



HOME INSPECTION REPORT

12 Alder Terrace

Springfield, MA, 01102

This home is generally serviceable, with 3 safety items to review before close.

3 SAFETY

6 MAJOR

4 MAINTENANCE

Summit Home Inspections

Inspected by Sam Stone · March 14, 2026

Report SAMPLE-CAPE · Final report

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Repair Request Summary

A prioritized list to support your conversation with the seller. Items are summarized from the report below; the full report contains the photographs and complete context for each.

●

Safety Items to Address

3 items

☐

Knob-and-tube wiring in service in the attic

Attic; traced to two second-floor circuits · 1 photo in report

Have a licensed electrician evaluate all knob-and-tube circuits and price replacement. Insurers commonly restrict coverage on homes with active knob-and-tube, so resolving this belongs in your closing timeline, not after it.

☐

Three-prong receptacles without ground continuity

Living room; both rear bedrooms

Have the electrician correct these as part of the wiring evaluation: options include rewiring, GFCI protection with proper labeling, or restoring two-prong devices where appropriate.

☐

Water heater TPR discharge terminates too high

Basement, water heater · 1 photo in report

Extend the TPR discharge to within six inches of the floor using an approved material. This is a low-cost correction any plumber can complete quickly.

●

Major Repairs to Negotiate

6 items

☐

Fuse-based service equipment with limited capacity

Basement, service panel · 1 photo in report

Plan a service upgrade to a modern breaker panel with a licensed electrician. This pairs naturally with the knob-and-tube evaluation and is often quoted as one project.

☐

Galvanized steel supply piping remains in service

Basement distribution; risers to bathroom

Have a plumber price replacement of the remaining galvanized runs with modern piping. Partial replacement of accessible basement runs is a reasonable first phase.

☐ **Step cracking with a seasonal moisture band at the northeast corner**

Northeast foundation corner · 1 photo in report

Address the water first: correct the short downspout at this corner and re-establish positive grade. Then have a foundation contractor evaluate and repoint the cracked joints, and monitor annually for any change in width.

☐ **Open joint in the chimney step flashing**

Chimney, up-slope side · 1 photo in report

Have a roofer reset and reseal the chimney step flashing. Left open, this joint will eventually stain the second-floor ceiling below.

☐ **Masonry flue is unlined**

Living-room fireplace flue · 1 photo in report

Do not use the fireplace until a chimney professional performs a Level II (camera) evaluation and quotes a liner. If you do not intend to use the fireplace, have the flue capped and note it as decorative.

☐ **Furnace operating beyond its design service life**

Basement · 1 photo in report

Have an HVAC contractor perform a combustion analysis and heat-exchanger evaluation now, and budget for replacement. An aging furnace that still runs is a planning item — until it isn't.

☒ **Recommended Maintenance**

4 items

☐ **Slow drain at the hall lavatory**

Hall bathroom

Clear the lavatory trap and branch line as routine maintenance.

☐ **Attic insulation below guidance over original plaster ceilings**

Attic · 1 photo in report

Sequence this after the electrical work — wiring evaluation, then baffles, then insulation to current guidance. Done in order, one project enables the next.

☐ **Glazing putty failing at original wood windows**

South and west elevations

Reglaze and repaint the affected sashes to keep the original windows serviceable; storm windows already provide a reasonable efficiency layer.

☐ **Gutter slope reversal at the north eave**

North eave

Re-secure and re-slope the north gutter run toward its downspout.

Prepared from the SightSpec inspection report to support a conversation with the seller. Items are summarized from the report, which contains the full photographs and context. This is not legal advice and does not change the contents of the underlying report.

12 Alder Terrace

Springfield, MA, 01102 · Client: Priya Anand

EXECUTIVE SUMMARY

This report includes 16 documented findings across 7 examined sections. 9 items may require priority review.

TOTAL FINDINGS

16

SECTIONS EXAMINED

7

PRIORITY REVIEW

9

PHOTOS

8

INSPECTION SNAPSHOT

PROPERTY

12 Alder Terrace

CLIENT

Priya Anand

INSPECTION DATE

March 14, 2026

INSPECTOR

Sam Stone

Top findings

Safety Concerns — 3

Knob-and-tube wiring in service in the attic · Attic; traced to two second-floor circuits — Three-prong receptacles without ground continuity · Living room; both rear bedrooms — Water heater TPR discharge terminates too high · Basement, water heater

Major Defects — 6

Fuse-based service equipment with limited capacity · Basement, service panel — Galvanized steel supply piping remains in service · Basement distribution; risers to bathroom — Step cracking with a seasonal moisture band at the northeast corner · Northeast foundation corner +3 more

Maintenance Items — 4

Slow drain at the hall lavatory · Hall bathroom — Attic insulation below guidance over original plaster ceilings · Attic — Glazing putty failing at original wood windows · South and west elevations +1 more

01 Exterior

2 findings

MAINTENANCE**Glazing putty failing at original wood windows**

Location: South and west elevations

The original single-pane wood windows are operable and square, but glazing putty is cracked or missing at several sashes, and paint has failed at the sills on the weather sides.

RECOMMENDATION

Reglaze and repaint the affected sashes to keep the original windows serviceable; storm windows already provide a reasonable efficiency layer.

*Reference image — not this property***MAINTENANCE****Gutter slope reversal at the north eave**

Location: North eave

The north gutter holds standing water at its midpoint due to a fastener that has let the gutter drop out of slope.

RECOMMENDATION

Re-secure and re-slope the north gutter run toward its downspout.

*Reference image — not this property*

02 Roof & Attic

2 findings

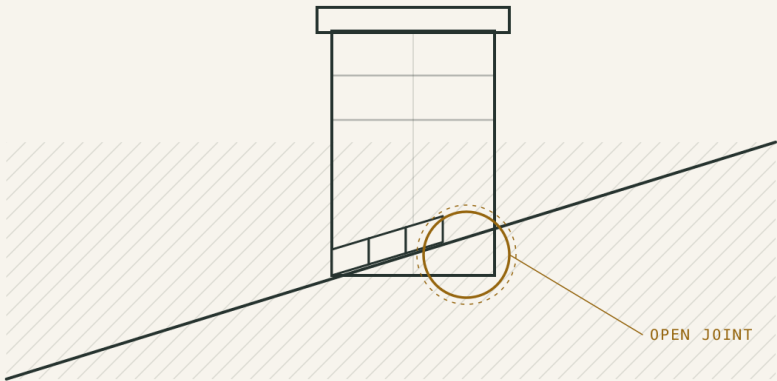
MAJOR DEFECT Open joint in the chimney step flashing

Location: Chimney, up-slope side

One step-flashing joint on the up-slope side of the chimney is open where sealant has failed and a flashing piece has lifted. Light staining on the roof sheathing directly below, visible from the attic, indicates minor intermittent entry during wind-driven rain.

RECOMMENDATION

Have a roofer reset and reseal the chimney step flashing. Left open, this joint will eventually stain the second-floor ceiling below.



CHIMNEY – STEP FLASHING AT ROOF PLANE

FIG. R-2 Chimney step flashing — open joint

ILLUSTRATIVE SAMPLE

MONITOR

Roof covering mid-life with serviceable field

Location: All slopes

The asphalt shingle covering appears roughly mid-life, with even wear and no active leakage aside from the chimney flashing noted separately.

RECOMMENDATION

No action needed — retained for the record.



Reference image — not this property

03 Structure & Foundation

2 findings

MAJOR DEFECT

Step cracking with a seasonal moisture band at the northeast corner

Location: Northeast foundation corner

Step cracking follows the mortar joints at the northeast corner of the block foundation, with an efflorescence band along the base of the wall indicating recurring seasonal moisture rather than a single event. The crack pattern is consistent with minor settlement; no displacement or bowing was measured. Framing above probed sound.

RECOMMENDATION

Address the water first: correct the short downspout at this corner and re-establish positive grade. Then have a foundation contractor evaluate and repoint the cracked joints, and monitor annually for any change in width.

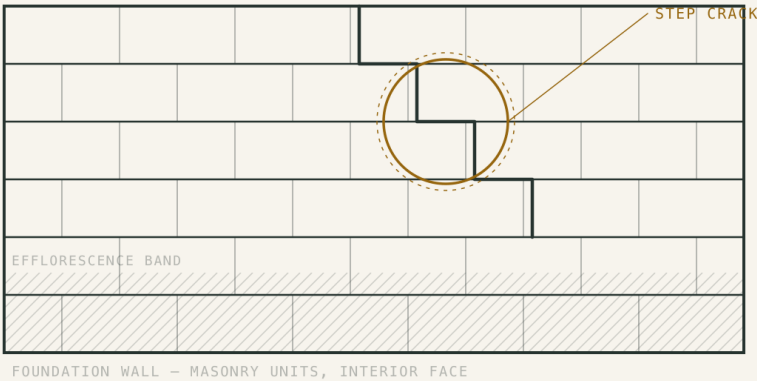


FIG. S-1 Foundation wall — step cracking and moisture band ILLUSTRATIVE SAMPLE

MONITOR

Sistered joist repair under the kitchen — documented

Location: Basement, under kitchen

Two floor joists under the kitchen carry older sistered repairs. The work is competent, bearing is proper, and the floor above is level. Recorded for your permanent file.

RECOMMENDATION

No action needed — retained for the record.



Reference image — not this property

04 Electrical

3 findings

SAFETY

Knob-and-tube wiring in service in the attic

Location: Attic; traced to two second-floor circuits

Original knob-and-tube wiring remains energized in the attic, serving at least two second-floor lighting circuits. The visible runs are intact and workmanlike, but this wiring method has no grounding conductor, and its insulation is now more than seventy years old. Several runs pass under later blown-in insulation, which this wiring type is not rated for.

RECOMMENDATION

Have a licensed electrician evaluate all knob-and-tube circuits and price replacement. Insurers commonly restrict coverage on homes with active knob-and-tube, so resolving this belongs in your closing timeline, not after it.

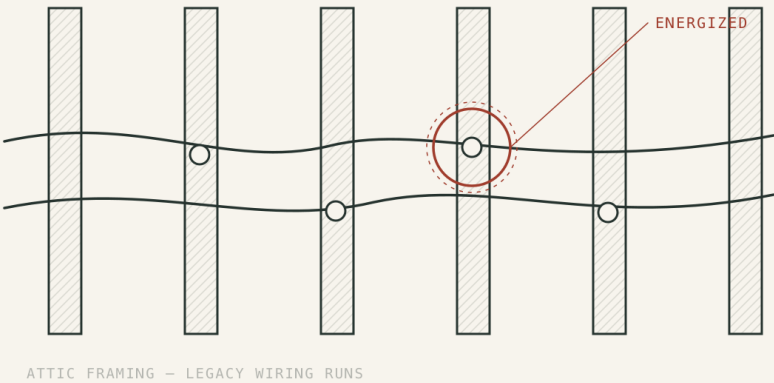


FIG. E-4 Attic wiring — knob-and-tube circuits in service ILLUSTRATIVE SAMPLE

MAJOR DEFECT

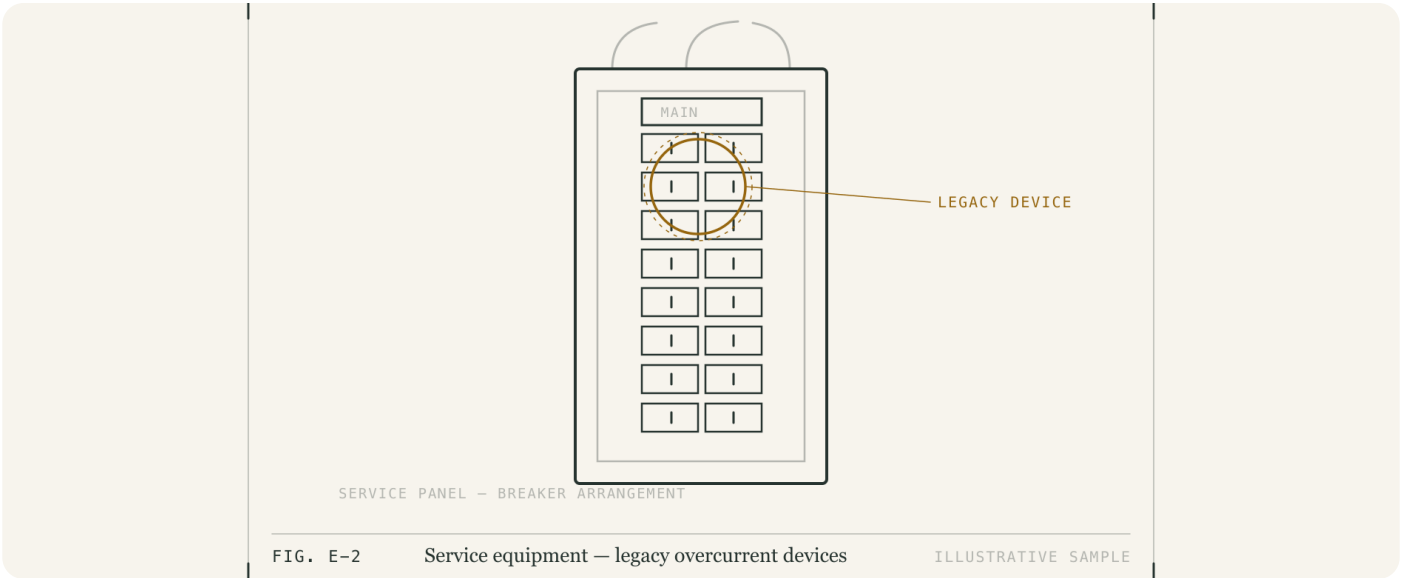
Fuse-based service equipment with limited capacity

Location: Basement, service panel

The home is served by 60-amp fuse-based service equipment. The panel is original, has no open positions, and several circuits serve multiple rooms. No scorching or overfusing was observed, but capacity is limited for modern loads.

RECOMMENDATION

Plan a service upgrade to a modern breaker panel with a licensed electrician. This pairs naturally with the knob-and-tube evaluation and is often quoted as one project.



March 14, 2026

Inspector: Sam Stone

SAFETY

Three-prong receptacles without ground continuity

Location: Living room; both rear bedrooms

Several three-prong receptacles tested open-ground. They were installed on two-wire circuits, so a grounded appearance exists without a grounding path — an electric-shock and equipment risk.

RECOMMENDATION

Have the electrician correct these as part of the wiring evaluation: options include rewiring, GFCI protection with proper labeling, or restoring two-prong devices where appropriate.



Reference image — not this property

05 Plumbing

4 findings

SAFETY

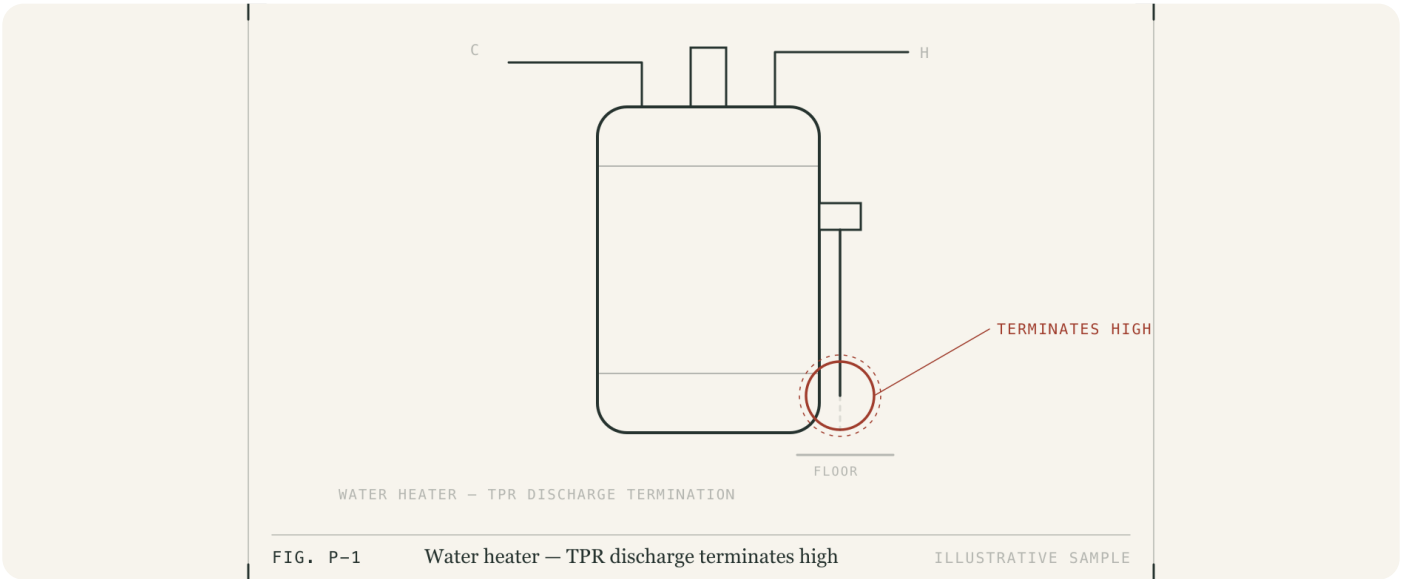
Water heater TPR discharge terminates too high

Location: Basement, water heater

The temperature-and-pressure relief valve's discharge pipe ends roughly thirty inches above the floor. If the valve ever discharges, scalding water would spray at that height rather than draining safely near the floor.

RECOMMENDATION

Extend the TPR discharge to within six inches of the floor using an approved material. This is a low-cost correction any plumber can complete quickly.



MAJOR DEFECT**Galvanized steel supply piping remains in service**

Location: Basement distribution; risers to bathroom

Original galvanized steel supply piping serves the bathroom riser and portions of the basement distribution. Functional flow at fixtures was adequate but noticeably reduced at the tub. Galvanized pipe corrodes from the inside; reduced flow generally indicates advanced internal buildup.

RECOMMENDATION

Have a plumber price replacement of the remaining galvanized runs with modern piping. Partial replacement of accessible basement runs is a reasonable first phase.



Reference image — not this property

MAINTENANCE**Slow drain at the hall lavatory**

Location: Hall bathroom

The bathroom lavatory drained slowly during functional testing; the tub and toilet drained normally.

RECOMMENDATION

Clear the lavatory trap and branch line as routine maintenance.



Reference image — not this property

March 14, 2026

Inspector: Sam Stone

MONITOR

Original cast-iron main — sewer scope recommended

Location: Basement to street

The building drain and visible portion of the sewer lateral are original cast iron. Interior condition of buried piping cannot be determined by a visual inspection.

RECOMMENDATION

A camera inspection of the sewer lateral before closing is inexpensive relative to the repair it can reveal, and is standard diligence for a home of this age.



Reference image — not this property

06 Fireplace

1 finding

MAJOR DEFECT

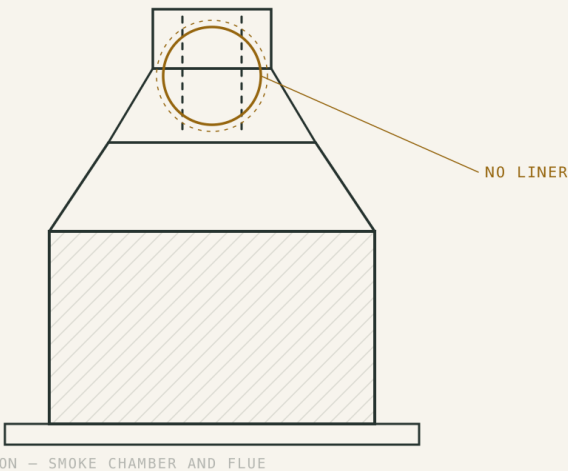
Masonry flue is unlined

Location: Living-room fireplace flue

The fireplace flue is original unlined masonry. Mortar joints visible from the firebox and from the attic chase show open gaps. Unlined flues allow combustion gases and heat to reach the masonry and adjacent framing, and do not meet the standard applied to active fireplaces today.

RECOMMENDATION

Do not use the fireplace until a chimney professional performs a Level II (camera) evaluation and quotes a liner. If you do not intend to use the fireplace, have the flue capped and note it as decorative.



FIREPLACE SECTION – SMOKE CHAMBER AND FLUE

FIG. V-1

Fireplace flue — liner condition

ILLUSTRATIVE SAMPLE

07 Heating

2 findings

MAJOR DEFECT

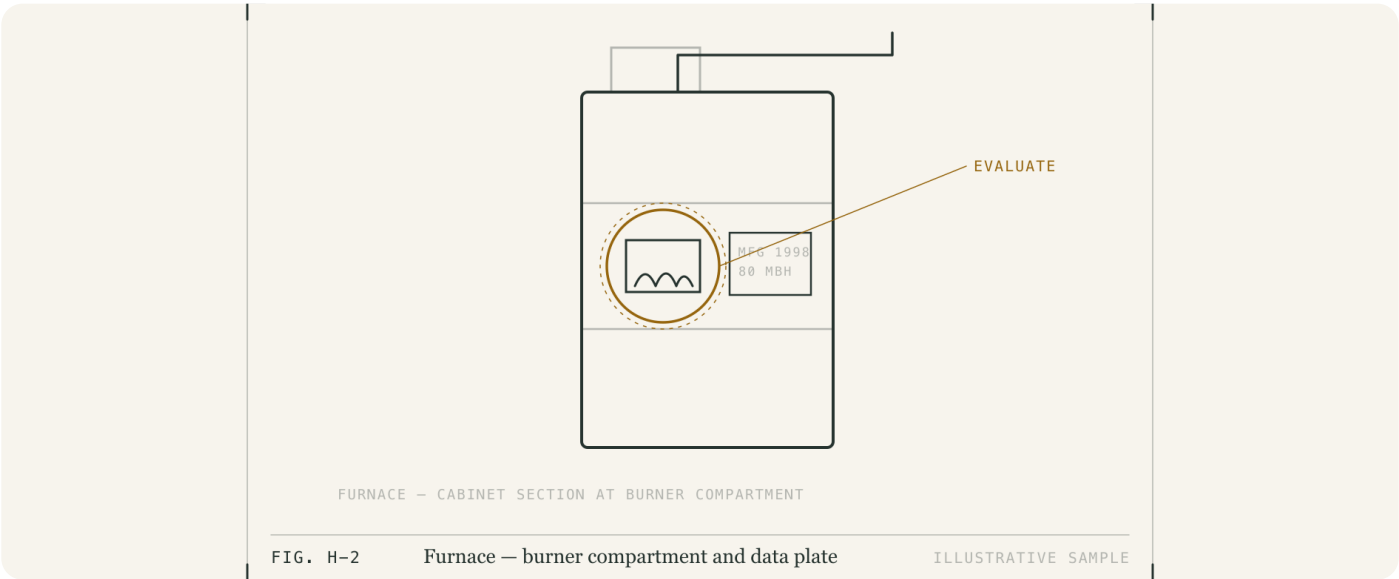
Furnace operating beyond its design service life

Location: Basement

The gas furnace's data plate shows a 1998 manufacture date — roughly a decade beyond typical design life. It fired and heated normally during the inspection, and no flame disturbance was observed, but a heat exchanger of this age warrants specialist evaluation, and replacement should be planned rather than assumed distant.

RECOMMENDATION

Have an HVAC contractor perform a combustion analysis and heat-exchanger evaluation now, and budget for replacement. An aging furnace that still runs is a planning item — until it isn't.



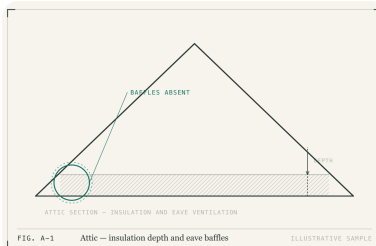
MAINTENANCE**Attic insulation below guidance over original plaster ceilings**

Location: Attic

Attic insulation averages four to five inches and the eave bays lack baffles. Note that the knob-and-tube evaluation must come first: burying that wiring deeper is not an option.

RECOMMENDATION

Sequence this after the electrical work — wiring evaluation, then baffles, then insulation to current guidance. Done in order, one project enables the next.

**SCOPE & LIMITATIONS**

7 of 7 accessible systems examined · 1 not applicable to this property.

INSPECTED	
Electrical	Inspected
Plumbing	Inspected
Foundation & Structure	Inspected
Roof	Inspected
Fireplace & Chimney	Inspected
Heating	Inspected
Exterior	Inspected
NOT APPLICABLE TO THIS PROPERTY	
Cooling	Not applicable

About this report

Summit Home Inspections · Inspected by Sam Stone

Report SAMPLE-CAPE · Inspected March 14, 2026 · 16 findings · 8 photos

The interactive version of this exact report: <https://sightspec.org/samples/older-home>

Questions about a finding? Your inspector is the best person to ask — contact details are in the footer of every page.