



DONE RITE HOME INSPECTION CO., INC.
61 Burnsway • South Weymouth, MA 02190
24 Hour Service 1-800-337-9064
FAX (781) 331-6590

HOME INSPECTION REPORT

PROPERTY TO BE INSPECTED 100 MAIN ST., WEYMOUTH

PROPERTY INSPECTION REQUESTED BY JOE HOMEBUYER

TEL. (HOME) 781 555-1212 (WORK) _____

PLEASE READ NOTES ON ALL PAGES OF THIS REPORT

RANCH CAPE COLONIAL GARRISON GAMREL
 CONTEMPORARY CONDO MULTIPLE FAMILY OTHER _____

REALTOR SALLY HOMESELLER CELL 617 555-2424

INSPECTOR MIKE CIAVATTIERI

DATE OF INSPECTION 10 JAN 2005 DAY: MON TIME: 10⁰⁰ A.M. P.M. _____

NOTES: 30°F - CLEAR. NO RAIN/SNOW IN PAST 48 HRS.

This is a home inspection only—does not include insect (Note C), U.F.F.I. insulation, lead paint, asbestos, security or intercom systems, well water or components, solar systems, wood/coal stoves—unless listed on report—not included.

The notations and observations are visual and on a where visible and accessible basis throughout report.

We recommend a full insect inspection by a qualified company. Ours is a visual inspection only.

We do not check cesspools, septic systems or for city sewer. Recommend to have cesspools and septic systems pumped and checked.

We do not move furniture or stored material for access.

For those and any additional inspections not listed above, contact our office for charges, or for recommendations.

We advise Buyer to get Disclosure Statement from Seller on any known defects that may or may not be visible.

We are not responsible for any heating systems problems, hot water tank or leaky oil tanks after the day of inspection.

We suggest buyer check owner warranties and guarantees for hot water tanks, heating systems or new parts and appliances.

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EXTERIOR	A	B	C	NA	NAC	* ROOFING VISIBILITY: FULL METHOD: BINOCULARS	
1. Roof: Age _____ Type <u>GABLE</u>	✓					? Age of roof - Average life of a roof is 20-25 years...so you know where you stand	
Surface type <u>ASPH SHING</u>							
2. Exterior Chimney See Comment E (Liner not included)	✓						
<input checked="" type="checkbox"/> masonry <input type="checkbox"/> prefab							
<input type="checkbox"/> metal <input type="checkbox"/> cricket							
<input type="checkbox"/> clean out							
3. Exterior Siding: Type <u>VINYL</u>	✓						
4. Exterior Trim: Type <u>WOOD/VINYL</u>	✓						
5. Exposed gutters and downspouts Type <u>ALUMINUM</u>	✓						
6. Yard drainage and landscape	✓						
<input checked="" type="checkbox"/> concrete <input type="checkbox"/> brick							
<input type="checkbox"/> block <input type="checkbox"/> granite							
<input type="checkbox"/> stone <input type="checkbox"/> other							
8. Basement entrance		✓					
9. Window wells		✓					
10. Exterior Faucet	✓						
11. Electric service entry	✓						
<input checked="" type="checkbox"/> weather head <input checked="" type="checkbox"/> meter							
<input checked="" type="checkbox"/> drip loop <input checked="" type="checkbox"/> service wire							
12. Exterior outlets <u>GFCI OK</u>	✓						
13. Exterior lighting	✓						
14. Walkways Type <u>CONCRETE</u>	✓						
15. Driveway Type <u>ASPHALT</u>	✓					(15) DRIVEWAY READY TO BE RE-SEALED <u>SEE H</u>	
16. Attached decks/porches/stairs Front Type <u>MASONRY STAIRS</u>	✓						
Rear Type <u>Wood DECK</u>	✓						
Side Type <u>ENCLOSED</u>	✓					(16) SOME REPAIR NEEDED TO FRONT STAIRCASE MASONRY + RAILINGS	
17. Patios			✓				
18. Retaining Walls <u>STONE</u>	✓						

MAINTENANCE SUGGESTIONS AND COMMENTS:

- A. Manufacturers of asphalt shingles, on the average, provide a twenty year warranty. This should not be confused with the actual roof life, which is affected by many variables.
- B. It is advised that reserves be set aside for repairs or eventual replacement. It is suggested that no more than two layers of roofing lie on the roof.
- C. All flashings should be inspected and repaired when needed annually.
- D. To prevent water damage to roof, sheathing, walls, ceilings and structural members, gutters and downspouts must be kept clean and clear and free of debris. It is suggested that you check periodically to ensure all is working well.
- E. Local regulations in some communities require the presence of a flue liner when using certain fuels. Consult your local authorities.
- F. Window wells should be cleaned annually.
- G. Exterior faucets should be drained during the colder months to prevent freezing.
- H. Driveway should be sealed annually to extend its life.
- I. The underside of decks and porches not accessible at the time of this inspection should be made accessible to check for damage or rot or infestant.

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GARAGE Type <u>SINGLE - DETACHED</u>	A	B	C	NA	NAC	
1. Foundation: Type <u>CONCRETE</u>	✓					* WE RECOMMEND FUTURE ADDITION OF GUTTERS / DOWNSPOUTS / SPLASHBLOCKS TO GARAGE
2. Floor: Type <u>CONCRETE SLAB</u>	✓					
3. Walls: Type <u>VINYL EXTERIOR</u>	✓					SEE PAGE 1, NOTE D
4. Windows	✓					
5. Doors (operation) electric opener	✓					
6. Doors	✓					(6) SOME MINOR DAMAGE TO VEHICLE DOOR PANELS + BROKEN WINDOW GLASS
<input checked="" type="checkbox"/> locks <input checked="" type="checkbox"/> panels <input checked="" type="checkbox"/> rollers						
<input checked="" type="checkbox"/> springs <input checked="" type="checkbox"/> windows <input checked="" type="checkbox"/> track						
7. Fume barrier		✓				
8. Fire door / EXIT DOOR	✓					
9. Fire grade sheetrock		✓				
10. Roof: Surface <u>ASPH SHING</u>	✓					
11. Other - ELECTRICAL OUTLETS	✓					
BASEMENT						
1. Foundation: Type <u>Poured Concrete</u>	✓					(1) NON STRUCTURAL SHRINKAGE CRACKS PRESENT IN FRONT EXTERIOR + LEFT EXTERIOR FOUNDATIONS SEE NOTE B FUTURE REPAIR RECOMMENDED
2. Crawl-area ventilation	✓					
3. Basement Windows	✓					
4. Load bearing girders: Type <u>Wood</u>	✓					
5. Support Columns: Type <u>STEEL IALLY</u>	✓					(2) FUTURE UPDATE OF BASEMENT WINDOWS + DEHUMIDIFIER USE IS RECOMMENDED SEE NOTE G
6. Sill	✓					
7. Subfloor	✓					
8. Floor joists	✓					
9. Interior chimney: Type <u>MASONRY</u> (Liner not included)	✓					
10. Bulkhead/walkout	✓					
<input type="checkbox"/> wood <input type="checkbox"/> door						
<input checked="" type="checkbox"/> metal <input type="checkbox"/> roof						
11. Water penetration and dampness See Notes F and H						(1) SOME WATER STAINS PRESENT. SEE NOTE H. WATER IN PUMP PIT. PUMP TESTS OK. SEE NOTE I
<input type="checkbox"/> No visible or accessible evidence at time of inspection						
<input type="checkbox"/> Evidence noted at time of inspection (See comment B)						"Wood boring insects found?"
<input checked="" type="checkbox"/> Water stains: Location <u>FRONT LEFT INTERIOR</u>						<input type="checkbox"/> yes <input checked="" type="checkbox"/> no <input type="checkbox"/> not accessible
<input type="checkbox"/> Efflorescence: Location _____						If yes, Done Rite suggest a complete pest inspection
<input checked="" type="checkbox"/> Sump pump recommended <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						by a licensed pest control person.

MAINTENANCE SUGGESTIONS AND COMMENTS:

- A. Fume barriers, firegrade sheetrock, and fire doors are required in most new construction. For safety, if your attached garage does not have these features you should consider adding them. B. Minor cracks in basement walls and floors represent normal shrinkage. To reduce possibility of any water penetration they can be filled with hydraulic cement. C. Cracks that are offset or "V" shaped are signs of settlement. These cracks less than 3/16 should be monitored and if movement is observed immediate attention will be required. D. Examination of structural members, walls, floors, ceilings, wiring, piping, etc., cannot be conducted. These areas are partially finished rendering these items inaccessible. E. Lumber, trees and adjustable columns are subject to shrinkage and deterioration; while they are acceptable under most circumstances, cement filled steel lally columns are preferable. F. Efflorescence is the white powdery substance often evident on concrete walls and floors. It is usually an indication that dampness or water penetration has occurred at some time. G. It has been noted that proper ventilation should be maintained to minimize deterioration caused by a variety of sources. H. This report has noted some evidence of water penetration. The source and amount cannot always be determined at the time of inspection. Consult current owner for a historical perspective if possible. I. Check pump's ability to function at least once every month. Further, unless water is in sump well or easily obtained, complete sump action will not be able to be ascertained by inspector during this inspection.

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CENTRAL HEATING AND COOLING	A	B	C	NA	NAC	<input checked="" type="checkbox"/> Oil	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Propane
1. Thermostats: Location LOWER HALLWAY ✓						(66°F)			
2. Asbestos observed: Location						(2) NONE OBSERVABLE			
3. Fire grade sheetrock	✓								
4. Emergency shut off: Location						(4) TOP OF BASEMENT STAIRCASE			
5. Exposed flue and damper from the Heat Plant +8/000	✓								
6. Burner/Gun RECKITT ✓	✓								
7. Fire box liner	✓					(7) FIREBOX LINER PARTIALLY COLLAPSED. SEE NOTE B			
8. Boiler Type OIL FORCED HW ✓	✓					(8) OLDER BURNHAM BOILER. TYPICAL LIFESPAN 30-35 yrs. UNIT OPERATIONAL AT THIS TIME. NO VISIBLE SERVICE TAGS. WE RECOMMEND PROFESSIONAL SERVICE / TUNEUP ASAP. SEE NOTE A. DUE TO AGE, EXPECT FUTURE REOMICS / REPLACEMENT			
<input checked="" type="checkbox"/> PSI 15 <input checked="" type="checkbox"/> Temp 180°F									
<input type="checkbox"/> Sight glass <input type="checkbox"/> low water cut-off									
<input checked="" type="checkbox"/> exp. tank <input checked="" type="checkbox"/> press. relief valve									
<input type="checkbox"/> auto feed									
9. Circulator pump	✓								
10. Zone valves	✓								
11. Pipes COPPER	✓								
12. Furnace Type									
13. Circulator fan									
14. Filter									
15. Duct work (in basement)									
16. Electric									
17. Space Heaters Location FRONT ENTRY ✓									
18. Fuel tank									
<input type="checkbox"/> propane <input checked="" type="checkbox"/> fill and vent stacks									
<input checked="" type="checkbox"/> oil <input checked="" type="checkbox"/> emergency cut offs						(18) OLDER OIL TANK. OK AT THIS TIME. KEEP PAINTED TO PREVENT RUST.			
19. Cooling system · NONE									
20. Compressor									
21. Evaporator unit									
22. Service line									
<input type="checkbox"/> insulation <input type="checkbox"/> sight glass									
23. Condenser drain									
24. Duct work A/C only									
<input type="checkbox"/> diffusers <input type="checkbox"/> return <input type="checkbox"/> filter									
25. Temperature									
<input type="checkbox"/> A/C cycle <input type="checkbox"/> Heat cycle									
26. Electric disconnect									
27. Compressor slab									

MAINTENANCE SUGGESTIONS AND COMMENTS:

- A. We suggest that you obtain a major service policy from a dealer or contractor which should include annual servicing, adjustments, efficiency testing, warranty and emergency service. B. In the event that the unit is a coal conversion furnace/boiler, it is at the end of its economic usefulness. Expect repairs or replacement. C. To determine the condition of the heat exchanger in forced Hot Air units, major disassembly by a heating technician is required. This report does not represent the condition of the heat exchanger and we recommend that you have this evaluated at your earliest convenience by a licensed technician. D. Relief valves, valves, gauges, switches, and other safety devices cannot be tested. They are listed on the report to denote that they were observed in place of the system. E. Asbestos insulation should be encapsulated or removed by professional. F. All material must be kept clear of contact with electric baseboard for safety. Electric thermostats have a limited life expectancy. G. Radiant heat in slabs and ceilings is not accessible. H. Air conditioning units and heat pumps cannot be operated out of season as this could cause damage. Depending on the system, the usual cut off temperature is 60°F. I. Most compressors, condensers and evaporators are sealed units, therefore not accessible. J. Annual servicing of the A/C heat pump system by a licensed technician is advised.

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ELECTRIC SYSTEM	A	B	C	NA	NAC	<input type="checkbox"/> Supply 110 <input checked="" type="checkbox"/> 110/220
1. Accessible wiring		<input checked="" type="checkbox"/>				* SIEMENS PANEL #4/0 ALUMINUM MAINS. ANTI-OXIDANT + GROUNDING PRESENT + OK.
<input checked="" type="checkbox"/> copper <input checked="" type="checkbox"/> Romex <input type="checkbox"/> knob & tube						
<input checked="" type="checkbox"/> aluminum <input type="checkbox"/> BX <input type="checkbox"/> ALCU compatible						
2. Service panel box		<input checked="" type="checkbox"/>				(1) Some loose/insecured wires in attic. HAVE AN ELECTRICIAN REVIEW/UPDATE
Main disconnect 200 Amp						
Breaker/fuse 15 <u>12</u> GFI 1 - OK						
20 <u>8</u> Other _____						
30 <u>3</u>						
3. Junction box covers		<input checked="" type="checkbox"/>				
4. Switch plate covers		<input checked="" type="checkbox"/>				
5. Smoke/fire detectors				<input checked="" type="checkbox"/>		
See comment C						
PLUMBING SYSTEM						
Supply <input type="checkbox"/> well <input checked="" type="checkbox"/> municipal <input type="checkbox"/> other						
Waste <input type="checkbox"/> septic <input checked="" type="checkbox"/> town <input type="checkbox"/> other						<input type="checkbox"/> Septic - See Title Five Report
See note J. Water pressure <u>FUNCTIONAL</u>						* GALVANIZED STEEL MAIN WATER LINE. METER/ SHUTOFF NEXT TO HOUSE OLDER GATE TYPE SHUTOFF. WE RECOMMEND FUTURE UPDATE OF MAIN LINE + VALVE BY A PLUMBER SEE NOTE J
1. Visual condition of accessible feed lines and connectors		<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/> copper <input type="checkbox"/> lead <input type="checkbox"/> brass						
<input checked="" type="checkbox"/> galvanized <input checked="" type="checkbox"/> CPVC/PVC						
2. Visual condition of accessible waste lines/connections		<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/> copper <input type="checkbox"/> cast iron						
<input type="checkbox"/> galvanized <input type="checkbox"/> lead						
<input checked="" type="checkbox"/> CPVC/PVC <input type="checkbox"/> other						
3. Main vent stack		<input checked="" type="checkbox"/>				
4. Accessible well equipment			<input checked="" type="checkbox"/>			
5. Laundry tub		<input checked="" type="checkbox"/>				
6. Washer/dryer/connections		<input checked="" type="checkbox"/>				(6) USE OF STAINLESS STEEL WASHER SUPPLY HOSES IS RECOMMENDED!
7. Hot water heater Type <u>ELECTRIC</u>		<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/> age <u>1999</u> <input checked="" type="checkbox"/> make <u>RHEEM</u>						
<input checked="" type="checkbox"/> temp. <u>130°F</u> <input checked="" type="checkbox"/> gal. <u>50</u>						
8. Interior exhaust fans		<input checked="" type="checkbox"/>				
9. Hot tubs and sauna			<input checked="" type="checkbox"/>			
10. Sewer ejector pump			<input checked="" type="checkbox"/>			

MAINTENANCE SUGGESTIONS AND COMMENTS:

- A. The decision to upgrade can be influenced by client need, local regulations and mortgage lending institutions.
- B. Where aluminum wiring is present, switches and outlets should be checked periodically.
- C. Smoke detectors should be installed and approved by the local fire department prior to purchase. Done Right makes no representation as to the operability or installation of smoke detectors.
- D. Once or twice a year flip circuit breakers off and on to maintain good mechanical contact. GFI breakers or outlets should be tested monthly.
- E. Ground Fault Interrupter outlets or circuits are advised whenever the user will come into contact with water.
- F. Manufacturers' warranties for hot water heaters vary from manufacturer to manufacturer; this should not be confused with the actual life expectancy which could be more or less. Please refer to the warranty for the extent and terms if any.
- G. The type of sewage disposal system as noted above is determined by information provided by either seller, broker or client. It is not a determination of its actual type, design or condition. An optional inspection report is available to offer an opinion of the system's type, effectiveness and condition.
- H. No conclusions as to quality and quantity of the water supply is implied. It is recommended that you have both a quality and quantity test performed.
- I. Depending on your individual needs, a tankless unit may not provide you with sufficient hot water. To increase quantity and efficiency you may wish to consider a booster tank or separate water heater.
- J. Main water shut offs, individual fixture shut offs, and other valves are not tested.
- K. Follow manufacturer's recommendations for all water conditioning equipment. Failure to provide adequate maintenance can lead to equipment malfunction and affect water quality.

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INTERIOR	A	B	C	NA	NAC	
1. Door: main	✓					
rear	✓					
side	✓					
2. Door bell		✓				(2) DOOR BELL DID NOT OPERATE
3. Sliding door	✓					
4. Fireplace (fire box & smoke shelf only)			✓			(4) DAMPER MECHANISM DAMAGED. SOME REPORTING NEEDED TO FIREBOX PROFESSIONAL CHIMNEY CLEAN-OUT / INSPECTION / REPAIRS NEEDED. <input checked="" type="checkbox"/> fire box <input checked="" type="checkbox"/> smoke shelf <input checked="" type="checkbox"/> damper
5. Sliding door				✓		
6. Stairway and handrail	✓					
7. Halls	✓					
8. Skylight Location <u>KITCHEN - 1 UNIT</u>	✓					
9. Whole house fan			✓			
10. Wood stove (UL label)			✓			
<input type="checkbox"/> hearth <input type="checkbox"/> stove						
<input type="checkbox"/> fire wall <input type="checkbox"/> smoke pipe						
11. Kitchen floor	✓					Slow Drain <input type="checkbox"/>
12. Kitchen sink	✓					
13. Bath: sink	✓					Bathwaste & Popup <input type="checkbox"/> Sink Popup <input type="checkbox"/>
tub		✓				
<u>LOWER</u> toilet	✓					Bath & Lav Faucet <input type="checkbox"/>
<u>1/2</u> GFI	✓					
tile/fiberglass wall			✓			Bathroom Fan or Heat Lamp <input type="checkbox"/>
14. Bath: sink	✓					
tub	✓					Repairs Needed <input type="checkbox"/>
<u>MAIN</u> toilet		✓				
GFI	✓					
tile/fiberglass wall	✓					
15. Bath: sink	✓					
tub- SHOWER	✓					
<u>MASTER</u> toilet	✓					
<u>BDR</u> GFI		✓				
tile/fiberglass wall	✓					

MAINTENANCE SUGGESTIONS AND COMMENTS:

- A. Hairline cracks are not unusual on interior wall and ceiling surfaces, due to minor shrinkage and settlement. B. Wood/Coal stoves are inspected visually only, fires are not started due to the prohibitive amount of time required. If applicable, obtain a permit from the local building inspector or fire marshal before operating any solid fuel stoves. C. Check with current owner for location and condition of any and all screens and storm windows. D. No representation is made for the ability of insulated windows or skylights to be insulated. Broken thermal seals may not be detected at this inspection, due to the nature of the deficiency. E. We recommend all structures built prior to 1978 be tested for lead paint. F. Cracks in grouting of ceramic tile joints are commonly due to normal shrinkage. Re-grouting of these cracks is a maintenance responsibility of the home owner during the life of the home. Lack of maintenance will cause water penetration, lifting of tiles and deterioration of flooring, plaster, drywall and structural members around tubs and showers. Plaster or sheetrock behind tile is not accessible.

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INTERIORS	A	B	C	NA	NAC	
Room <u>KITCHEN</u>						Appliances
ceiling	✓					
windows	✓					Stove <input checked="" type="checkbox"/> Micro <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/>
walls PLAST	✓					
floor THE	✓					Hood Fan <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/>
door			✓			
electric outlets	✓					Compactor <input type="checkbox"/> Refridge <input checked="" type="checkbox"/>
heat source Temp >105F	✓					
baseboard/radiator/diffusers	✓					Some Repair Needed <input type="checkbox"/>
Room <u>LIVING/DINING Rooms</u>						- APPLIANCES TEST OK
ceilings	✓					- CABNETS/COUNTERTOPS - OK
windows		✓				
walls PLAST	✓					- WE RECOMMEND FUTURE UPDATE OF COUNTERTOP
floors WOOD	✓					OUTLETS TO GFCI TYPE BY A LICENSED
door		✓				ELECTRICIAN. SEE PAGE 4, NOTE E
electric outlets	✓					
heat source Temp >105F	✓					
baseboard/radiator/diffusers	✓					- WINDOW GLASS CRACK IN FRONT BAY WINDOW
Room <u>1/2 BATH</u>						
ceiling	✓					
windows		✓				
walls PLAST/THE	✓					
floor THE	✓					
door	✓					
electric outlets	✓					
heat source Temp 110F	✓					
baseboard/radiator/diffusers	✓					
Room <u>BEDROOMS (3)</u>						
ceilings	✓					- PLASTER CRACKS PRESENT IN BEDROOM WALLS
windows	✓					NON-STRUCTURAL IN NATURE + TYPICAL. SEE NOTE A
walls PLAST/WP	✓					
floors CARP	✓					
doors	✓					- FUTURE UPDATE OF OLDER 2-PINNUG UNGROUNDED
electric outlets	✓					OUTLETS IS RECOMMENDED
heat source Temp >105F	✓					
baseboard/radiator/diffusers	✓					

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INTERIORS		A	B	C	NA	NAC
Room	<u>MAIN BATH</u>					
ceiling		✓				
windows		✓				
walls	<u>PLAST/TILE</u>	✓				
floor	<u>TILE</u>	✓				
door		✓				
electric outlets		✓				
heat source Temp	<u>110F</u>	✓				
baseboard/radiator/diffusers		✓				
Room	<u>MASTER BDR. BATH</u>					
ceiling		✓				
windows			✓			
walls	<u>PLAST</u>	✓				
floor	<u>TILE</u>	✓				
door		✓				
electric outlets		✓				
heat source Temp	<u>NO DIRECT</u>		✓			
baseboard/radiator/diffusers		✓				
Room						
ceiling						
windows						
walls						
floor						
door						
electric outlets						
heat source Temp						
baseboard/radiator/diffusers						
Room						
ceiling						
windows						
walls						
floor						
door						
electric outlets						
heat source Temp						
baseboard/radiator/diffusers						

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- A - Highest attainable rating which indicates item is functioning as originally intended.
- B - This item is functioning less than originally intended, maintenance, repair, or upgrade is advised.
- C - Caution is advised with this item as it has reached full life expectancy or is not functioning as intended. Replacement or further consultation with contractor is suggested.
- NA - Not applicable. This item does not apply to this inspection. No rating is needed.
- NAC - Not accessible. Not inspected at time of inspection. No rating is needed.

ATTIC VENTILATION / INSULATION	A	B	C	NA	NAC
1. Access to attic	✓				
<input type="checkbox"/> scuttle <input type="checkbox"/> stairs					
<input checked="" type="checkbox"/> pull down <input type="checkbox"/> none					
2. Structural supports	✓				
<input type="checkbox"/> truss <input checked="" type="checkbox"/> rafter					
<input type="checkbox"/> post & beam <input checked="" type="checkbox"/> collar tie					
3. Roof backings	✓				
<input type="checkbox"/> wood <input type="checkbox"/> waferboard					
<input checked="" type="checkbox"/> plywood <input type="checkbox"/> hard board					
4. Ceiling joist	✓				
5. Flashing	✓				
<input checked="" type="checkbox"/> vent pipes <input type="checkbox"/> valleys					
<input checked="" type="checkbox"/> chimneys <input type="checkbox"/> drip edge					
6. Evidence of water penetration					
7. Insulation (visible attic only)	✓				
Type <u>FIBREGLASS BATTING</u>					
8. Ventilation	✓				
RIDGE / SOFFIT					
					(1) SEE NOTE A

MAINTENANCE SUGGESTIONS AND COMMENTS:

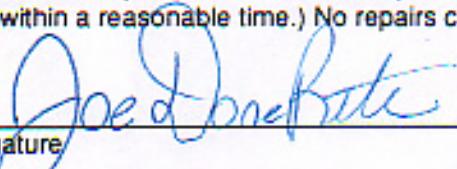
A. The home buyer should be aware that prior to the adoption of federal, state and local codes in the mid 70's, homes were typically built with minimum insulation. Today's home buyer, faced with rising energy costs, should consider the return on investment of insulation upgrades. B. Attic ventilation is an important factor in the life expectancy of roof sheathing and shingles. Provide maximum air flow to minimize heat buildup in summer and condensation in winter. Do not cover or block vents. C. The presence of Urea Formaldehyde Insulation in walls cannot be determined by visual inspection. Done Right recommends an air quality test when the inspector locates visual evidence of U.F.I.

ADDITIONAL COMMENTS:

Home in EXCELLENT BASIC SHAPE!

NON-TRANSFERABLE CLAUSE:

This inspection report is NOT transferable without the expressed written consent of Done Right Home Inspection Co., Inc. (If you feel a component has been misrepresented or omitted, Done Right reserves the right to investigate and evaluate the situation within a reasonable time.) No repairs can be contracted on behalf of Done Right Home Inspection Co.

Signature: 

MASS LIC. # 00

10 JAN 2005

Date