HISTORIC HOME INSPECTIONS
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HISTORIC HOME INSPECTIONS REPORT

1234 Main Street
Newport, RI 02840

Buyer Name
08/18/2026 9:00AM

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Thank you for choosing Historic Home Inspections!

Our Commitment to Excellence

At Historic Home Inspections, we are dedicated to leaving our clients both comfortable and confident - comfortable in understanding every detail about their home, and confident in making the right decision when considering a property. Our core values include treating everyone with the respect and kindness we seek for ourselves, maintaining the highest standards of professionalism, striving for outstanding results, dedicating ourselves to hard work, and fostering a team environment where winning is a shared goal. Our culture is built on a foundation of trust. We operate as disciplined professionals who take immense pride in being the best in the business, ensuring that every inspection upholds our standards of excellence.

Comprehensive Review Encouraged

This summary includes key observations and noted defects, but does not capture all informational content from the inspection. Important system details and maintenance guidance are included throughout the full report. We strongly recommend a complete and careful review of the document for the most informed understanding of the home's condition and features.

Other Services and Feedback

- If you would like to find out more about our services, navigate to our website here.
- We value your feedback! Please leave us a Google review here.
- For video instruction, see Spectora's video tutorial here.

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1: INSPECTION DETAILS

Information

Buyer Representation
Buyer's Agent

Seller Representation
Listing Agent

State of Occupancy
Owner Occupied

Weather During Inspection
Cloudy (significant cloud cover little or no sun), Overcast (completely covered sky with clouds)

Temperature at Start
70 Fahrenheit (°F)

Temperature at Finish
73 Fahrenheit (°F)

Start Time
11:42 am

Finish Time
2:02 pm

The Buyer's Inspection (Property Transfer Inspection)

A pre-purchase inspection is a comprehensive evaluation of a home's condition before a buyer finalizes the purchase. This inspection helps identify structural concerns, safety hazards, and maintenance issues that may impact the property's value or require future repairs. Buyers should use the findings to make informed decisions, negotiate repairs, or budget for necessary improvements before closing.

It is important to note that pre-purchase inspections have the following characteristics:

- **Negotiation, Not Mandated Repairs:** The inspection report provides findings, but sellers are not required to fix defects unless specified in the contract. Buyers should negotiate repairs or consider the cost of future work.
- **Hidden or Latent Defects:** Some issues, such as intermittent leaks or seasonal HVAC performance, may not be apparent at the time of the inspection.
- **Inspection Does Not Assess Market Value:** The inspection focuses on condition, not appraisal or property value, and should not be used to estimate a home's worth.

Utilities On

All On

Any utilities that are off during the inspection will limit the inspection of any devices requiring water, gas, or electricity.

2: ROOF

		IN	OB	NP	NI
2.1	Asphalt Shingles (Architectural / Dimensional)		X		
2.2	EPDM Rubber Membrane				X
2.3	Gutters		X		
2.4	Downspouts		X		
2.5	Chimney (Above Roof-line)		X		
2.6	Vents (Above Roof-line)	X			
2.7	Plumbing Stack(s)	X			
2.8	Miscellaneous Roof Penetrations	X			

IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

Information

Roof Configuration(s)
Gable

Roof Covering Material(s)
Architectural asphalt shingles, EPDM rubber membrane

Roof Inspection Method(s)
Binocular inspection (from ground)

Gutters: Roof Drainage System(s)
Aluminum gutters (K-style)

Chimney (Above Roof-line): Chimney Material
Brick masonry chimney

Chimney (Above Roof-line): Flue Liner Material
Unknown/Not Visible

Limitations

General Information

DISCLAIMER FOR NOT WALKING ON ROOF

Please note that if I did **not** walk on the roof it was in order to mitigate the risk of personal injury or damage to the roofing components. Per the Standards of Practice, the Home Inspector is not required to walk the roof if either risk is present.

General Information

DISCLAIMER FOR SECTIONS NOT VISIBLE: MINIMAL IMPACT TO OVERALL ASSESSMENT

Roof coverings and systems that are too high or with unsafe steep slopes and pitches for walking present roof sections that are not visible for inspection. Limited visibility of the entire roof covering will have a minimal impact on my overall assessment of the roof's covering condition, but specific defects in the non-visible sections will not be captured in this report.

EPDM Rubber Membrane

NO ACCESS TO ROOF

The rubber membrane roof could not be fully inspected due to lack of safe access. This limitation restricts the ability to assess the roof's overall condition, including potential leaks, membrane integrity, seams, and general wear.

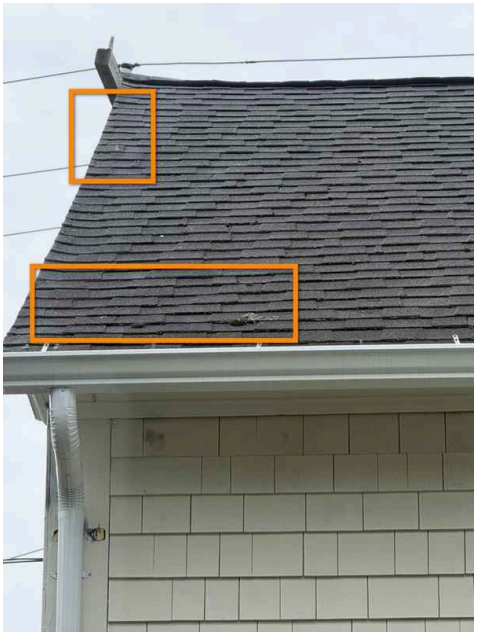
Observations

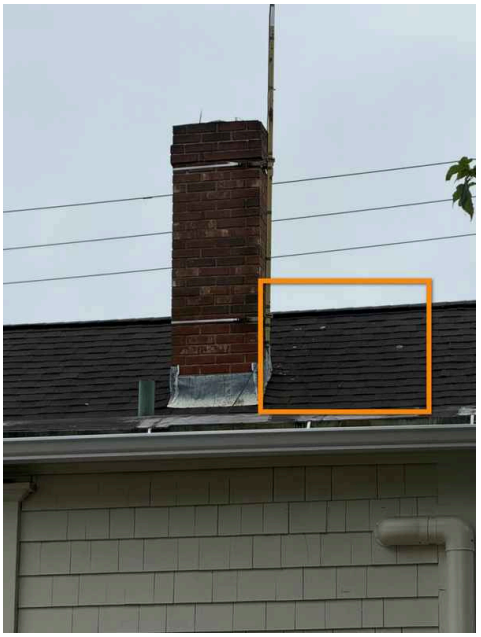
2.1.1 Asphalt Shingles (Architectural / Dimensional)

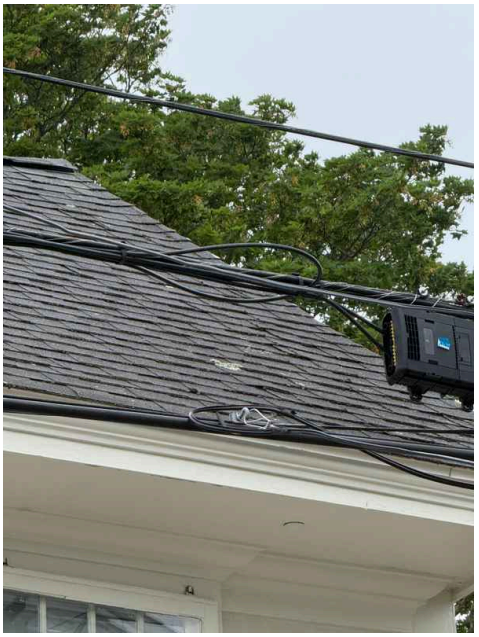
Maintenance Item

ROOF COVERING: ORGANIC MATERIAL PRESENT

I noted organic material accumulation on the architectural shingles. This condition can retain moisture against the roof surface, accelerating deterioration and reducing the lifespan of the shingles. I recommend cleaning and treatment of the roof covering by a qualified roofing contractor.





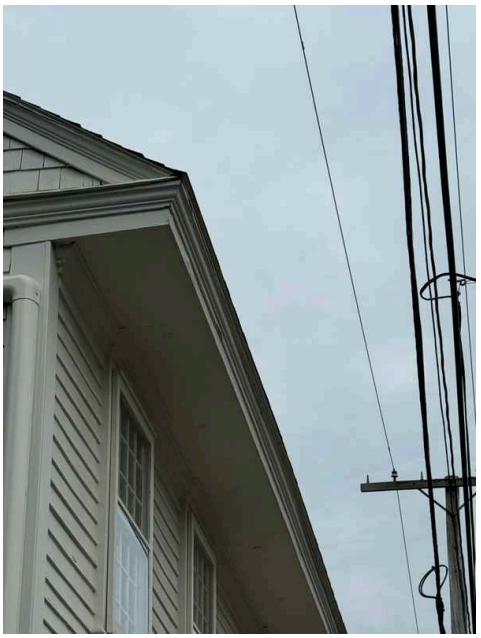


2.3.1 Gutters

Repair or Replace

GUTTERS: MISSING

I observed gutters were missing at portions of the roof perimeter during inspection. The absence of gutters may allow uncontrolled roof runoff to discharge directly adjacent to the foundation and exterior surfaces, which can contribute to erosion, moisture intrusion, and premature deterioration of building materials over time. I recommend installation of an appropriate gutter system by a qualified contractor to improve roof drainage management.

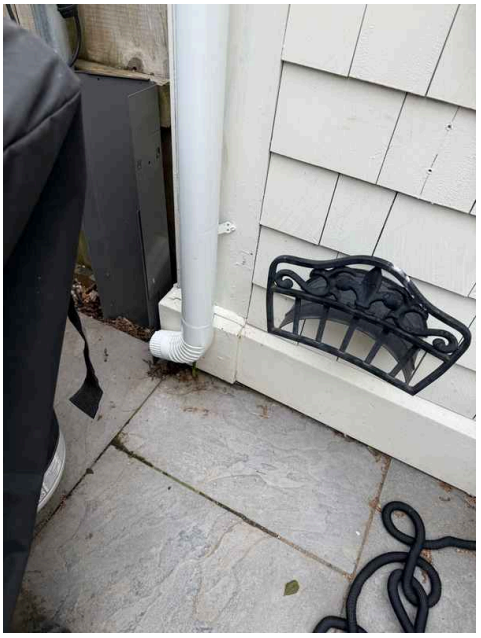



2.4.1 Downspouts

Repair or Replace

DOWNSPOUTS TERMINATE NEAR FOUNDATION

I observed the downspout terminates adjacent to the foundation. This condition can allow water to accumulate near the structure, increasing the risk of moisture intrusion and soil movement. I recommend installation of a downspout extension to discharge water 6 to 10 feet away from the foundation.

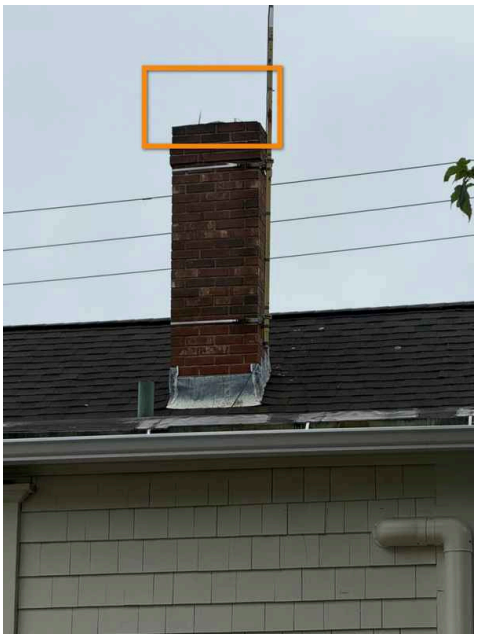



2.5.1 Chimney (Above Roof-line)

Repair or Replace

CHIMNEY: MISSING RAIN CAP

I observed the chimney rain cap is missing. This can allow water intrusion, debris entry, and potential animal access, which may contribute to deterioration or blockage. I recommend installation of a proper rain cap by a qualified chimney professional.



2.5.2 Chimney (Above Roof-line)

Repair or Replace

DAMAGED FLASHING

Damaged flashing was observed on the chimney above the roof-line during inspection. Flashing serves as a critical seal to prevent water intrusion where the chimney penetrates the roof. Deteriorated or compromised flashing can allow water to leak into the structure, potentially causing roof damage, interior water damage, and mold growth. A roofing professional should inspect and repair or replace the flashing to restore a proper weather-tight seal.

3: EXTERIOR

		IN	OB	NP	NI
3.1	Wood Siding (lap)		X		
3.2	Wood Siding (shingles)		X		
3.3	Exterior Trim		X		
3.4	Soffits & Fascia	X			
3.5	Conventional Exterior Doors		X		
3.6	Windows		X		
3.7	Emergency Egress Doors			X	

IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

Information

Wall Cladding Style(s) and Material(s)
Wood siding (lap), Wood siding (shingles)

Windows: Window Style(s)
Double-hung windows

Emergency Egress Doors: Emergency Egress Type(s)
Not present

Limitations

Conventional Exterior Doors

WINDOW INSPECTION

Not every window in the home was accessible for inspection. In accordance with the standards of practice, a representative number of windows were inspected to evaluate their condition. I recommend reviewing all windows during routine maintenance or future renovations to address any potential issues that may not have been observed.

Windows

WINDOW INSPECTION

Not every window in the home was accessible for inspection. In accordance with the standards of practice, a representative number of windows were inspected to evaluate their condition. I recommend reviewing all windows during routine maintenance or future renovations to address any potential issues that may not have been observed.

Observations

3.1.1 Wood Siding (lap)

Repair or Replace

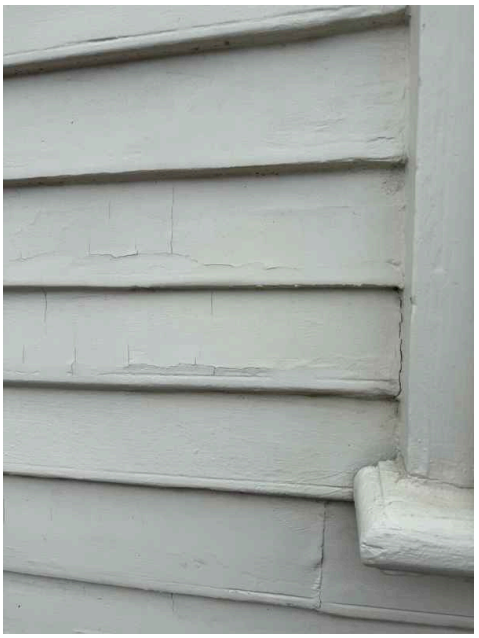
PAINT DETERIORATION

WEST SIDE

Paint on the wood lap siding is chipping, cracking, and deteriorating. This exposes the underlying wood to moisture infiltration and UV damage. Recommend having a painting contractor prepare and repaint the affected areas to restore protection and prevent further wood deterioration.





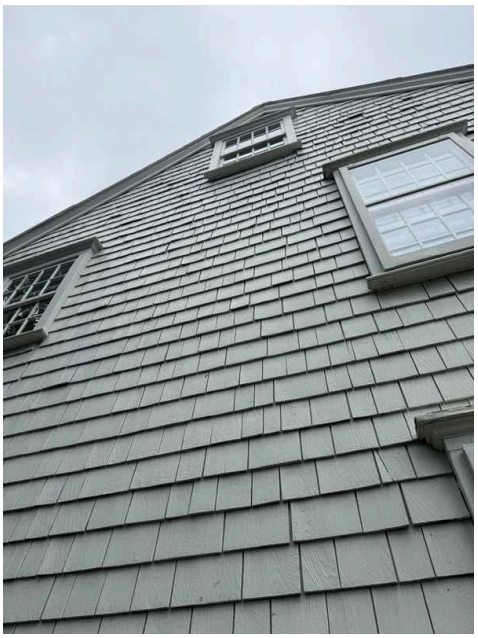

3.2.1 Wood Siding (shingles)

DETERIORATING WOOD SIDING SHINGLES

Repair or Replace

NORTH SIDE

Localized sections of wood siding shingles exhibit aging characteristics including splitting, cupping, and brittleness. These conditions indicate the material is breaking down and losing structural integrity. Deteriorated shingles can allow moisture penetration, potentially leading to water damage, rot, and compromised weatherproofing. A siding contractor should evaluate the extent of damage and recommend repair or replacement of affected shingles to restore proper weather protection.

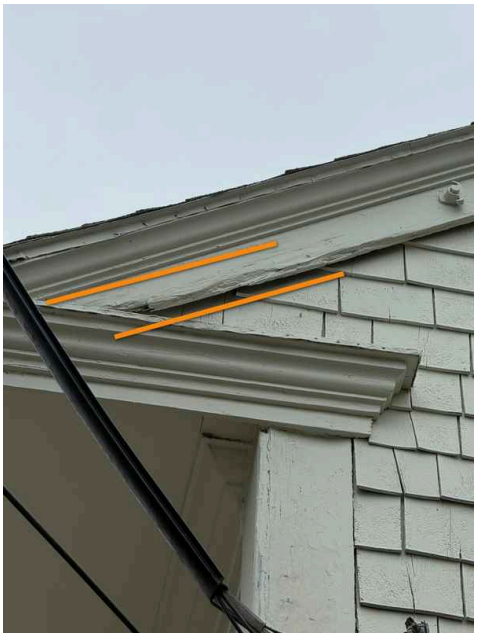


3.3.1 Exterior Trim

WOOD ROT AT RAKE BOARD

Repair or Replace

I noted wood rot at the rake board, likely caused by prolonged moisture exposure. This deterioration can worsen over time, potentially affecting the surrounding structure and trim. I recommend having a licensed carpenter replace the damaged section and address any sources of moisture to prevent future issues.



3.3.2 Exterior Trim

TRIM: WOOD ROT

Repair or Replace

Wood rot was noted on exterior trim components, indicating advanced material decay from prolonged moisture exposure. This condition can lead to further deterioration and may affect adjacent building materials. I recommend replacement of the rotted trim by a qualified contractor using properly sealed and weather-resistant materials.

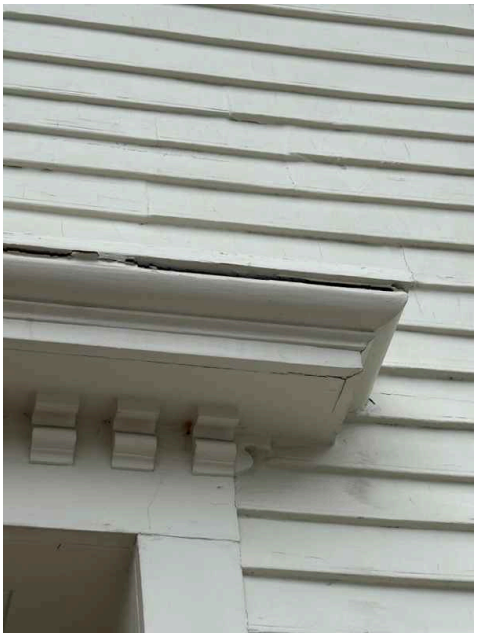
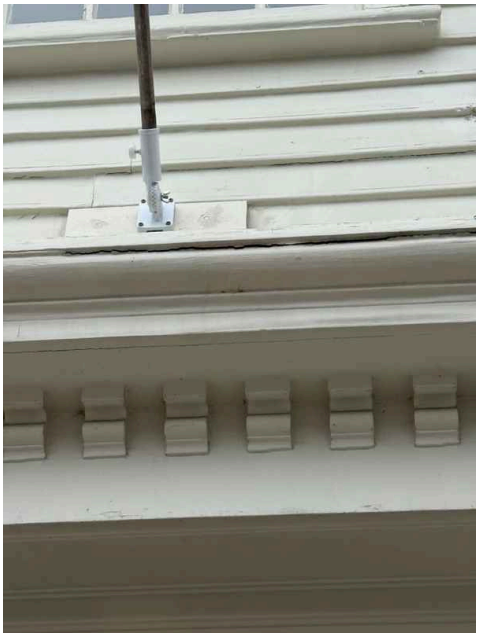
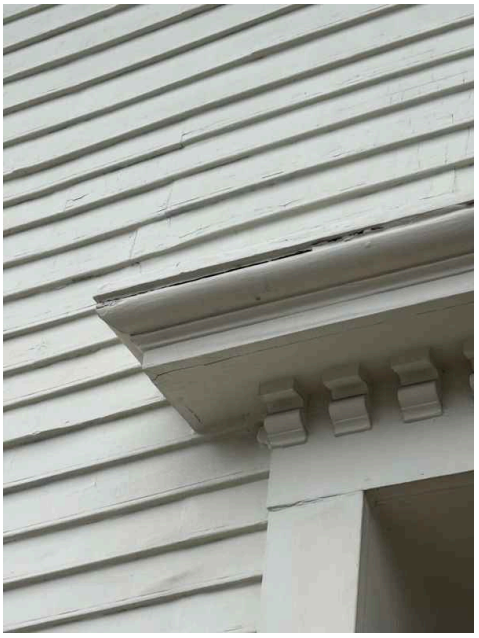


3.5.1 Conventional Exterior Doors

Repair or Replace

SEPARATION AND WOOD ROT AT DOOR PEDIMENT

Separation and possible wood rot were observed at the front door pediment during exterior inspection. Wood rot can compromise structural integrity and allow water infiltration into the wall cavity. A carpentry contractor should evaluate the extent of rot and repair or replace the affected pediment components as needed.

3.6.1 Windows

Repair or Replace

CRACKED PANE

I observed one or more cracked window panes. I recommend they be replaced.


2nd Floor Hallway

3.6.2 Windows

WINDOW TRIM: WOOD ROT

Repair or Replace

WEST SIDE

The window trim exhibits wood rot, with visibly decayed areas indicating prolonged moisture exposure. This deterioration can compromise the weather seal and affect the integrity of adjacent framing. I recommend replacement of the rotted trim by a qualified contractor to restore proper protection and appearance.



3.6.3 Windows

Repair or Replace

HISTORIC WINDOWS: MISSING BALANCES AND LATCH COMPONENTS

Several historic double-hung windows are missing functional balance systems and latch/keeper hardware, limiting their ability to stay open securely or lock properly. These deficiencies affect both usability and safety, particularly in upper-story areas. I recommend having a qualified contractor repair or retrofit the affected windows to restore proper operation and security.

4: EXTERIOR APPURTENANCES

		IN	OB	NP	NI
4.1	Porch			X	
4.2	Deck			X	
4.3	Steps, Railings, & Guardrails	X			
4.4	Patio	X			
4.5	Vegetation, Grading, Drainage & Retaining Walls		X		
4.6	Driveways	X			
4.7	Walkways	X			

IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

Information

Deck, Porch, and Balcony Style(s) and Type(s)

Not present

Vegetation, Grading, Drainage & Retaining Walls: Tree and shrubs away from house

All tree branches, shrubs and vines which are in contact with the house, the electric service line or overhanging the roof should be kept trimmed back or removed. Large trees too close to the house or other structures can cause significant damage and should be periodically trimmed and evaluated by a qualified professional.

Observations

4.5.1 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item

VEGETATION IN CONTACT WITH HOUSE

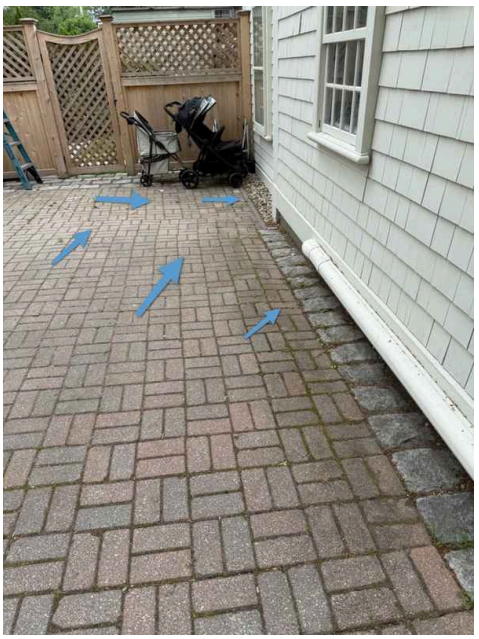
Vegetation is in direct contact with the exterior of the house. This can lead to moisture retention, pest infestation, and potential damage to the siding and foundation. I recommend removing the vegetation to prevent damage and maintain proper clearance around the house.


4.5.2 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item

NEGATIVE GRADING

Negative grading directs water back toward the foundation. I recommend regrading the soil to direct water away from the home.



5: GARAGE

		IN	OB	NP	NI
5.1	General Information			X	

IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

Information

General Information: **Garage**

Type(s) and Style(s)

No garage present

6: STRUCTURE

		IN	OB	NP	NI
6.1	Foundation		X		
6.2	Floor Structure		X		
6.3	Wall Structure		X		
6.4	Ceiling Structure		X		
6.5	Roof Structure & Attic		X		

IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

Information

Basement and Crawlspace Style(s) and Type(s)
Full basement, Crawlspace (unvented)

Basement Floor Material(s)
Concrete

Crawlspace Inspection Method(s)
Limited crawl inspection (restricted clearance)

Crawlspace Floor Material(s)
Gravel

Foundation: Foundation Style(s) and Material(s)
Stone masonry

Roof Structure & Attic: Attic Inspection Method(s)
Walk-through attic inspection (full access)

Roof Structure & Attic: Roof Structure Style(s) and Material(s)
Timber framing (heavy wood), Collar Ties and Rafter Ties Present

Roof Structure & Attic: Attic Lighting
Present

Limitations

Floor Structure

LIMITED VISIBILITY OF FLOOR STRUCTURE DUE TO:

Finished Floors

Wall Structure

LIMITED VISIBILITY OF WALL STRUCTURE DUE TO:

Finished Walls

Ceiling Structure

LIMITED VISIBILITY OF CEILING STRUCTURE DUE TO:

Finished Ceilings

Roof Structure & Attic

LIMITED VISIBILITY

Finished space in the attic limited the assessment of the roof and attic structure.

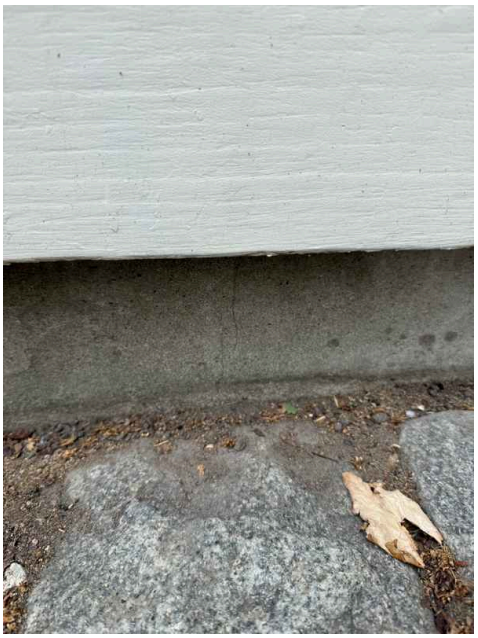
Observations

6.1.1 Foundation

Repair or Replace

SKIM COAT CRACKING

Cracks were observed in the skim coat of the wall surfaces, likely due to minor settling, temperature fluctuations, or material shrinkage. While this is typically a cosmetic issue, unattended cracks may expand over time or allow moisture intrusion. I recommend repairing the cracks with appropriate patching material, followed by repainting, to restore the surface and prevent further deterioration.

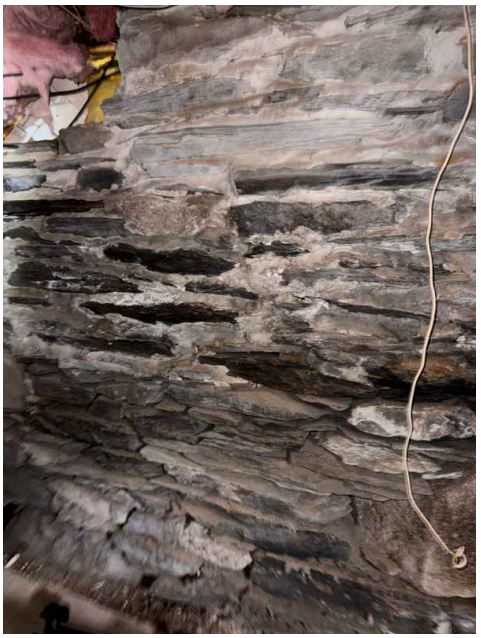
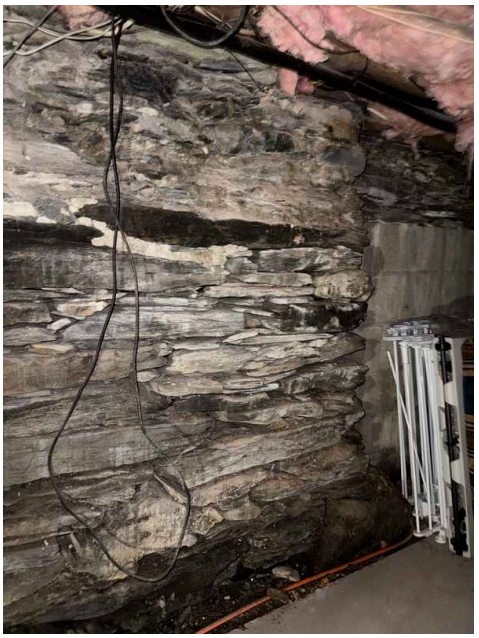


6.1.2 Foundation

Repair or Replace

STONE FOUNDATION: SKIM COAT OR PARGING RECOMMENDED (INTERIOR)

The interior surface of the stone foundation shows uneven or exposed mortar joints, and would benefit from a skim coat or parging application. Applying a proper finish can help improve moisture resistance, reduce dust, and enhance appearance. I recommend having a qualified masonry contractor apply a parging coat to protect and preserve the interior foundation walls.

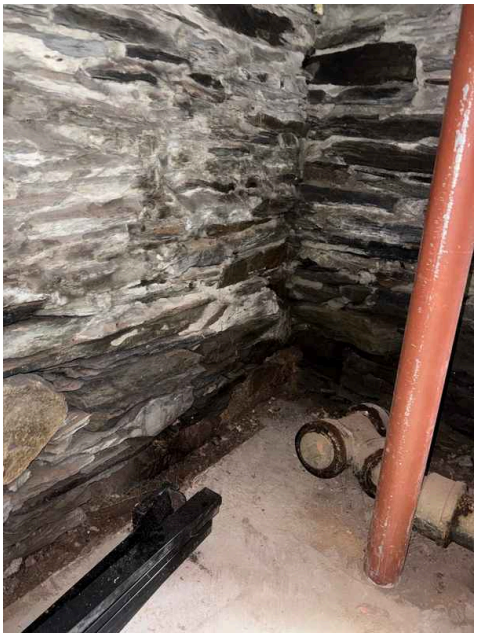




6.1.3 Foundation

WATER INTRUSION AT FOUNDATION CORNERS

Repair or Replace

Evidence of water intrusion was observed in the corners of the stone foundation during inspection. This indicates moisture is penetrating the foundation walls, which can lead to basement dampness, mold growth, and structural deterioration over time. Redirecting downspouts away from the foundation and applying a skim coat to seal the corners are recommended to prevent further moisture intrusion.




6.2.1 Floor Structure

CRACKING CONCRETE FLOOR

Maintenance Item

Cracks were observed in the concrete floor during inspection. These cracks can allow radon gas and moisture to enter the home, potentially affecting indoor air quality and creating health concerns. Sealing the cracks is recommended as part of radon gas mitigation efforts to reduce radon infiltration.

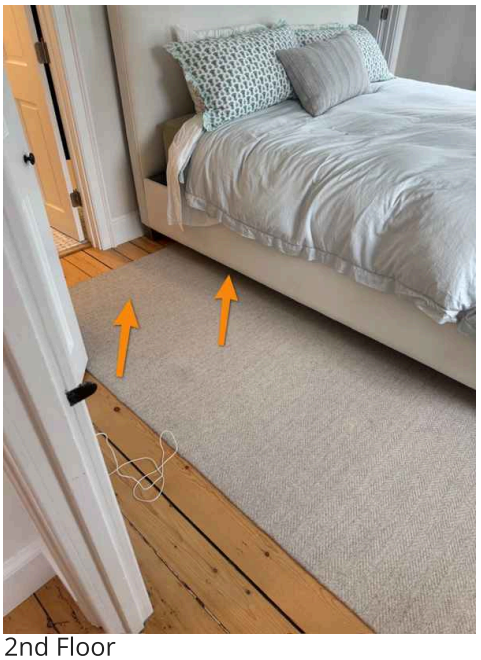
6.2.2 Floor Structure

FLOOR STRUCTURE: DEFLECTION

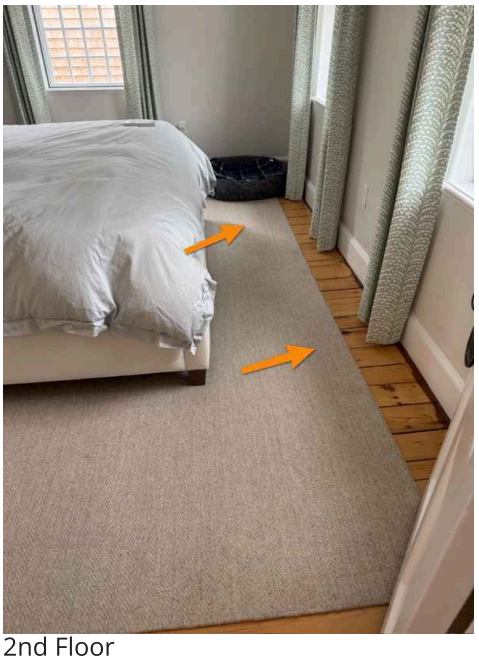
Repair or Replace

I observed deflection in the floor structure, likely due to settling, normal material movement, age, or framing span. While not currently affecting functionality, it may be perceptible underfoot and could worsen over time. I recommend monitoring the condition and consulting a qualified contractor if changes or concerns develop.

2nd Floor



2nd Floor



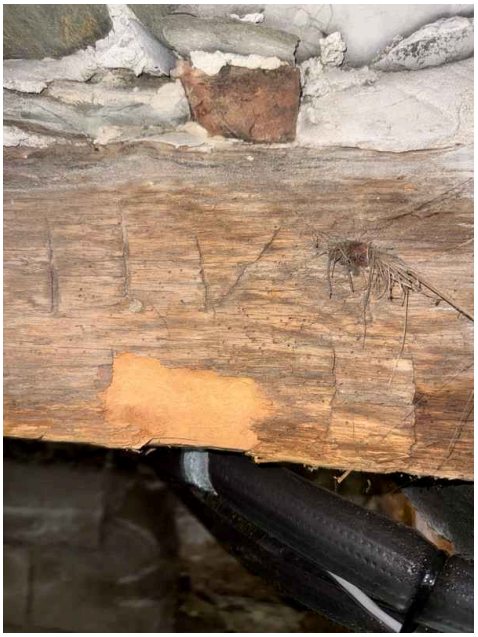
2nd Floor

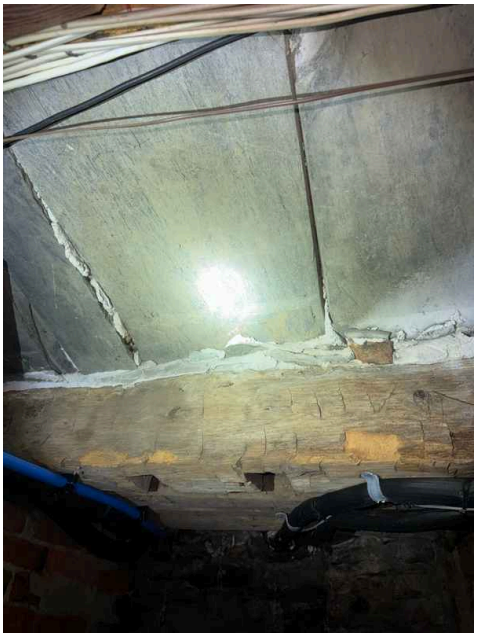
6.2.3 Floor Structure

POWDER POST BEETLE DAMAGE

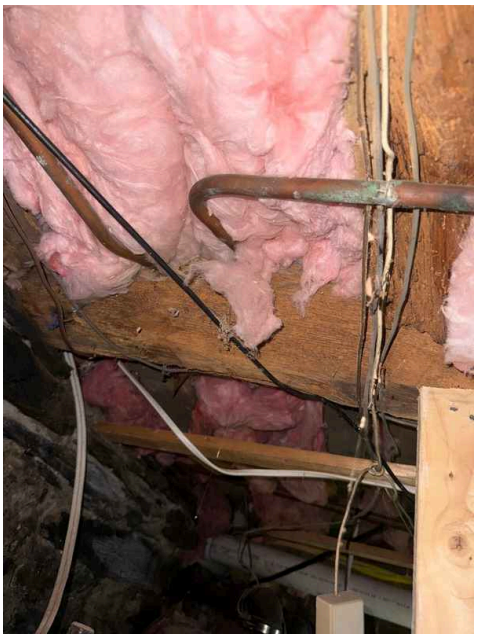
Repair or Replace

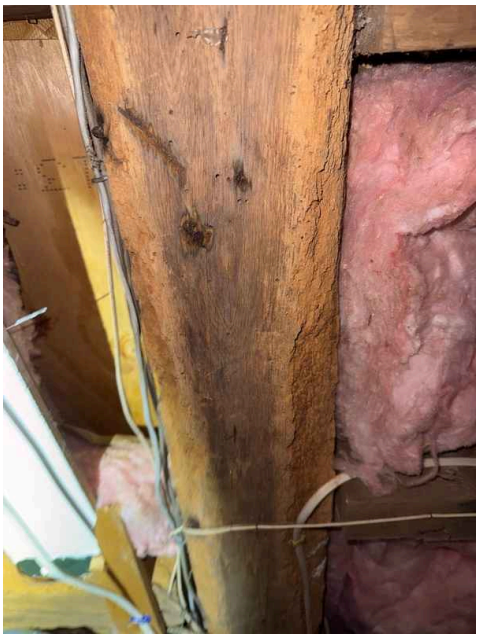
I observed powder post beetle damage and exit holes at structural members within the floor system. This condition may reduce the strength of affected wood components and could indicate past or current wood-destroying insect activity. I recommend further evaluation and preventative treatment by a qualified pest control professional, and evaluation of affected structural members not already addressed by a qualified structural contractor out of an abundance of caution, with corrective measures completed as needed.







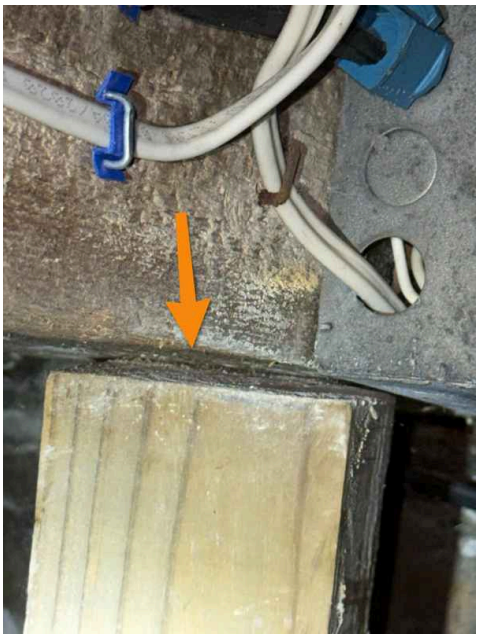


6.2.4 Floor Structure

Repair or Replace

UNSECURED SUPPORT POST

An unsupported or inadequately secured structural support post was observed during inspection. This compromises the structural integrity of the floor system and creates a potential safety hazard. A qualified structural professional should evaluate the post's attachment, bracing, and load-bearing capacity to determine if reinforcement or replacement is necessary.

6.3.1 Wall Structure

WAVY EXTERIOR WALL STRUCTURE

Repair or Replace

The west exterior wall exhibits waviness consistent with foundation settling. Given the home's age of over 300 years, some settling is normal and expected. However, continued movement should be monitored, and a structural engineer should evaluate the property if signs of ongoing settlement are observed.



6.4.1 Ceiling Structure

SAGGING IN CEILING STRUCTURE

Repair or Replace

VARIOUS ROOMS

A slight sag was noted in the ceiling structure, which may indicate minor settling or movement in the framing. While it does not appear to require immediate attention, further sagging could signal a developing structural concern. I recommend monitoring this area for any changes and consulting a structural contractor if the condition worsens.

6.5.1 Roof Structure & Attic

Safety Hazard

OBSTRUCTED ATTIC ACCESS LADDER SPRINGS

The pulldown ladder springs are obstructed and under significant tension. If a spring breaks under this stress, it could become a projectile, creating a safety hazard for anyone in the vicinity. The springs should be inspected and cleared of obstructions, and tension should be relieved or adjusted by a qualified professional to ensure safe operation.

7: ELECTRICAL

		IN	OB	NP	NI
7.1	General Information				X

IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

Information

General Information: Electrical Inspection: See Electrical Report (Separate Document)

Due to recent legislative updates under House Bill 7015 and Senate Bill 2120, comprehensive electrical inspections are now restricted to licensed electricians. In accordance with this guidance, the Electrical Section of this inspection was completed by Pezzullo & Sons through Hearthstone Home Inspection's professional partnership. All electrical findings and recommendations are detailed in a separate Electrical Report provided alongside this inspection.

Limitations

General Information

ELECTRICAL INSPECTION LIMITATION FOR RHODE ISLAND HOME INSPECTIONS

Recent changes in legislation, as outlined in House Bill 7015 and Senate Bill 2120, have amended the statutory language regarding work exclusively permitted to licensed electricians. According to guidance from the Principal State Building Code Official, these updates prohibit home inspectors from opening electrical panels or physically interacting with wiring beyond a visual inspection. As mandated by the Building Code Commission and enforced by the Division of Building, Design & Fire Professionals, I performed only a limited visual inspection of the electrical system; any further assessment must be completed by a licensed electrician.

General Information

SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS

While smoke detectors and carbon monoxide detectors are required to be inspected during a property transfer, it is the responsibility of the fire department to perform these inspections. Therefore, their operation and compliance are outside the scope of this home inspection. I recommend contacting the local fire department for a thorough inspection and certification of these safety devices.

General Information

GENERATORS

The operation of generators is outside the scope of the home inspection. Testing the generator would require shutting off all power to the house, which is not part of a standard home inspection. I recommend consulting a qualified electrician or generator specialist for a thorough inspection and operational test of the generator.

8: PLUMBING

		IN	OB	NP	NI
8.1	Water Main	X			
8.2	Water Distribution System		X		
8.3	Laundry, Utility, or Exterior Sink(s)			X	
8.4	Drain, Waste, & Vent Systems	X			
8.5	Hot Water Storage Tank		X		
8.6	Fuel Storage Systems		X		
8.7	Fuel Distribution Plumbing	X			
8.8	Sump Pump, Sewage Ejection, & Dehumidifier		X		

IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

Information

Water Source
Public

Water Heater Style
Storage Tank

Water Heater Brand
AO Smith

Date of Manufacture:
2024

Water Heater Energy Source
Electric

Hot Water Tank Capacity
50 gallons

Water Main : Main Water Shut-off Location
Basement

Water Distribution System: Water Supply Plumbing Material (Into Home)
Copper

Water Distribution System: Water Distribution Material (Throughout Home)
Copper, Pex

Drain, Waste, & Vent Systems: Drain, Waste, and Vent (DWV) Material(s) and Type(s)
Brass, Cast iron, Copper, PVC (white plastic)

Fuel Storage Systems: Fuel Storage System(s)
Above-ground Oil tank (interior)

Sump Pump, Sewage Ejection, & Dehumidifier: Sump Pump
Present

Sump Pump, Sewage Ejection, & Dehumidifier: Sewage Ejection Pump
Not Present

Sump Pump, Sewage Ejection, & Dehumidifier: Dehumidifier
Not Present

Limitations

General Information

PLUMBING INSPECTION LIMITATIONS

The inspection and operation of certain plumbing fixtures are limited due to inaccessibility or the potential to cause damage, which includes fixtures hidden behind walls, located in restricted access areas, or those that could cause water damage if tested. Corroded or seized faucets can be unsafe to manipulate and may result in damage if forced. Fire suppression systems and irrigation systems are additionally outside the scope of the home inspection.

Observations

8.2.1 Water Distribution System

Repair or Replace

WATER DISTRIBUTION PLUMBING: CORROSION

Corrosion was observed on sections of the water distribution piping, likely due to age or prolonged moisture exposure. Corroded pipes may weaken over time and are at increased risk of leaking. I recommend evaluation and repair or replacement by a licensed plumber to maintain system reliability.

8.5.1 Hot Water Storage Tank

Safety Hazard

MISSING TPR DISCHARGE PIPE

I observed the temperature and pressure relief valve at the water heater to be missing a discharge pipe. This condition can allow hot water or steam to discharge improperly, posing a potential burn hazard and risk of damage to the surrounding area. I recommend installation of a proper discharge pipe by a qualified plumber.

8.6.1 Fuel Storage Systems

ABANDONED OIL TANK

Repair or Replace

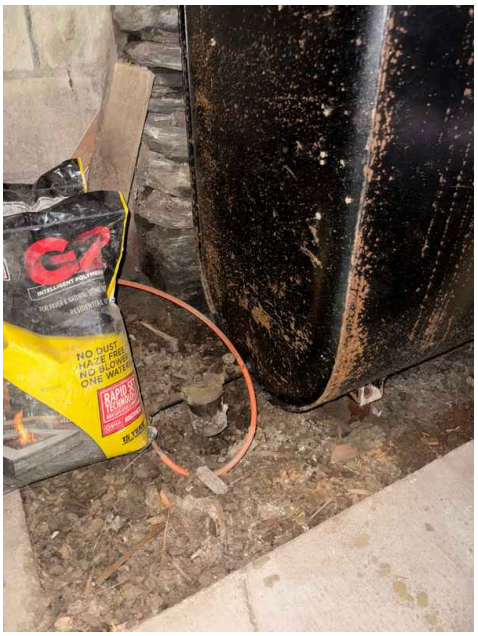
An abandoned oil tank was found on the property. Abandoned oil tanks can pose environmental hazards and potential liabilities. I recommend a qualified contractor to assess and properly remove or decommission the abandoned oil tank according to local regulations.

8.6.2 Fuel Storage Systems

OIL TANK BEYOND LIFE EXPECTANCY

Repair or Replace

The oil storage tank has exceeded its typical serviceable lifespan. Older tanks are prone to internal corrosion and potential leaks, which can contaminate soil and groundwater. A qualified professional should evaluate the tank's current condition and recommend replacement or remediation as needed.

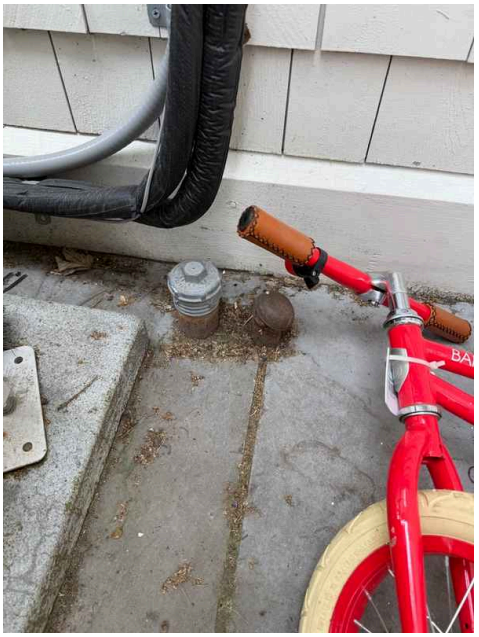


8.6.3 Fuel Storage Systems

Repair or Replace

OIL TANK: FILL AND VENT PIPES TOO SHORT

The oil tank's fill and vent pipes were noted to be shorter than recommended clearances. Insufficient pipe height can hinder proper filling, increase the risk of spillage, and may not meet standard safety guidelines. I recommend correction by a licensed oil heating technician to ensure safe and compliant installation.



8.8.1 Sump Pump, Sewage Ejection, & Dehumidifier

Maintenance Item

DEHUMIDIFIER NOT PRESENT

While not required, to manage the moisture and prevent potential damage, I recommend installation of a dehumidifier.

9: HVAC

		IN	OB	NP	NI
9.1	Mini-split		X		
9.2	Boiler		X		
9.3	HVAC Thermostats / Operating Controls	X			
9.4	HVAC Distribution Systems		X		
9.5	Presence of Installed Heat Source in Each Room		X		
9.6	Fireplace	X			

IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

Information

Single-Function Heating Equipment Type(s) and Style(s)
Boiler (hydronic), Electric baseboard, Electric radiant (floor/ceiling)

Single-Function Cooling System Type(s)
None present

Dual-Function HVAC System Type(s) and Style(s)
Mini-split heat pump system (ductless)

Mini-split: Mini-Split System Type(s)
Multi-zone mini-split

Mini-split: Mini-Split Brand(s)
Mitsubishi Electric

Mini-split: Date of Manufacture:
2022

Mini-split: Energy Source
Electric

Boiler : Boiler Type
Hydronic

Boiler : Boiler Brand
Burnham

Boiler : Energy Source
Oil

Boiler : Emergency Shut-off Switch Present
No

HVAC Distribution Systems: HVAC Distribution Type(s) and Style(s)
Baseboard heaters (electric), Radiators (hot water/hydronic), Radiant floor heating (electric), Ductless wall-mounted units (mini-split)

Fireplace: Fireplace Type
Wood Burning Stove

Boiler : Date of Manufacture:

Unknown

The boiler's serial number could not be decoded to determine the date of manufacture. This Burnham model uses an older encoding system that is not readily interpretable without manufacturer documentation. Obtaining the manufacture date may require contacting Burnham directly or consulting the original installation records.

Fireplace: Level II Inspection (Chimney)

A **Level II Inspection** (chimney) by a qualified chimney contractor is required for property transfers. This inspection is more detailed than a Level I Inspection and includes a visual inspection by video scanning or other means to examine the internal surfaces and joints of all flue liners. It covers accessible portions of the chimney exterior and interior, including attics, crawl spaces, and basements, and checks for proper clearances from combustibles. No demolition or removal of permanently attached parts of the chimney or building structure is needed for this inspection. I recommend contacting a qualified chimney contractor for a Level II Inspection.

See ***Chimneys, Fireplaces, Vents and Solid Fuel-burning Appliances Code, 2013 (NFPA 211, 2013) Chapter 15.4.1***

Limitations

General Information

HEATING INSPECTION LIMITATIONS

The inspection of the heating system will not include an attempt to override heating or cooling temperature limit sensors, operate heating systems when weather conditions or other circumstances may cause equipment damage, or when the electrical or fuel supply to the unit is off. The inspection does not include igniting or extinguishing solid fuel or gas fires, identifying the type of insulation coverings, inspecting humidifiers and electronic air filters, inspecting the interior of flues, or inspecting fireplace insert flue connections. These limitations are in place to ensure safety and prevent potential damage to the heating system.

General Information

DISCLAIMER: HVAC SYSTEM AGE IDENTIFICATION

The estimated age of HVAC systems and water heaters in this report is based on visible data plates and serial number decoding using resources from the Building Intelligence Center. This resource offers a widely used and comprehensive reference for identifying manufacture dates across a range of mechanical systems. However, serial number formats can vary by manufacturer and model year, and updates or reissued serial formats may occur.

While every effort is made to provide accurate information, final verification of a system's manufacture date should be obtained directly from the manufacturer or a licensed HVAC professional.

HVAC Thermostats / Operating Controls

HYDRONIC HEATING THERMOSTATS NOT TESTED

Hydronic heating thermostats could not be tested during the inspection. Only one thermostat was located on the first floor, and the boiler was disconnected, preventing functional evaluation of the heating controls.

HVAC Distribution Systems

HYDRONIC DISTRIBUTION SYSTEM NOT TESTED

The hydronic distribution system could not be inspected because the boiler was disconnected at the time of the inspection. This limitation prevents assessment of system functionality, circulation, and overall performance.

Observations

9.1.1 Mini-split

Repair or Replace

CONDENSATE MOISTURE ACCUMULATION

Moisture was observed collecting under the mini-split condenser unit, indicating a potential condensate line drainage issue. Poor drainage of the condensate line can lead to water damage, mold growth, and reduced system efficiency. An HVAC professional should evaluate the condensate line for blockages, improper slope, or disconnection and make necessary repairs or adjustments.

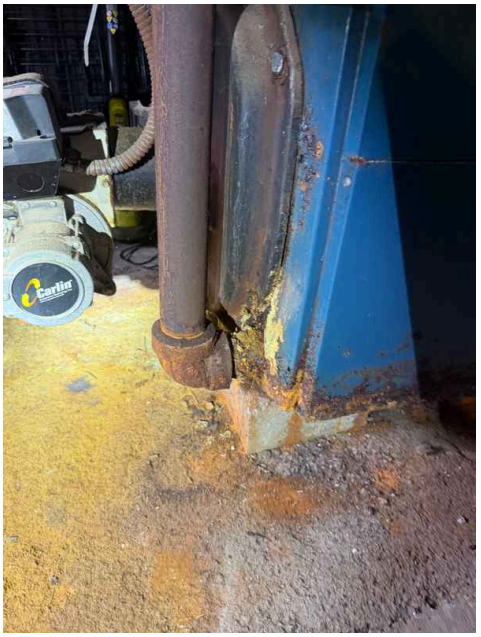
9.2.1 Boiler

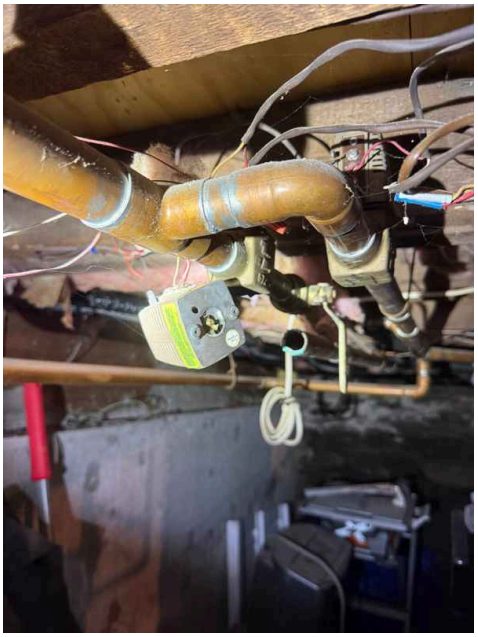
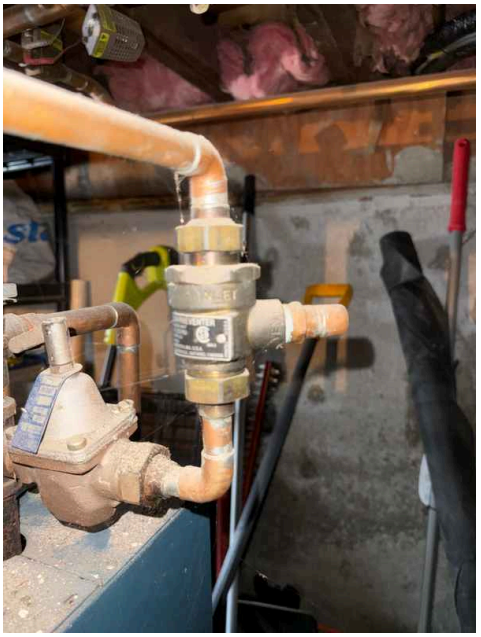
Safety Hazard

MULTIPLE BOILER DEFECTS

Age/Life Expectancy, Flue Connection Deterioration, Capped Backflow Preventer, Vent Plug Missing, Zone Valve Broken, Corroded Jacket, Emergency Shut-off Switch Missing

Several significant issues were identified during boiler inspection: the unit is near or beyond its expected service life, corrosion is visible on the jacket, the vent plug is missing from the flue, the seal between the flue and chimney connection has deteriorated, the backflow preventer discharge pipe is capped, and the zone valve switch is broken. These conditions collectively indicate the boiler system requires immediate professional assessment (if it is desired to reinstall and utilize) to determine safety and functionality, as missing vent components and deteriorated connections can affect combustion safety and system performance. A qualified HVAC contractor should evaluate whether repairs are feasible or if replacement is necessary.


9.2.2 Boiler

Repair or Replace

BOILER SYSTEM EVALUATION RECOMMENDED

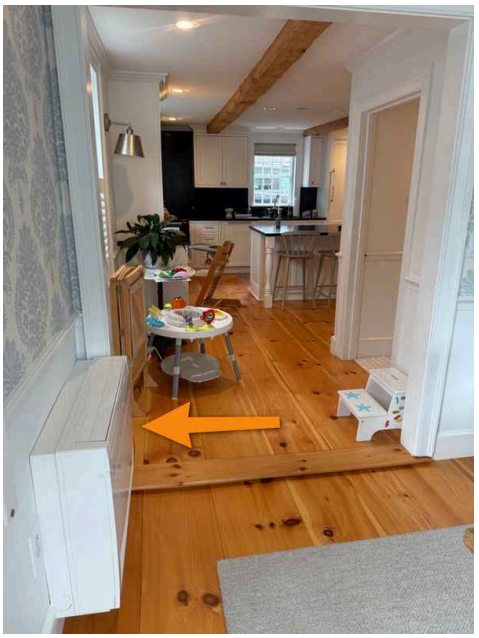
The boiler and hydronic heating system require a thorough evaluation by a qualified boiler technician before reinstallation. This assessment is necessary to determine the system's condition, functionality, and safety prior to putting it back into service.

9.4.1 HVAC Distribution Systems

Repair or Replace

MINI SPLIT COVERAGE CONSIDERATIONS

The mini split wall units are not present in all rooms in the home. The kitchen is currently being supplied by the dining room unit, which may result in uneven temperature control and occupant discomfort. An HVAC professional should perform a Manual J Load Calculation to assess room-by-room heating and cooling requirements and determine if additional units or system modifications are needed.



9.5.1 Presence of Installed Heat Source in Each Room

Repair or Replace

INSTALLED HEAT SOURCE MISSING

BATHROOMS AND KITCHEN

No installed heat source was observed in one or more habitable rooms. This can lead to insufficient heating and discomfort. I recommend a qualified HVAC contractor be contacted to install appropriate heat sources in these areas to ensure adequate heating.

10: BATHROOM(S)

		IN	OB	NP	NI
10.1	Bathroom Sink(s)		X		
10.2	Toilet(s)	X			
10.3	Shower(s)	X			
10.4	Bathtub(s)	X			
10.5	Bathroom Venting Systems		X		

IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

Information

Bathroom Type(s) and Style(s)
Full bathroom, Three-quarter bathroom, Half bathroom (powder room)

Bathroom Venting Systems:
Bathroom Ventilation Type(s)
Ceiling exhaust fan (ducted)

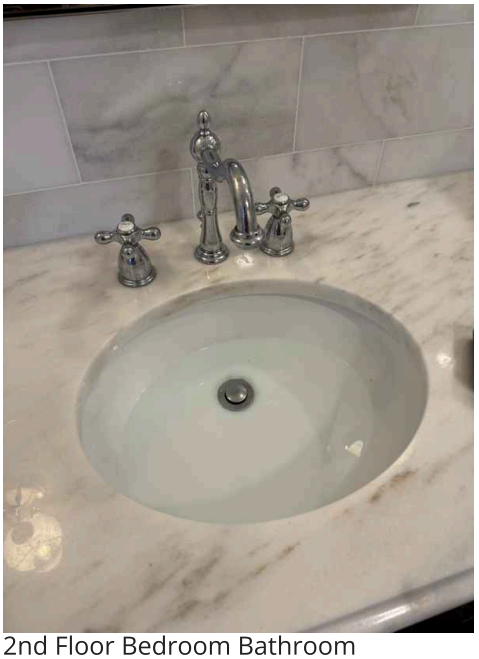
Observations

10.1.1 Bathroom Sink(s)

Repair or Replace

SLOW DRAIN

I observed the bathroom sink to drain slowly. This condition typically indicates a partial blockage or buildup within the drain line, which may worsen over time and lead to complete obstruction. I recommend cleaning and further evaluation of the drain by a qualified plumber.

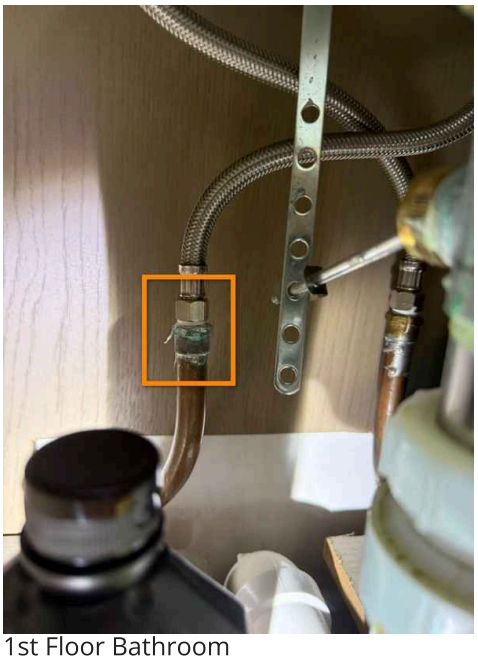

2nd Floor Bedroom Bathroom

10.1.2 Bathroom Sink(s)

Repair or Replace

SUPPLY LINES: CORRODED

I observed minor oxidation and corrosion present on the bathroom water supply lines. This condition can weaken the piping and may lead to leaks or failure over time. Have a qualified plumber replace the affected supply lines.



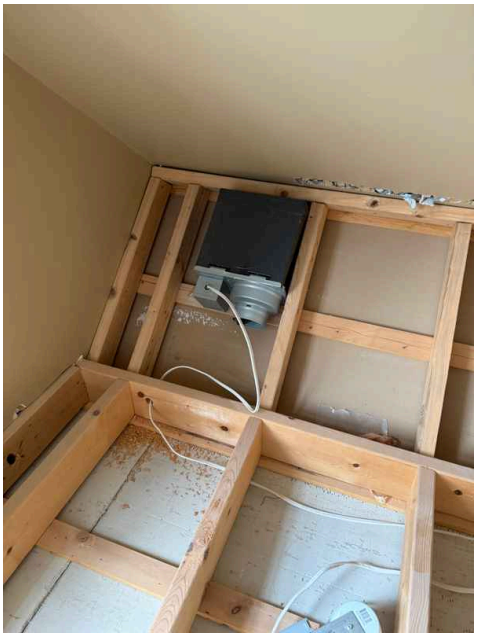
1st Floor Bathroom

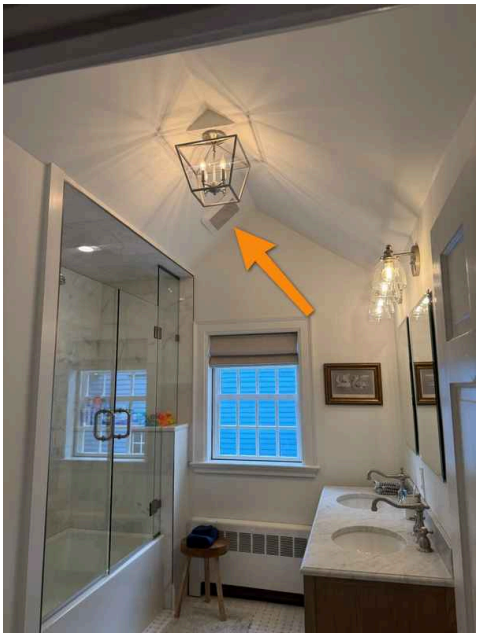
10.5.1 Bathroom Venting Systems

Repair or Replace

VENTING INTO ATTIC SPACE

Bathroom vents terminate in the attic, rather than the exterior.





11: KITCHEN(S)

		IN	OB	NP	NI
11.1	Kitchen Faucet & Sink	X			
11.2	Cabinets & Drawers	X			
11.3	Countertops	X			
11.4	Dishwasher	X			
11.5	Range & Oven	X			
11.6	Garbage Disposal	X			
11.7	Built-in Microwave			X	
11.8	Kitchen Venting System	X			

IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

Information

Cabinets & Drawers: Cabinet Material(s)
Manufactured Wood, Thermofoil

Countertops: Countertop Material(s)
Natural Stone

Range & Oven: Range/Oven Style(s)
Slide-in range

Range & Oven: Range/Oven Energy Source
Electric

Kitchen Venting System: Kitchen Ventilation Type(s)
Range hood (ducted to exterior)

Kitchen Appliances: Inspection Method

I operate the built-in kitchen appliances using normal controls to verify basic function, such as running water through fixtures, energizing heating elements, and testing standard cycles where accessible. This evaluation is limited to confirming that the appliances respond and perform at a basic level during the inspection. This is not a comprehensive performance test, and I recommend further evaluation by a qualified appliance technician if concerns arise.

Limitations

General Information

EXCLUDED APPLIANCES

Please note that the inspection does not include the evaluation of certain household appliances. The following appliances are specifically excluded from the scope of this inspection: Refrigerators, Freezers, Portable Microwave Ovens, Washer machines, and Dryer machines.

These appliances are excluded as their functionality and condition can vary greatly depending on usage, age, and maintenance practices, which are beyond the standard inspection parameters. Homeowners are encouraged to separately assess these appliances for their operational status and potential maintenance needs.

12: INTERIOR SPACES, FEATURES, & FINISHES

		IN	OB	NP	NI
12.1	Doors		X		
12.2	Floors		X		
12.3	Walls		X		
12.4	Ceilings		X		
12.5	Steps, Stairways & Railings		X		

IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

Information

Doors: Interior Door Style(s) and Material(s)
Solid wood door, Bi-fold door

Floors: Floor Covering Style(s) and Material(s)
Hardwood (solid), Ceramic tile

Walls: Interior Wall Finish Style(s) and Material(s)
Drywall (painted), Wood paneling (plank), Wallpaper, Fabric wall covering

Ceilings: Ceiling Finish Style(s) and Material(s)
Drywall (painted)

Interior Finishes

Interior finishes are not evaluated as part of the primary scope of this inspection. Any comments provided are general in nature and are not intended to be an exhaustive assessment of all cosmetic or finish-related conditions.

Observations

12.1.1 Doors

MISSING DOORKNOB(S)

Repair or Replace

One or more doors are missing a doorknob.

Master Bedroom Closet

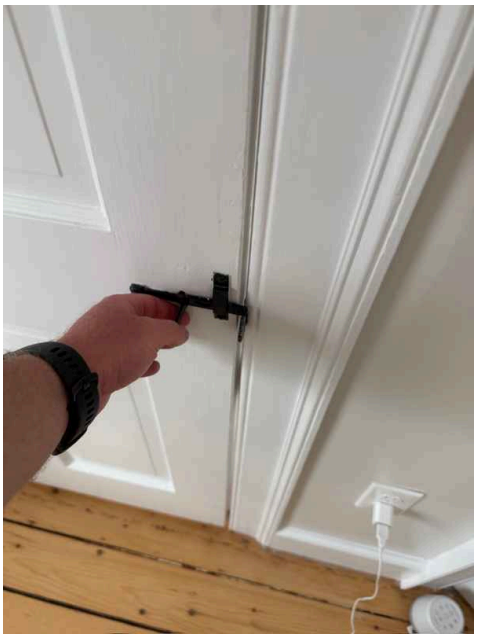
12.1.2 Doors

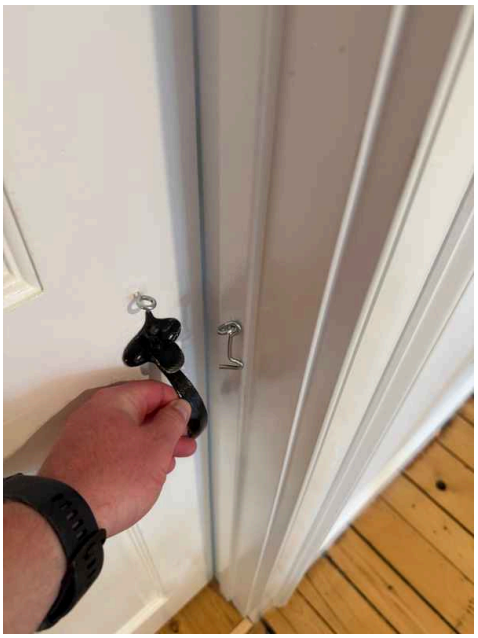
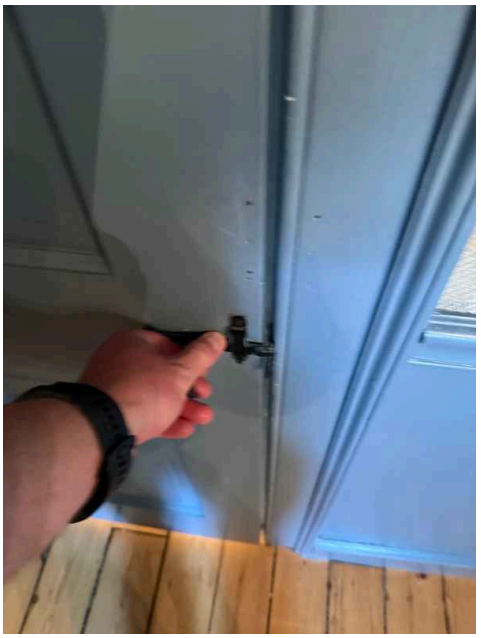
Repair or Replace

HISTORIC DOORS NOT LATCHING OR CLOSING PROPERLY

VARIOUS LOCATIONS

Several historic interior doors in the home do not latch or close as intended. This can affect both security and energy efficiency by allowing drafts or reducing proper closure. I recommend consulting a skilled carpenter or restoration specialist to adjust or repair the doors while preserving their historic character.



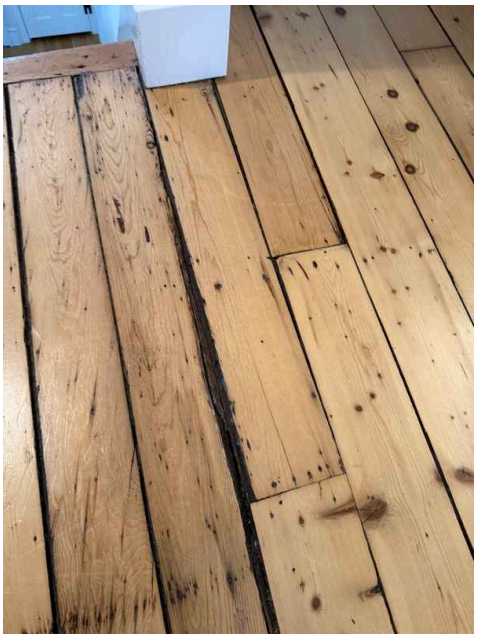
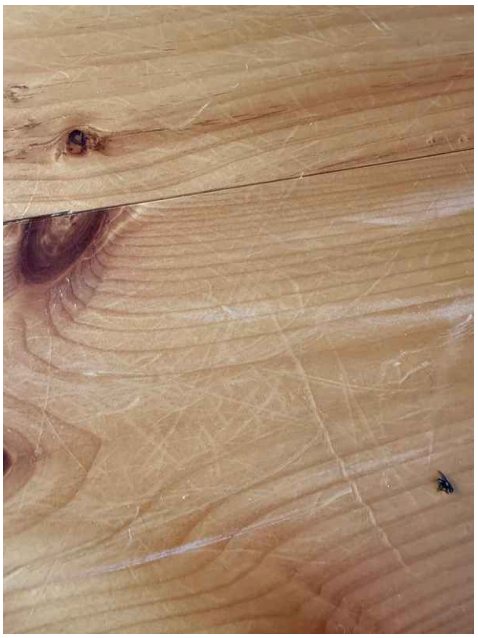
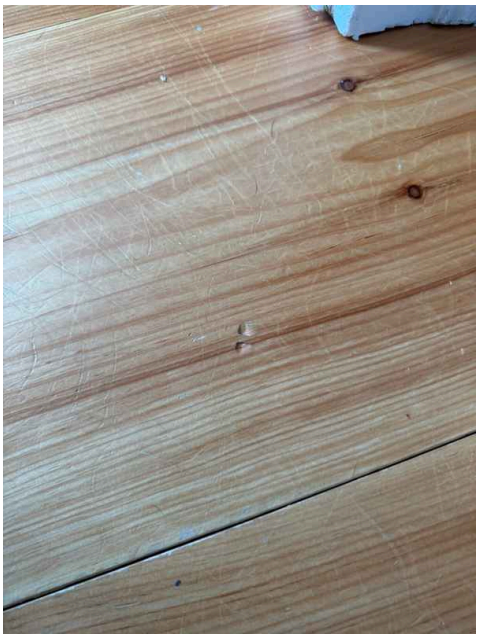
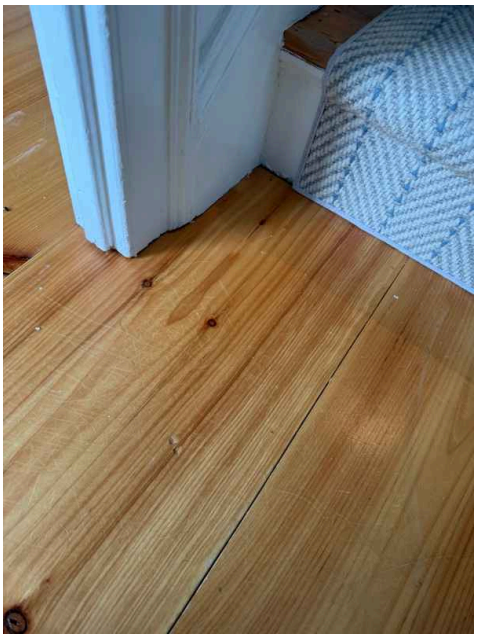
12.2.1 Floors

Repair or Replace

HISTORIC FLOORING: WORN, CRACKED, OR SPLIT

I observed localized areas of surface wear, cracking, and splitting in the historic flooring. These conditions may worsen over time, potentially creating trip hazards and allowing moisture intrusion that can affect underlying materials. I recommend restoration or refinishing by a qualified flooring contractor experienced with historic materials to help preserve the flooring's character and maintain its serviceability.



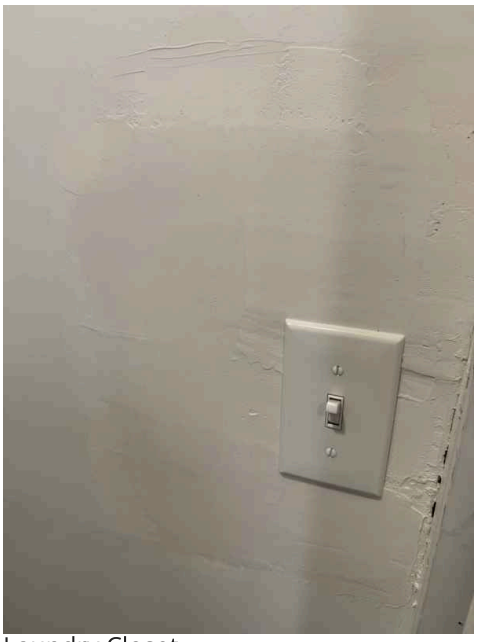





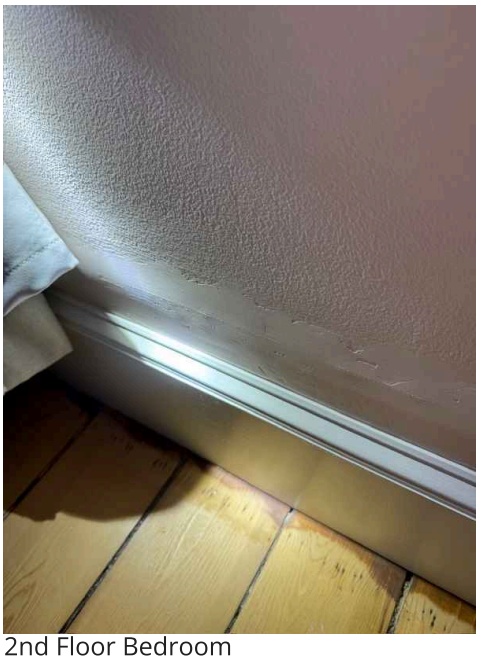
12.3.1 Walls

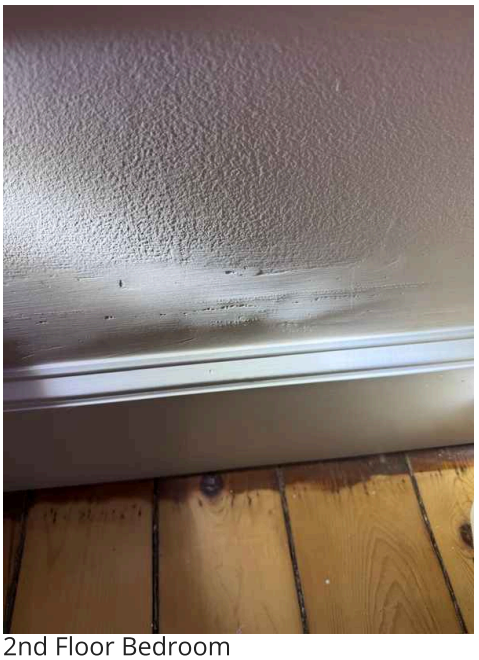
Repair or Replace

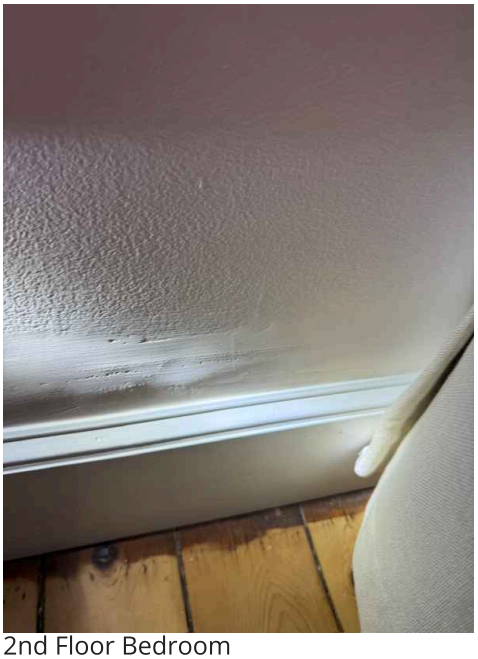
PATCHING

Noticable patching and painting observed in one or more locations. I recommend repairing and repainting the affected areas.

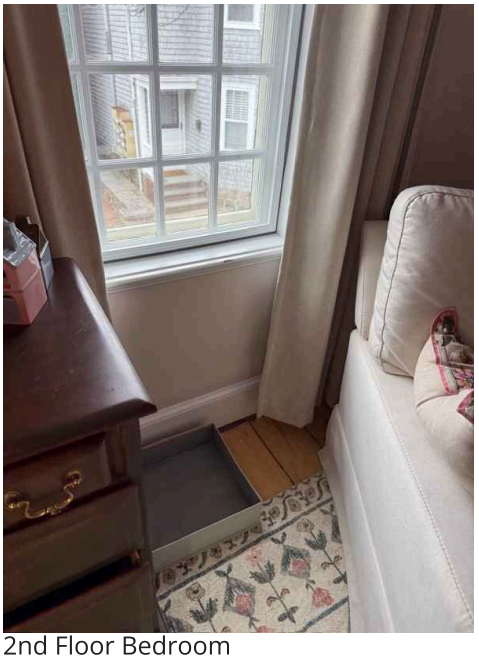

Laundry Closet

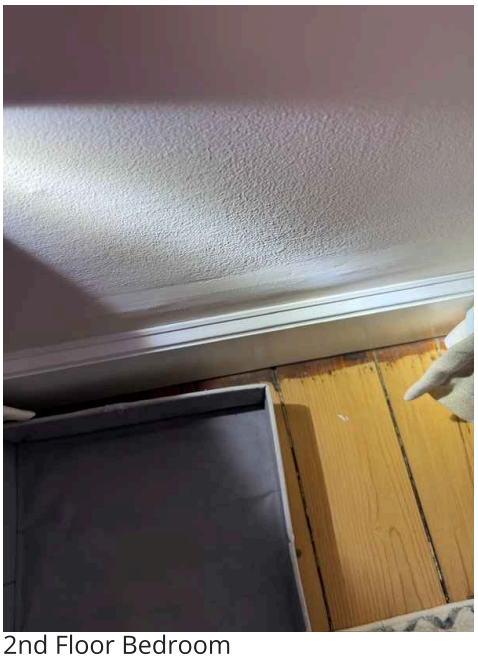

2nd Floor Bedroom

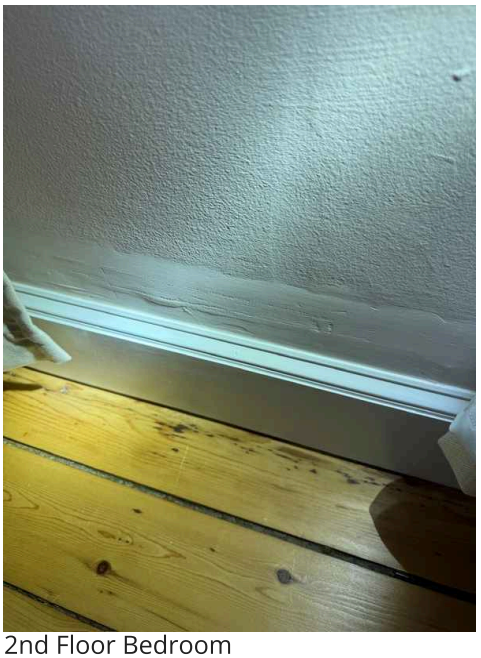

2nd Floor Bedroom

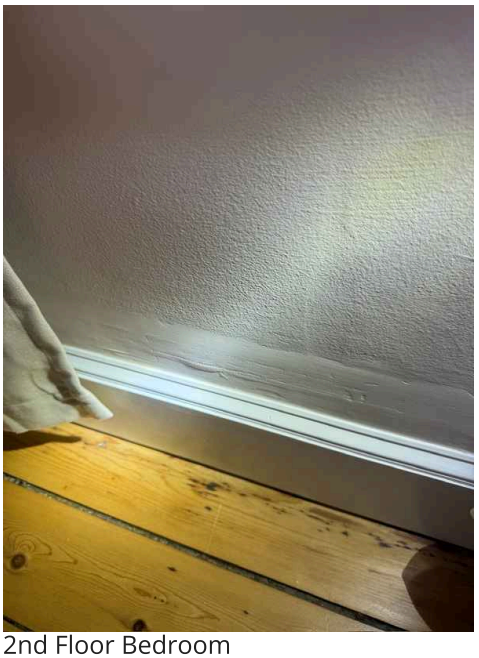

2nd Floor Bedroom

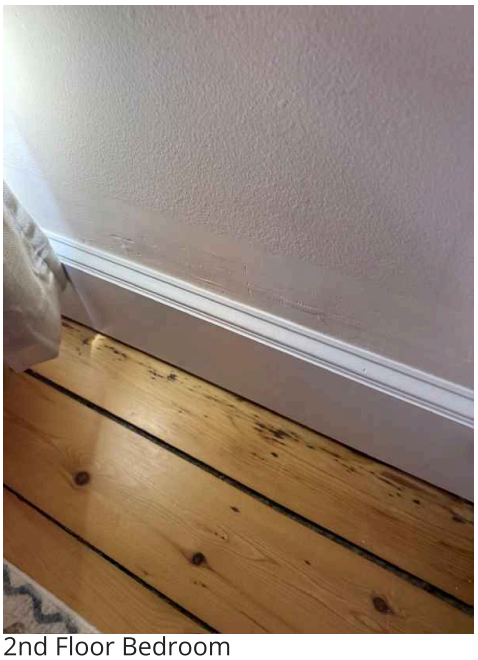

2nd Floor Bedroom


2nd Floor Bedroom


2nd Floor Bedroom


2nd Floor Bedroom


2nd Floor Bedroom


2nd Floor Bedroom

12.3.2 Walls

Repair or Replace

CRACKING ON WALL/CORNERS

I observed cracks at the corners of walls in some areas. These appear to be cosmetic and not indicative if long-term settling. I recommend consulting a qualified drywall contractor to repair or replace.


Dining Room

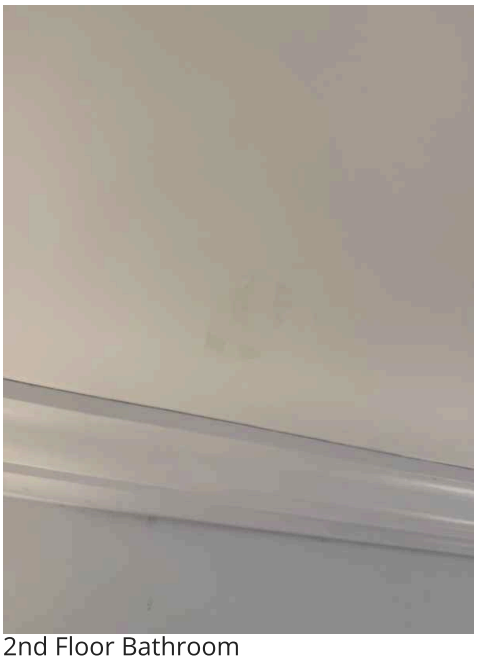

Dining Room

12.4.1 Ceilings

Repair or Replace

CEILING: STAIN(S) PRESENT - NO ACTIVE LEAK DETECTED

Staining was observed on the ceiling surface, but no signs of an active leak were detected at the time of inspection. The discoloration may be from a past moisture intrusion or leak that has since been resolved. I recommend having a qualified contractor evaluate the area further and repair or refinish the ceiling as needed.

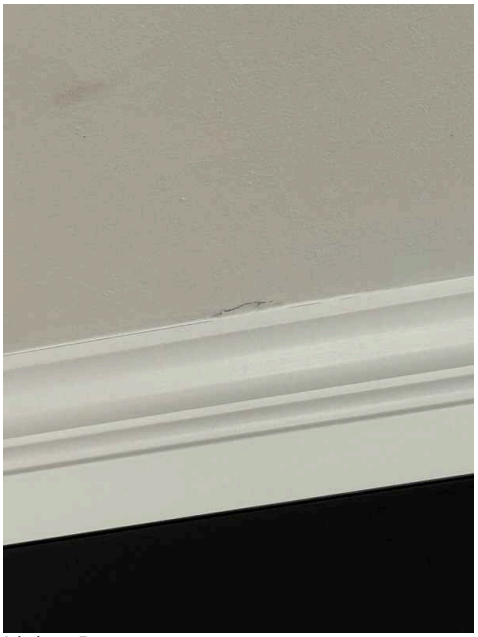

2nd Floor Bathroom

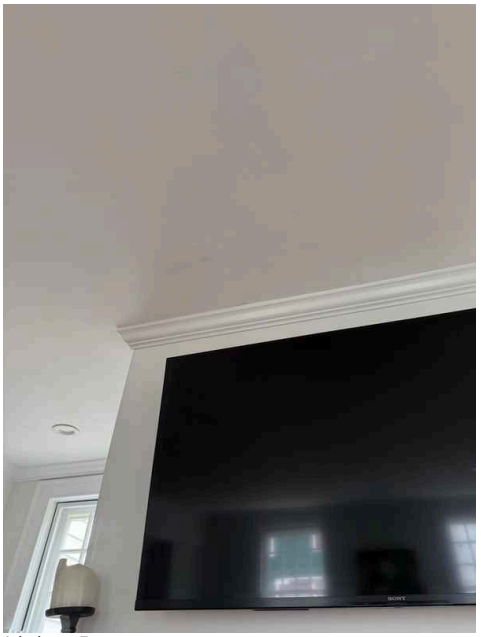
12.4.2 Ceilings

Repair or Replace

BUBBLING PAINT

Bubbling paint was noted on the ceiling drywall, which may indicate underlying moisture issues or improper surface preparation. This condition could lead to further damage, such as peeling paint or compromised drywall. I recommend having the affected area evaluated and repaired by a qualified contractor to address any underlying causes and restore the ceiling's finish.


Living Room

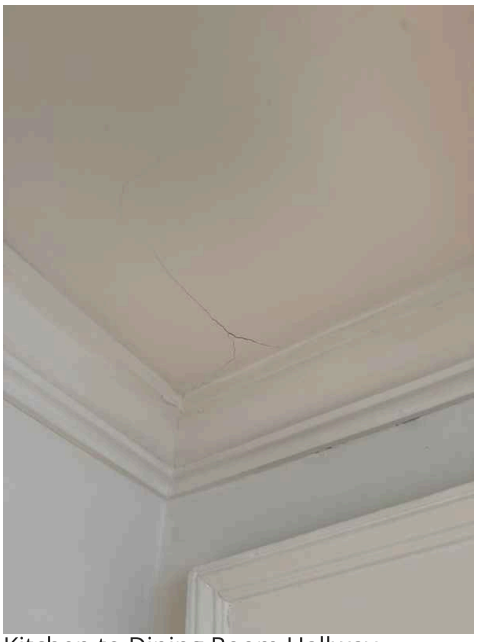

Living Room

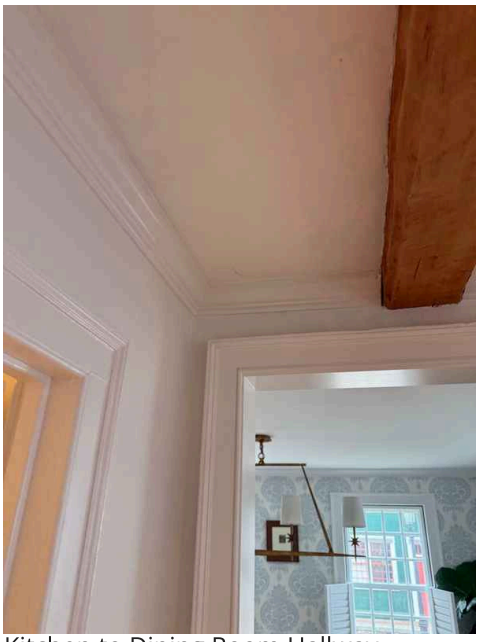
12.4.3 Ceilings

Repair or Replace

CRACKING DRYWALL

I observed cracking in the drywall. These cracks appear to be cosmetic and are a common and ongoing maintenance consideration. I recommend having a qualified contractor repair the cracks to improve the appearance of the walls.


Kitchen to Dining Room Hallway

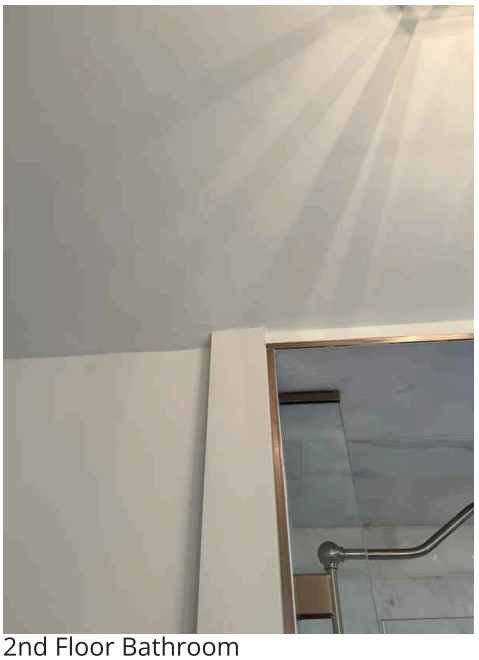

Kitchen to Dining Room Hallway

12.4.4 Ceilings

Repair or Replace

DRYWALL: VISIBLE SEAMS

I observed visible seams in the drywall, likely due to insufficient finishing or shifting over time. While this is a cosmetic issue, it can affect the overall appearance of interior surfaces. I recommend repair and refinishing by a qualified drywall or painting contractor to improve aesthetics.

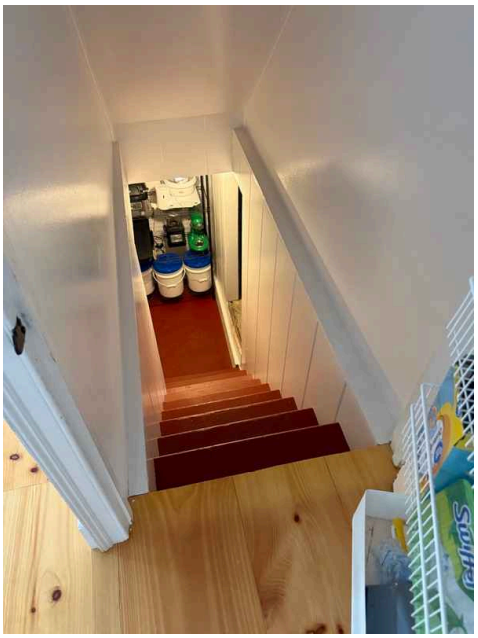

2nd Floor Bathroom

12.5.1 Steps, Stairways & Railings

Safety Hazard

MISSING HANDRAIL

Staircase is missing handrails in some sections, which poses a safety hazard. I recommend a qualified contractor install a handrail.



13: INSULATION & VENTILATION

		IN	OB	NP	NI
13.1	Insulation in Unfinished Spaces	X			
13.2	Ventilation in Unfinished Spaces	X			
13.3	Dryer Venting System	X			

IN = Inspected (Satisfactory) OB = Observations NP = Not Present NI = Not Inspected

Information

Insulation in Unfinished Spaces: Attic Insulation Style(s) and Material(s)
Batt insulation (fiberglass), Loose-fill insulation

Insulation in Unfinished Spaces: Basement/Crawlspace Insulation Style(s) and Material(s)
Batt insulation (fiberglass), Spray foam (closed-cell)

Ventilation in Unfinished Spaces: Attic Ventilation Type(s)
Ridge vents, Soffit vents (individual)

Ventilation in Unfinished Spaces: Basement/Crawlspace Ventilation Type(s)
Basement windows (fixed)

Dryer Venting System: Dryer Venting Style(s) and Material(s)
Rigid metal duct (aluminum), Flexible foil duct

Insulation in Unfinished Spaces: Insulation Standards

Insulation levels are specified by R-Value. R-Value is a measure of insulation's ability to resist heat traveling through it. The higher the R-Value the better the thermal performance of the insulation. The table **at energystar.gov** shows what levels of insulation are cost-effective for different climates and locations in the home.

Limitations

Ventilation in Unfinished Spaces

AIR CLEANERS AND FILTRATION SYSTEMS OUTSIDE SCOPE

The inspection does not include the assessment or evaluation of air cleaners or filtration systems. These systems, while beneficial for air quality and health, fall outside the scope of a standard home inspection. I recommend consulting the manufacturer's specifications or a qualified professional for detailed information and servicing of such equipment.

14: REGULATORY INFORMATION

Information

Purpose of Item Ratings

The item ratings in this report are intended to help clients quickly understand the condition of each system or component at the time of the inspection, based on my professional evaluation. While these ratings are not required, I include them to enhance clarity and assist in prioritizing maintenance, repair, or safety decisions. Each rating—whether Inspected, Observation, Not Present, or Not Inspected—is paired with detailed commentary to explain the condition, its potential implications, and the appropriate course of action.

List of Item Ratings

I = Inspected (Satisfactory) - This rating means the system or component was evaluated and found to be in satisfactory condition at the time of inspection. “Satisfactory” indicates the item was functioning as intended with no visible deficiencies or concerns that require immediate attention. No action is needed beyond routine homeowner care.

O = Observation - This indicates a defect or concern was observed, and an action—such as maintenance, repair, or replacement—is recommended. Observations fall into one of three categories:

- Maintenance Issues – Minor conditions that require regular upkeep to preserve function and appearance. Left unaddressed, these can lead to more serious problems over time.
- Repair or Replace Issues – Functional defects that affect performance or reliability. These issues require corrective work to restore proper operation and prevent further damage.
- Safety Issues – Conditions that pose a risk to personal safety or property. These require prompt action to reduce hazards such as fire, electrical shock, gas leaks, or structural failure.

Each observation in the report is explained with a short narrative that outlines the concern, its implications, and a clear recommendation for resolution.

NP = Not Present - This means the system or component was not installed in the home or was not required for this type of property. No further action is necessary.

NI = Not Inspected - This rating indicates the system or component was not evaluated due to access restrictions, utility shutoffs, weather conditions, or other limitations. Comments are included to explain why the item could not be inspected and whether further review is recommended.

Report is Not a Compliance Document

This inspection report is not a legal compliance document, appraisal, or code compliance certification; it is an informational tool designed to help clients understand the condition of the home at the time of the inspection. While not required for the purchase of a home, the report provides valuable insight to support informed decisions and responsible homeownership. My role is to evaluate the accessible systems and components and clearly communicate any concerns so you can proceed with clarity and confidence.

I do not verify property boundaries, easements, zoning, flood zones, or land use restrictions. I recommend obtaining a survey and reviewing municipal records, including permits and approvals for past work. Unpermitted or incomplete work may result in additional cost or responsibility.

This Is Not a Pass/Fail Inspection

A home inspection is not a test that a property passes or fails. Instead, it is an objective evaluation designed to give you clear, reliable information about the home's current condition. The findings in this report are intended to support your decision-making process—not to advise for or against the purchase.

Hiring Qualified or Licensed Contractors

Any repairs or improvements should be performed by contractors who are properly licensed, insured, and experienced in their respective trades. Always obtain documentation of completed work, including a detailed invoice, scope of services, license number, and contact information. Keeping thorough records will serve you well for future maintenance, resale, or warranty claims.

Lifespan Disclaimer

Comments regarding the expected lifespan of systems or components are based on industry standards, manufacturer information, and general building practices. These estimates are intended for informational and planning purposes only and should not be interpreted as precise predictions or guarantees. Actual service life may vary due to factors such as material quality, installation methods, environmental exposure, maintenance practices, and usage conditions. For a more specific understanding of the life expectancy of any given system or component, a qualified and experienced contractor should be consulted.

Photographs and Representation

I include photographs to illustrate typical conditions; however, similar issues may exist in other areas not shown. Not every comment will have an accompanying image, and the presence or absence of a photo does not reflect the importance of the concern. I recommend relying on the written comments for full descriptions of observed conditions.

Seller Disclosure Advisory

I encourage you to ask the seller direct questions about known conditions such as water intrusion, pest activity, hazardous materials, or prior damage. While full disclosure may not be required in all cases, sellers are expected to answer truthfully when asked. Gathering this information can provide valuable context beyond the visible scope of the inspection.

Specialized Inspections

Certain items fall outside the scope of this inspection and require evaluation by others. Fire escapes should be reviewed by appropriate specialists, and smoke and carbon monoxide detectors are typically inspected by the local fire department. The seller is generally responsible for coordinating these requirements and completing any necessary corrections.

Workmanship and Safety Advisory

If you undertake repairs or improvements, I advise using proper safety measures and obtaining any required permits. All work performed should comply with applicable local codes and standards to ensure safety and proper installation.

Regulatory Contact Information

For any complaints regarding the home inspection or the home inspector/associate home inspector who performed the inspection, please direct these to the appropriate board.

Massachusetts Division of Occupational Licensure | 1000 Washington Street, Suite 710, Boston, MA 02118 | (617) 701-8600

Rhode Island Contractors Registration and Licensing Board | 560 Jefferson Blvd, Suite 100, Warwick, RI 02886 | (401) 921-1590

Connecticut Department of Consumer Protection | 450 Columbus Blvd. Suite 901, Hartford, CT 06103

Energy Efficiency: Home Energy Audit Policies & Benefits

Energy efficiency resources help homeowners understand available options for improving home performance. A home energy audit can identify areas of energy loss, enhance system efficiency, and lower utility costs when recommended improvements are completed.

Massachusetts Clients can learn more on policy and benefits **HERE** and program(s) **HERE**

Rhode Island Standards of Practice

The Home Inspection was conducted under the rules and regulations of the Rhode Island Contractors Registration and Licensing Board as defined in 440-RICR-10-00-5.

Home Inspection vs. Code Inspection

A home inspection differs from a municipal or building code inspection, which is conducted by a code enforcement officer to ensure compliance with current regulations. Home inspectors do not focus on code requirements because building codes evolve over time and may not apply retroactively to older homes. Instead, this inspection evaluates the overall condition, function, and safety of major systems and components, which extends beyond strict code compliance to assess practical performance and potential concerns for homeowners.

Limitations

Standards of Practice

GENERAL HOME INSPECTION LIMITATIONS (APPLICABLE TO ALL INSPECTIONS)

- **Non-Invasive Nature:** Home inspections are visual-only and do not involve destructive testing or dismantling systems. Issues hidden behind walls, under floors, or inside components may not be detected.

- **Not a Code Compliance Inspection:** Inspections do not guarantee that a home meets current building codes, though major violations may be noted. Code requirements vary by jurisdiction and change over time.

- **No Guarantees or Warranties:** Inspections provide a snapshot of the home's condition at the time of evaluation but do not predict future failures. Components may function correctly during the inspection but fail later.

- **Specialized Evaluations May Be Required:** Home inspectors may recommend further evaluation by licensed specialists, such as electricians, plumbers, structural engineers, or pest control professionals.