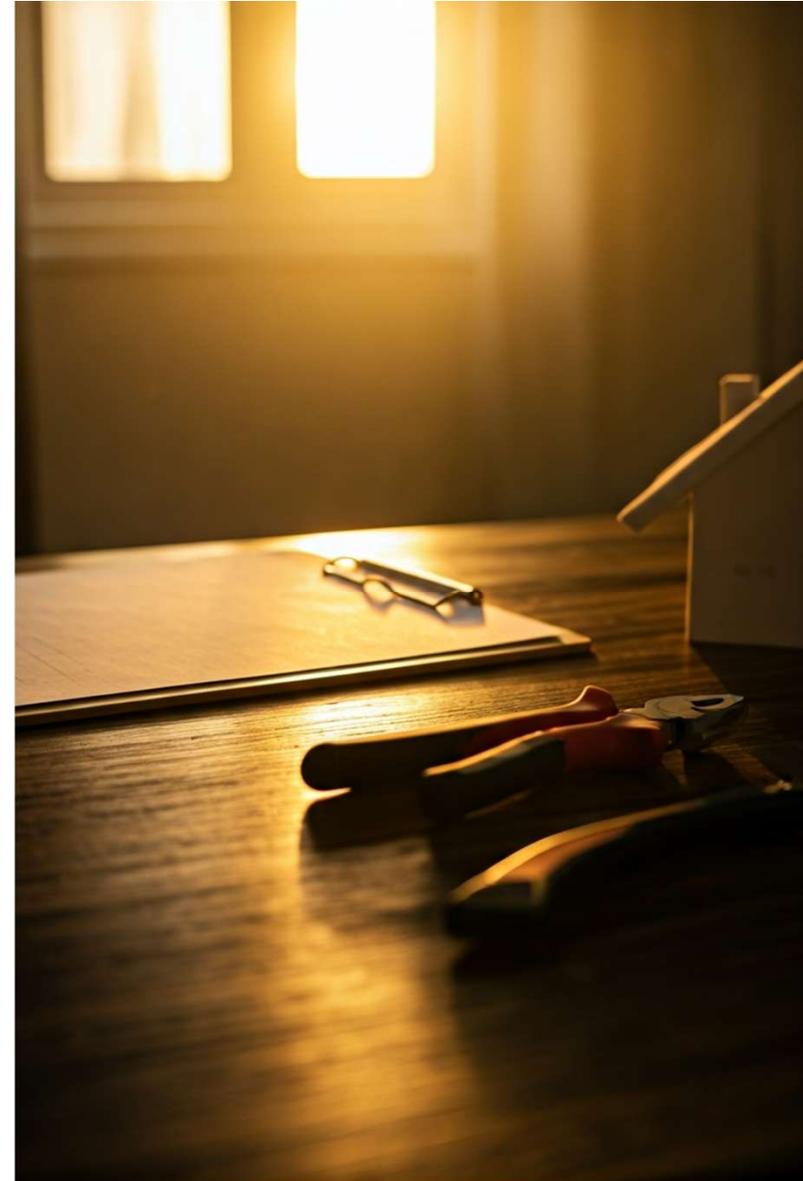




APRIL 13, 2025

# Professional Home Inspection Report Like No Other

Comprehensive Property Assessment for 127 Chamberlain Street,  
Natick, Massachusetts





# Understanding Your Home Inspection

## What Really Matters

Your comprehensive inspection report contains valuable information about your home. While it may seem overwhelming at first, most findings fall into routine maintenance and minor imperfections that are normal in any home.

Focus your attention on four critical categories that truly matter for your safety, investment protection, and peace of mind.

Please note, we are not Massachusetts certified inspectors. We are contractors who worked in the field for many years and have extensive experience evaluating mechanical and other systems in single and multifamily dwellings.

## Priority Categories

1. Major structural defects requiring immediate attention
2. Issues that could develop into major problems if left unaddressed
3. Items affecting financing, insurance, or legal occupancy
4. Safety hazards that pose risks to your family



## Your Role as a Homeowner



### Regular Maintenance

Homeownership requires ongoing care and attention. Create a seasonal maintenance schedule to prevent minor issues from becoming major problems.



### Annual Inspections

Schedule yearly professional inspections to catch problems early. Your Fixhouz inspector can help develop a comprehensive maintenance plan.



### Stay Vigilant

Monitor your home's systems regularly. Know where your main shutoffs are located and watch for signs of water damage or system failures.



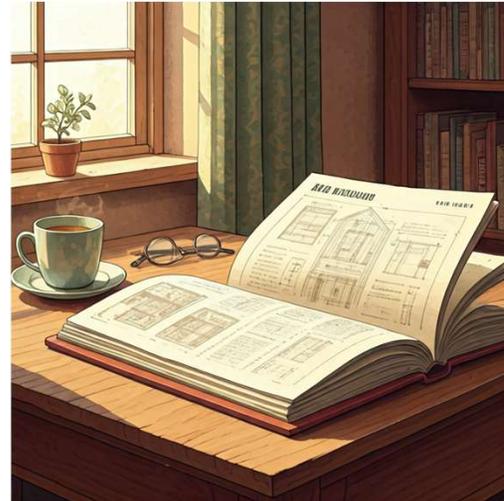
RESOURCES

## Your Home Maintenance Guides

Fixhouz has provided you with a comprehensive home maintenance e-books that explain how your home's systems work, proper maintenance procedures, and energy-saving tips. This invaluable resource should be your first reference for questions.

Keep your inspector's contact information readily available inside the book's cover. As your neighbor in the Framingham community, we're here to answer questions and provide guidance whenever you need assistance with home-related concerns.

- Remember: Preventive maintenance is far less expensive than emergency repairs. Use your guide to stay ahead of problems.





## Property Overview



### Location

127 Chamberlain Street  
Natick, Massachusetts



### Inspection Date

April 13, 2025  
Weather: Sunny, Warm



### Inspector

Fixhouz LLC



### Property Type

Detached Single Family  
Occupied at Inspection

# Roof System Assessment

## Critical Roof Findings

The roof inspection revealed multiple areas requiring attention. While roofs are designed to be water-resistant, no roof system is completely waterproof, and eventual leaking is inevitable without proper maintenance.

Your roof covering shows signs of aging and wear, with cracked shingles, damaged materials, and improper fastening observed in several locations. These conditions increase the likelihood of water intrusion during heavy weather events.

You can find exact areas of damage in the provided video footage and images. These resources are available for you for 1 year from the day of inspection.



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**Roof Materials:** Asphalt shingles and flat roof material were observed. The system appears to be at the end of its service life and may require replacement in the near future.



## Roof Covering Deficiencies

1

### Cracked and Damaged Shingles

Multiple areas of cracked, splitting, and damaged roof-covering materials were observed. This represents a major defect prone to water leakage into the home structure.

**Action Required:** Professional roofing contractor evaluation and repair recommended immediately.

2

### Fastening Defects

Improper fastening of roof-covering materials was observed in multiple locations, creating vulnerability to wind damage and water penetration.

**Action Required:** Qualified roofing professional should secure all loose materials.

3

### Tree Proximity Issues

Tree branches were observed overhanging and potentially contacting the roof surface, causing abrasion damage and debris accumulation.

**Action Required:** Professional tree service to trim overhanging branches.



# Flashing and Water Management

## Missing Flashing

Critical flashing was missing or improperly installed at wall intersections and roof penetrations. Flashing provides essential protection against water intrusion by directing moisture away from vulnerable areas.

Counter flashing was observed to be loose in several locations, compromising the water-tight seal necessary for leak prevention. All flashing should be properly secured and sealed.

Please refer to the video and imagery provided by Fixhouz.

## Your Responsibility

Monitor your roof covering regularly, especially after severe weather. Use binoculars if the roof is not safely accessible. Look for:

- Deteriorating or loosening flashing
- Signs of damage to roof covering
- Debris accumulation in valleys and gutters
- Water stains in attic or on ceilings



## Gutter System Issues

### → Debris Accumulation

Significant debris was observed in gutters, restricting proper water flow and drainage. Regular cleaning is essential for preventing water damage to fascia, soffits, and foundation.

### → Loose Attachments

Gutters were observed loosely attached to the house in multiple areas, creating risk of complete detachment during storms and improper water drainage.

### → Physical Damage

Gutter sections showed visible damage affecting their ability to collect and channel water effectively. Damaged gutters can lead to localized water pooling and foundation problems.

### → Active Leakage

Water leaks were observed from gutter seams and connections. This prevents proper water collection and may direct water toward the foundation instead of away from it.

**Homeowner Maintenance:** Monitor gutters during rainstorms to ensure proper function. Look for sagging, leaks, and overflow. Ensure downspouts direct water at least 6 feet away from the foundation.

## Fireplace and Chimney System



### Masonry Chimney Assessment

A masonry fireplace and chimney system was inspected during this evaluation. The inspection focused on readily accessible and visible portions according to standard practice guidelines.

Interior chimney and flue inspections require specialized equipment and expertise beyond the scope of a general home inspection. Annual professional chimney sweep inspections are strongly recommended for safety and proper maintenance.



## Fireplace Deficiencies

### Interior Chamber Damage

Visible damage was observed to the fireplace interior chamber. This represents a potential safety hazard as compromised fireboxes can allow heat transfer to combustible materials or carbon monoxide intrusion into living spaces.

**Action Required:** Qualified fireplace contractor should evaluate and repair immediately before any further use.

### Damper Door Malfunction

The fireplace damper door exhibited defects including creosote buildup and restricted movement. A properly functioning damper is essential for controlling airflow, preventing heat loss, and ensuring safe operation.

**Action Required:** Professional chimney sweep should clean and repair the damper mechanism.

❏ **Important Safety Note:** Do not use the fireplace until all defects have been professionally evaluated and corrected. Improper fireplace operation can result in house fires or carbon monoxide poisoning.



## 🏠 CHAPTER 3

# Exterior Building Envelope

The exterior building envelope serves as your home's primary defense against weather, moisture, and environmental elements. Regular monitoring and maintenance of exterior components is essential for protecting your investment and preventing costly interior damage.

This inspection evaluated wall coverings, trim, flashing, doors, windows, walkways, drainage systems, and outdoor structures. The home features a combination of brick and wood exterior materials, each requiring specific maintenance approaches.



## Wall Covering and Trim Issues

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### Minor Cracking Observed

Siding showed minor cracking in several locations. While not immediately critical, these cracks should be monitored for progression. Seasonal expansion and contraction can worsen existing cracks, potentially allowing water intrusion over time.

**Recommendation:** Monitor quarterly and seal cracks if they expand.

### Inadequate Ground Clearance

Wood components were observed with insufficient clearance from ground level. In Massachusetts climate, wood elements should maintain at least 8 inches clearance above grade to prevent moisture absorption, rot, and insect infestation.

**Recommendation:** Contact qualified siding specialist to address clearance issues.

### Delayed Maintenance

Multiple areas showed signs of worn, aging exterior materials resulting from delayed maintenance. The constant exposure to New England weather accelerates deterioration of exterior finishes and protective coatings.

**Recommendation:** Develop a regular maintenance schedule including cleaning, caulking, and repainting.



## Vegetation and Drainage Concerns

### Dense Vegetation

Dense vegetation and landscaping were observed growing against or near the house foundation and exterior walls. This condition created inspection restrictions and poses several risks:

- Traps moisture against building materials
- Provides pathways for insects to access structure
- Prevents air circulation and drying
- Obscures early signs of damage or deterioration

**Action Required:** Trim and maintain vegetation at least 12-18 inches away from all exterior walls.

### Negative Grading

Ground grading slopes toward the home in multiple areas, representing a major defect. This condition directs water toward the foundation rather than away from it.

Proper grading should slope away from the foundation at a rate of 6 inches over the first 10 feet. Current negative grading can lead to:

- Foundation water penetration
- Basement flooding
- Structural movement and cracking
- Mold and moisture problems

**Action Required:** Qualified landscaping contractor must regrade affected areas immediately.



## Exterior Structures Assessment



### Deck Deterioration

Significant deterioration was observed in deck components including surface boards, support posts, and connection hardware. Deteriorated deck structures pose safety hazards and can collapse under load.



### Worn Surfaces

Deck surfaces showed extensive wear from weather exposure and foot traffic. Worn finishes allow moisture penetration, accelerating wood decay and creating splinter hazards.



### Missing Handrail

Handrails were missing at stairs with more than one step. Building codes require handrails for safety, and their absence creates fall hazards, especially in wet or icy conditions.



## Railing Safety Deficiencies

### Major Safety Concern

Loose railing components were observed at exterior stairs and elevated deck areas. This condition represents a serious safety hazard as railings must support 200 pounds of force in any direction.

Loose railings can completely fail when someone leans against them or grabs them for support, resulting in serious falls and injuries.



**Immediate Action Required:** Contact qualified handyman or contractor to secure all loose railing components before allowing anyone to use these areas. Consider temporary barriers until repairs are completed.

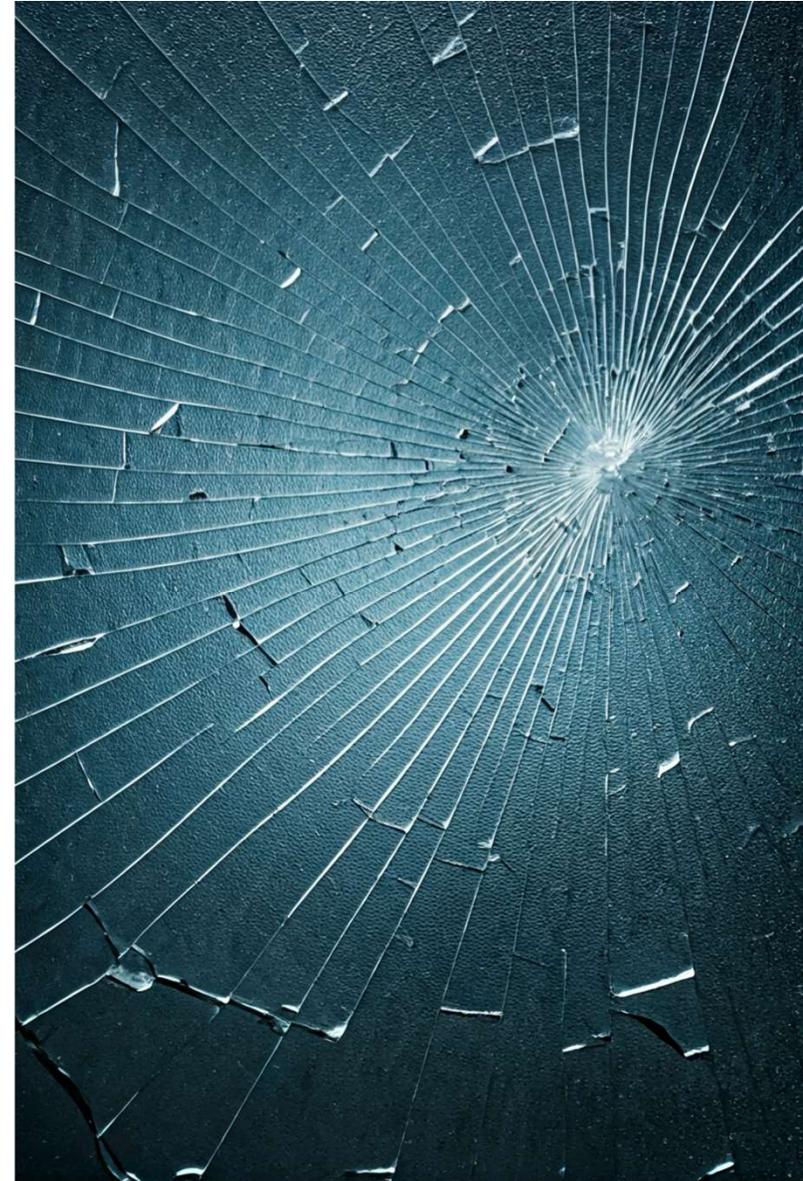
## Window Conditions

A representative number of windows were inspected by opening and closing them from ground level. Not all windows above the first floor could be closely accessed, which is a standard limitation of home inspections.

### Cracked Window Panes

Cracked glass windowpanes were observed in multiple locations. Cracked glass compromises thermal efficiency, allows moisture infiltration between panes, and can lead to complete seal failure in insulated window units.

**Recommendation:** Contact qualified window repair or replacement contractor to evaluate and replace damaged panes. Consider upgrading to energy-efficient units for improved performance.





CHAPTER 4

# Foundation and Structural Systems

The foundation and structural systems provide the essential support for your entire home. This property features both a basement and crawlspace foundation constructed with masonry block and brick. Understanding the condition of these critical elements is vital for long-term home stability and value.

Structural inspections examined readily accessible floor joists, foundation walls, and support systems. Areas with restricted access due to personal storage or finished surfaces could not be fully evaluated.



## Critical Basement Findings

### Wood-Soil Contact

Wood structural components were observed in contact with or in close proximity to soil. This condition promotes rot, decay, and insect infestation, potentially compromising structural integrity over time.

### Active Water Penetration

Active water penetration into the basement was observed during inspection. This represents a major defect requiring immediate professional evaluation and remediation to prevent extensive damage.

### Prior Water Intrusion

Evidence of previous water penetration was visible through staining and mineral deposits. Past water problems often recur and indicate ongoing vulnerability to moisture intrusion.



## Foundation Movement Indicators

### Unlevel Floor Concerns

Significant floor leveling issues were observed in basement areas, indicating possible foundation movement or settlement. Unlevel floors can result from:

- Differential foundation settlement
- Compromised support posts or beams
- Soil consolidation beneath footings
- Water damage to structural components
- Inadequate original construction

While some minor settlement is normal in aging homes, significant deviations warrant professional structural evaluation to determine cause and necessary corrections.



**Professional Assessment Needed:** Contact qualified general contractor or structural engineer to evaluate foundation movement and recommend appropriate repairs.

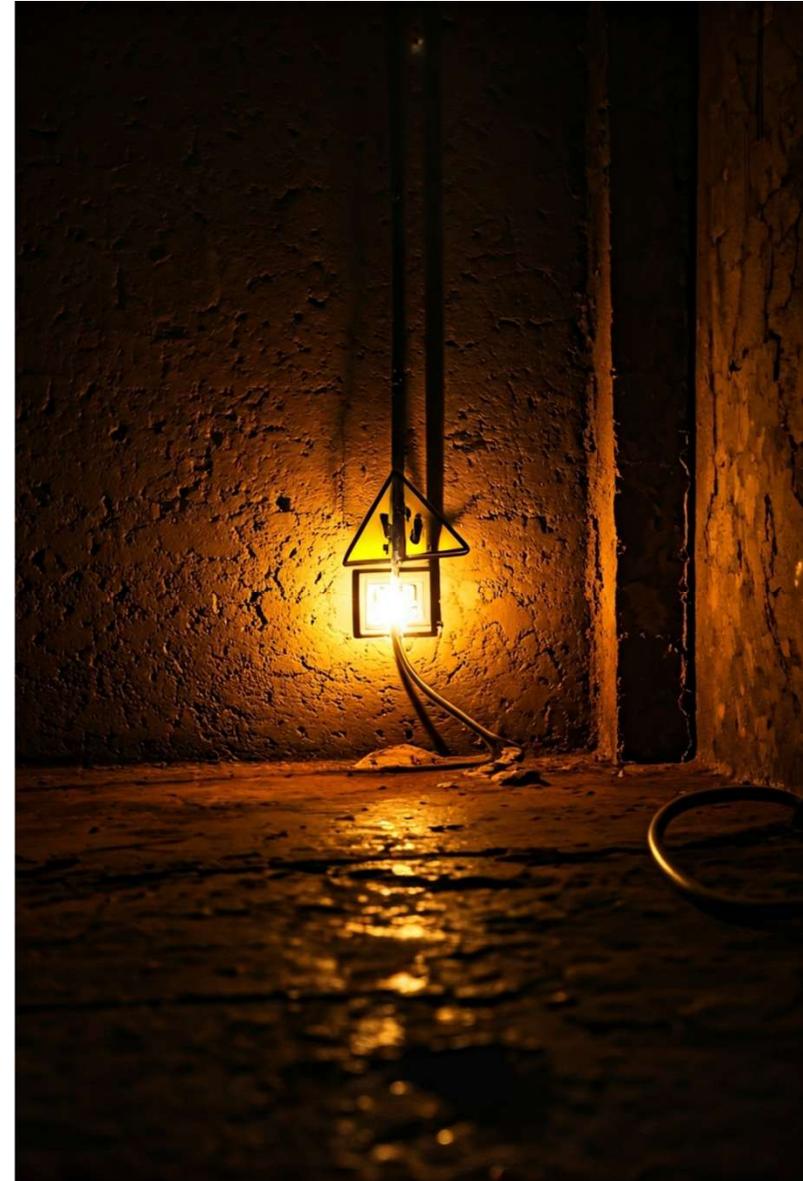


## Electrical Safety in Basement

Ground Fault Circuit Interrupter (GFCI) protection was missing in the unfinished basement areas. National Electrical Code requires GFCI protection for all 15-amp and 20-amp, 120-volt receptacles in unfinished basements.

GFCIs are critical safety devices that protect against electrical shock in damp or wet conditions by instantly cutting power when ground faults are detected. Without this protection, electrical receptacles in moisture-prone basement areas pose serious shock and electrocution hazards.

**Action Required:** Qualified electrical contractor must install GFCI protection for all basement receptacles. This is an important safety upgrade that should be completed promptly.



## Insulation and Ventilation Deficiencies



### General Absence of Insulation

Foundation and basement areas showed general absence of proper insulation. Massachusetts requires significant insulation for energy efficiency and comfort. Missing insulation results in higher heating costs and uncomfortable living spaces.

**Recommendations:** Contact qualified insulation contractor to evaluate and install appropriate insulation. Consider dehumidification systems for moisture control in Massachusetts climate.



### Excessive Humidity

Excessive humidity levels and moisture intrusion were observed in foundation areas. High humidity promotes mold growth, wood rot, and indoor air quality problems. Proper ventilation and moisture control are essential.



## Sump Pump System Issues

### Installation Defects

The sump pump system was improperly installed with multiple deficiencies:

- Dirt hole instead of proper pump basin
- Inadequate pump capacity for conditions
- Missing check valve on discharge line
- Improper discharge location

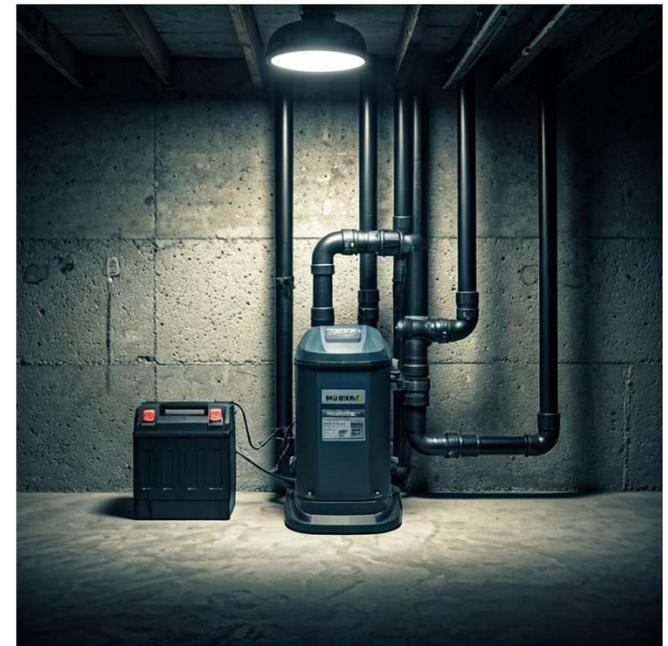
A dirt hole configuration allows debris to clog the pump and makes the system unreliable during heavy water intrusion events when you need it most.

**Action Required:** Reinstall sump pump with proper basin, check valve, and discharge arrangement. Add battery backup system for power outage protection.

### Battery Backup Recommended

No battery backup system was observed for the sump pump. During power outages from severe storms—exactly when sump pumps are most needed—an unpowered pump cannot protect your basement from flooding.

Battery backup systems automatically engage when power fails, providing continued protection during outages.





## Crawlspace Conditions

The under-floor crawlspace inspection revealed conditions similar to those observed in the basement, including water penetration, wood-soil contact, and structural concerns. Access limitations prevented comprehensive evaluation of all crawlspace areas.

### Active Water Penetration

Active moisture intrusion was observed in crawlspace areas, creating conditions favorable for mold growth, wood rot, and structural deterioration.

1

2

### Prior Water Evidence

Historical water penetration was evident through staining and efflorescence on foundation walls, indicating recurring moisture problems.

3

### Efflorescence Present

White chalky efflorescence deposits were observed on masonry surfaces, indicating moisture movement through foundation materials.

4

### Improper Construction

Poor workmanship and construction techniques were observed in crawlspace framing and support systems, raising structural integrity concerns.



# Crawlspace Electrical and Climate Control

## Missing GFCI Protection

Electrical receptacles in the crawlspace lacked required GFCI protection. Grade-level and underground crawlspaces are moisture-prone areas where GFCI protection is mandatory for safety.

**Action Required:** Qualified electrical contractor must install GFCI protection for all crawlspace receptacles.

## Insulation Absence

General absence of insulation was observed in the crawlspace. Proper crawlspace insulation is essential for:

- Energy efficiency and comfort
- Preventing frozen pipes in winter
- Reducing moisture condensation
- Improving indoor air quality

## Crawlspace Ventilation Strategy

Open crawlspace vents to the outdoors were observed. While traditional crawlspace design incorporated permanent vents for cross-ventilation, modern building science has identified significant problems with this approach in Massachusetts climate:



### Energy Loss

Ventilated crawlspaces allow conditioned air to escape and introduce unconditioned outdoor air, significantly increasing heating and cooling costs.



### Moisture Problems

Humid summer air entering crawlspaces condenses on cooler surfaces, creating excessive moisture that promotes mold growth and wood decay.



### Comfort Issues

Cold floors in winter and humidity in summer result from uncontrolled crawlspace ventilation affecting living space comfort.

**Recommendation:** Consider closed crawlspace strategy that seals vents, installs vapor barrier, and provides conditioned air. Contact qualified professional to evaluate conversion from vented to conditioned crawlspace.

# Heating System Evaluation

The home features a gas-fired warm-air heating system controlled by multiple thermostats. Regular professional maintenance of HVAC systems is essential for safe operation, energy efficiency, and system longevity.

The heating system was inspected using normal operating controls. Not all components could be fully evaluated due to access limitations and the visual nature of home inspections.





## Heating System Deficiencies

### Delayed Maintenance

Clear indications of delayed maintenance were observed at the heating system. Accumulated dust, debris, and lack of service records suggest the system has not received annual professional maintenance.

Regular maintenance is critical for safe operation, optimal efficiency, and extended equipment life. Neglected systems consume more energy, operate less reliably, and pose greater safety risks.

**Action Required:** Schedule immediate professional HVAC service and establish annual maintenance contract.

### Corrosion and Rust

Areas of corrosion and rust were observed on heating system components including heat exchanger, burner assembly, and cabinet surfaces.

Corrosion can indicate moisture intrusion, combustion gas leaks, or age-related deterioration. Rust on critical components like heat exchangers can create dangerous carbon monoxide hazards.

**Action Required:** Qualified HVAC professional must evaluate corroded areas and perform combustion safety testing.

### Aging System

The heating system appears to be at the end of its expected service life based on visible condition and typical equipment longevity. Older systems operate less efficiently and require more frequent repairs.

Ask current homeowner about system performance, repair history, and age documentation. Budget for potential replacement in near future.

**Action Required:** Monitor system performance closely and plan for replacement within 1-3 years.

## Safety Switch Malfunction



### Blower Panel Safety Concern

The safety switch located at the circulating blower fan panel did not operate properly when tested during inspection. This represents a significant safety hazard.

The panel safety switch is designed to immediately shut down the furnace when the access panel is removed, preventing operation while internal components are exposed. A malfunctioning switch allows the furnace to run with the panel open, creating electrocution and burn hazards.

**Immediate Action Required:** Contact qualified heating contractor to replace defective safety switch before operating system. Do not remove blower panel while system is energized until switch is repaired.

## Cooling System Assessment

The air conditioning system was inspected using normal operating controls. The system showed defects requiring professional attention and appears to be nearing the end of its expected service life.

Regular professional maintenance of cooling systems is essential for efficient operation, optimal performance, and prevention of costly breakdowns during summer heat.

**15–20**

### Years Average Lifespan

Typical life expectancy for central air conditioning systems with proper maintenance

**2x**

### Annual Service

Systems should be professionally serviced twice per year—spring and fall—for optimal performance

**20%**

### Efficiency Loss

Neglected AC systems can lose up to 20% efficiency annually without proper maintenance



## Cooling System Defects

### Damaged Suction Line

The refrigerant suction line was observed to be damaged, compromising system performance and potentially allowing refrigerant leaks. Damaged refrigerant lines reduce cooling capacity, increase operating costs, and can lead to complete compressor failure.

Refrigerant leaks also have environmental impacts and refrigerant replacement can be expensive, especially with newer environmentally-friendly refrigerants.

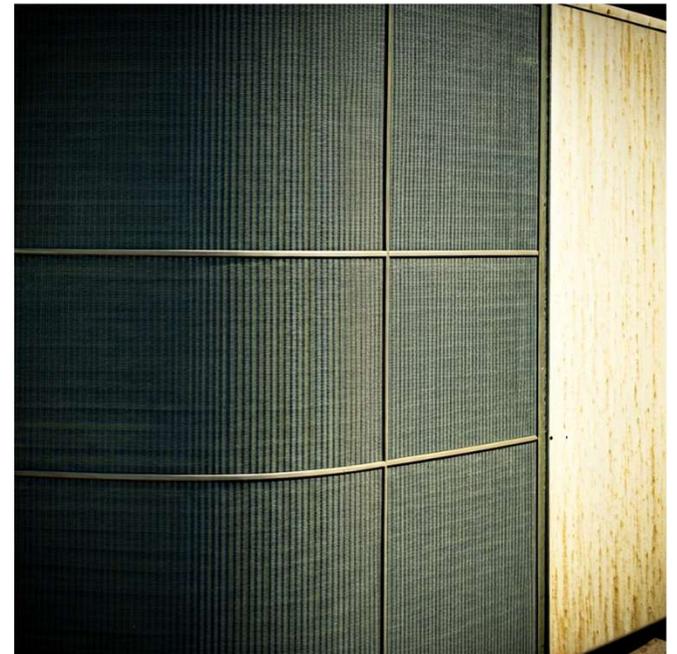
**Action Required:** Qualified HVAC professional must inspect and repair damaged suction line. System may require refrigerant recharge after repairs.

### Aging Equipment

The cooling system appeared to be old and approaching the end of its service life. Ask the homeowner about:

- System age and installation date
- Recent performance and cooling capacity
- Repair history and maintenance records
- Known issues or recurring problems

**Budget Planning:** Consider replacement costs for aging system. Modern high-efficiency units offer significant energy savings that can offset replacement costs over time.





## Condensate Discharge Issues

The air conditioning system's condensate discharge pipe requires extension. When cooling systems operate, they remove moisture from indoor air, producing condensate water that must be properly discharged away from the home.

01

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### Current Condition

Condensate discharge pipe terminates too close to house foundation, directing moisture toward the building structure.

02

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### Potential Problems

Water discharge near foundation can cause soil saturation, foundation water penetration, and contribute to basement moisture problems.

03

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### Required Correction

Extend condensate discharge pipe to direct water at least 6-10 feet away from foundation. Consider connecting to proper drainage system.

**Homeowner Maintenance:** Monitor condensate discharge during cooling season. Ensure drain line remains clear of blockages. Clean condensate pump regularly if equipped.



## CHAPTER 7

# Plumbing System Overview

## Water Supply

The property appears to be served by public water supply based on observed indications. The main water shut-off valve is located in the basement.

It is critical that you know the location of your main water shut-off valve and how to operate it in case of plumbing emergencies. A burst pipe or major leak requires immediate water shut-off to prevent extensive property damage.

**Important:** Not all plumbing pipes and components could be inspected due to concealment within walls and finished spaces. Ask homeowner about any history of leaks, slow drains, or plumbing repairs.

## Hot Water System

The home features a gas-fired hot water tank. The temperature and pressure relief (TPR) valve and venting connections were inspected and appeared functional at time of inspection.

Hot water heaters have typical lifespans of 8-12 years. Ask homeowner about system age, performance, and whether unit has been maintained according to manufacturer recommendations.

## Electrical System Evaluation

The electrical system features a 200-amp main service with modern circuit breaker protection. The service-entrance conductors, grounding, bonding, main disconnect, panelboards, and distribution wiring were inspected according to standard practice.

Most electrical wiring observed was NM-B (Romex) type cable, which is standard for residential construction. However, much of the electrical system is concealed within walls and could not be fully evaluated.



### GFCI Protection

Ground-fault circuit interrupters were tested using approved testing instruments. Some required locations lacked proper GFCI protection.



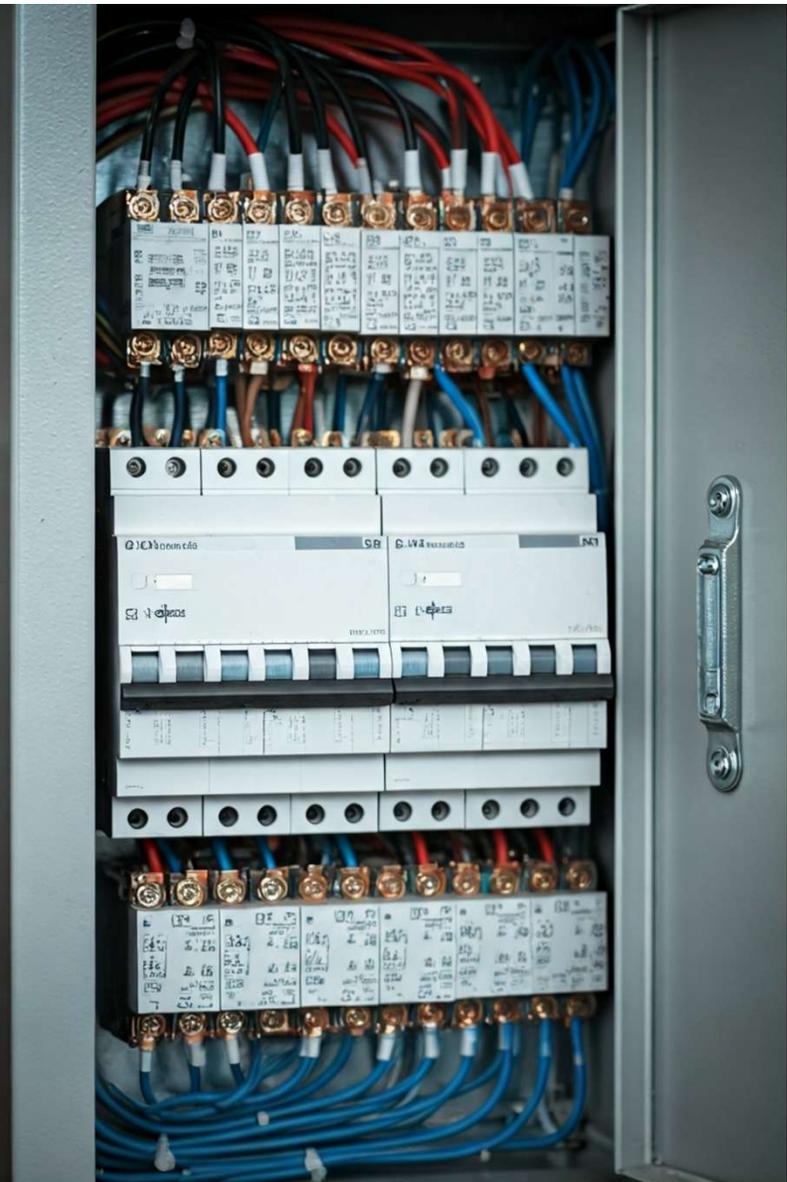
### AFCI Protection

Arc-fault circuit interrupters were inspected where present. Some circuits required to have AFCI protection were found lacking.



### Safety Concerns

Several electrical safety deficiencies were identified requiring professional correction to meet current safety standards.



## Your Electrical Safety Responsibilities

**Know Your System:** Familiarize yourself with the main electrical panel location and main disconnect operation. In emergencies, you must be able to quickly shut off all power to the home.

- **Monthly Testing**

Test all GFCI and AFCI devices monthly using their test buttons. These safety devices can fail over time and regular testing ensures continued protection.

- **Replace Light Bulbs Only**

Homeowners should limit electrical work to replacing light bulbs. All other electrical repairs and modifications should be performed by licensed electricians.

- **Professional Work Required**

Electrical work is hazardous and mistakes can be fatal. Always hire qualified professionals for any electrical problems, installations, or modifications.

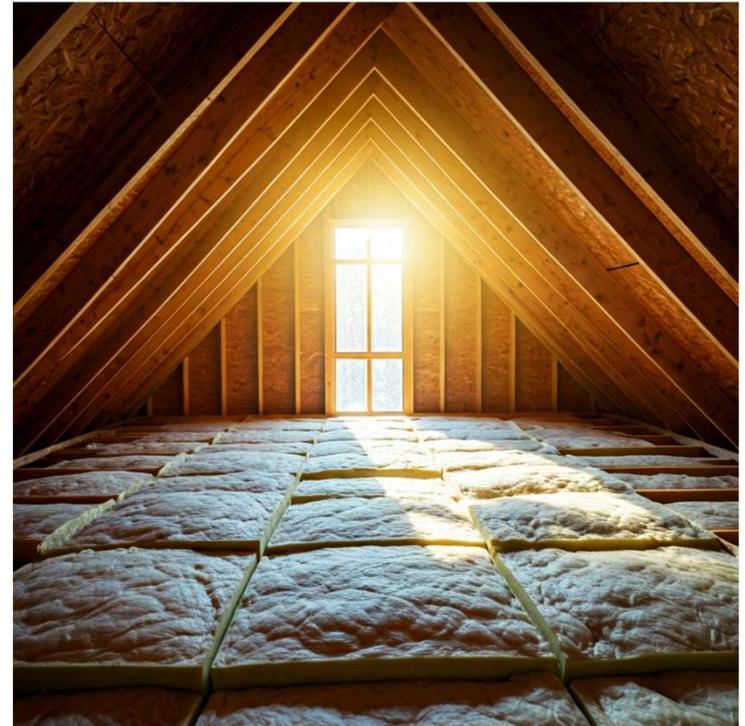
## Attic, Insulation, and Ventilation

The attic space was inspected for structural components, insulation levels, and ventilation adequacy. Fiberglass insulation was observed with depth measuring 6-9 inches throughout most areas.

Massachusetts climate requires significantly more insulation for optimal energy efficiency and comfort. Current insulation levels are below recommended standards for this region.

### Critical Findings

- Structural defect observed in roof support framing
- Insufficient insulation depth for climate zone
- General absence of adequate attic ventilation
- Inoperable attic ventilation fan



## Attic Structural Defect



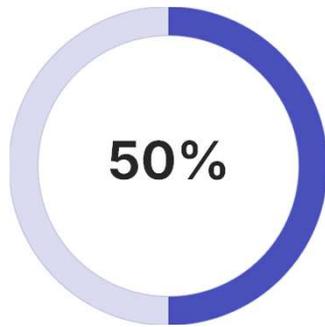
### Major Structural Concern

A major structural defect was observed in the attic affecting roof support members. Bending and deflection of structural components from the attic to the roof structure indicates:

- Inadequate original framing design
- Excessive roof load from snow or materials
- Previous damage from leaks or decay
- Compromised structural integrity

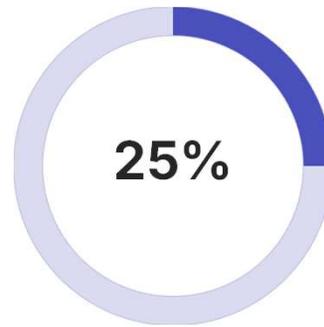
**Immediate Action Required:** Contact qualified carpenter or structural engineer to evaluate and design proper repairs. This condition could lead to progressive failure and potential roof collapse if not corrected.

## Insulation and Ventilation Deficiencies



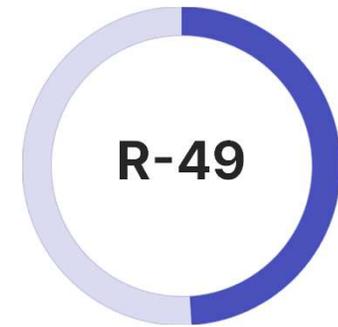
**Heat Loss Through Roof**

Inadequate attic insulation can account for up to 50% of home heat loss in Massachusetts winters



**Energy Cost Reduction**

Proper attic insulation and air sealing can reduce heating and cooling costs by 25% or more annually



**Recommended R-Value**

Massachusetts climate zone requires minimum R-49 attic insulation—current levels fall significantly short

**Ventilation Issues:** General absence of adequate attic ventilation was observed. Proper attic ventilation is essential for controlling temperature extremes, managing moisture, preventing ice dams, and extending roof lifespan. The existing attic fan was found to be inoperable and requires professional evaluation and repair.

**Recommendations:** Contact qualified insulation contractor to air seal attic floor and add insulation to recommended levels. Address ventilation deficiencies including repair of attic fan. Proper insulation and ventilation work together for optimal performance.

## Moving Forward with Your New Home

### Priority Action Items

This inspection has identified both routine maintenance needs and critical safety concerns. Focus immediately on major defects affecting safety, structural integrity, and preventing further damage:

1. Address roof damage and water intrusion issues
2. Correct foundation drainage and grading problems
3. Repair structural defects in attic and deck
4. Install missing GFCI protection
5. Repair fireplace and chimney defects
6. Service aging HVAC systems

### Long-Term Planning

Many findings represent aging systems approaching replacement time. Budget and plan for:

- Roof replacement within 2-5 years
- HVAC system replacement within 1-3 years
- Insulation and air sealing upgrades
- Regular preventive maintenance schedules



**Remember:** No house is perfect. Every home requires ongoing maintenance and occasional repairs. This report provides you with the information needed to make informed decisions and maintain your home properly. Fixhouz remains available to answer questions and provide guidance as you settle into your new home in Natick, Massachusetts.

**Schedule Your Annual Inspection:** Contact Fixhouz to establish an annual maintenance inspection schedule. Regular professional inspections catch small problems before they become expensive disasters.