7. Side Of Building AC System Refrigerant Lines: Low pressure and high pressure - [Entry point not sealed!](#)



Garage

8. Tuck under Garage Exterior Surface: Cement Board (Hardie Planks). [Loose and not caulked.](#) It is good building practice to seal the joints to prevent moisture, such as wind-driven rain and snow, from penetrating the wall cavity. Caulking around windows, doors, eaves and trim edges gives added insurance that leaks will not occur. [Recommend a contractor be hired to evaluate and estimate repairs.](#)

Electrical

9. Sub Paneling is located in the exterior Electric Panel Manufacturer: Square D - [Open knock-out hole- insert blank-out cap to close off opening.](#) [Evaluation by a licensed electrician is recommended](#)

[Electrical service panel box cover was remove due to rain.](#)



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Electrical (Continued)

Manufacturer: (continued)



10. Sub Paneling is located in the laundry room Electric Panel Breakers: 12 singles - **Expose wiring missing wire retaining screw cap. Recommend a licensed electrician be hired to evaluate and estimate repair.**



Heating System

11. Basement Heating System Flue Pipe: Present - **Loose from 2x4 attachment at ceiling , Recommend a contractor be hired to evaluate and repair as needed.**



12. Basement Heating System Draft Control: Automatic - **Not plumb to exterior. Recommend a licensed HVAC Contractor confirm combustion air in attic is sufficient?**



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Heating System (Continued)

Draft Control: (continued)



Laundry Room/ Area

13. 2nd Floor Laundry Room/ Area Washer and Dryer Electrical: 110/ 220. [Disconnected at breaker panel. Evaluation by a licensed electrician is recommended](#)



Basement

14. Main Basement Electrical: 110 VAC outlets and lighting circuits - [Exposed wiring present. A licensed electrician is recommended to evaluate and estimate repairs](#)



15. Main Basement Sump Pump: There is a pit for a pump - [Recommend installation of water-powered or battery powered back-up sump pump to protect basement. A qualified contractor is recommended to evaluate and estimate repairs.](#)



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Basement (Continued)

Sump Pump: (continued)



Bathroom

16. 2nd floor main Bathroom Electrical: 110 GFCI VAC outlets and lighting circuits - [Missing light fixtures](#) , [A licensed electrician is recommended to evaluate and estimate repairs](#)



17. 2nd floor main Bathroom Counter/ Cabinet: Granite counter top and wood - [Caulking missing!](#) , [A qualified contractor is recommended to evaluate and estimate repairs](#)



18. 2nd floor guest bedroom Bathroom Counter/ Cabinet: Granite counter top and wood - [Caulking missing!](#) , [A qualified contractor is recommended to evaluate and estimate repairs](#)





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In Need Of Repair Summary (Continued)

Bedroom

19. Primary Bedroom Electrical: 110 VAC outlets and lighting circuits - [Exposed wiring](#) , A licensed electrician is recommended to evaluate and estimate repairs



20. Guest 1 Bedroom Electrical: 110 VAC outlets and lighting circuits - [Expose wiring](#) , A licensed electrician is recommended to evaluate and estimate repairs



21. Guest 2 Bedroom Electrical: 110 VAC outlets and lighting circuits - [Expose wiring present](#) , A licensed electrician is recommended to evaluate and estimate repairs



22. Guest 3 Bedroom Electrical: 110 VAC outlets and lighting circuits - [Close wiring](#) , A licensed electrician is recommended to evaluate and estimate repairs





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In Need Of Repair Summary (Continued)

Attic

23. Main Attic Wiring/ Lighting: 110 VAC lighting circuit - [Missing light bulbs](#)



Living Space

24. Living Room Living Space Electrical: 110 VAC outlets and lighting circuits - [Expose wiring no power is active in this room. A licensed electrician is recommended to evaluate and estimate repairs](#)



25. Office room Living Space Electrical: 110 VAC outlets and lighting circuits - [Expose wiring , A licensed electrician is recommended to evaluate and estimate repairs](#)



26. Dining Room Living Space Electrical: 110 VAC outlets and lighting circuits - [Expose wiring, A licensed electrician is recommended to evaluate and estimate repairs](#)





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In Need Of Repair Summary (Continued)

27. Mud Room Living Space Electrical: 110 VAC outlets and lighting circuits - [Expose wiring](#) , [A licensed electrician is recommended to evaluate and estimate repairs](#)

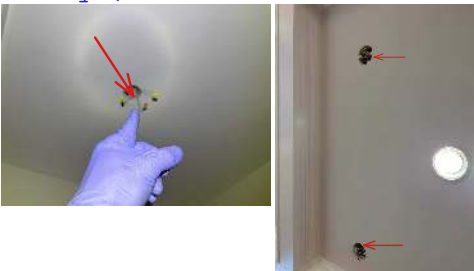


Kitchen

28. In the Kitchen. Kitchen Refrigerator: Refrigerator is Stainless Steel., General Electric - [No water or ice connections.](#)



29. In the Kitchen. Kitchen Electrical: 110 GFCI VAC outlets and lighting circuits - [Expose wiring inside pantry](#) , [A licensed electrician is recommended to evaluate and estimate repairs](#)





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Fully Depreciated Summary

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Basement

1. Main Basement Moisture Location: Sum pump present - Recommend the seller be ask to disclose if there are any history of water penetration in the basement if so what steps were taken to prevent it from happening again. Recommend proper grading be maintain on the exterior, all gutter down spouts and extensions/drain be extended away from the foundation to maintained water away from entering the basement.

