Massachusetts home inspection report

266 CMR 6.03 • 266 CMR 6.04

Inspection record	
Client Hannah Okafor	**Property address** 48 Prospect Street, Northampton, MA 01060
Inspector and license Ruth Albrecht, HI-2318	**Trainee** None
Start time 9:00 a.m.	**Finish time** 12:10 p.m.
Weather Overcast, 52 °F, rain the night before	

Roof and exterior	
Roof covering Asphalt shingles, two layers	**How roof was observed** Ladder at eaves and binoculars
Wall cladding Wood clapboard	**Garage door reverse** Reversed when blocked

Structure	
Foundation Fieldstone with parged interior	**Attic method** Entered and walked on boards
Water signs Efflorescence on north wall, damp after rain	

Findings

System	Condition	Recommendation	Severity
Roof	Two layers, curling at south slope	Plan replacement	Major
Sill plate	Soft wood at northeast corner	Engineer to evaluate	Major
Electrical	Ungrounded outlets in bedrooms	Electrician to correct	Moderate
Gutters	Clogged at rear	Clean	Minor

Massachusetts home inspection report (continued)

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Not inspected or obstructed	
Item	**Reason**
Basement east wall	Stored furniture
Chimney flue	Not in scope, refer to chimney sweep

Further investigation
Refer to Structural engineer for sill at northeast corner
Confidential. For the client only.