Digs Report

# DIGS PROPERTY REPORT

## 75 Ice House Lndg, Marlborough, MA, 01752-1817

Property ID: DGS-J1XLM56D

| PROPERTY TYPE | BEDROOMS | BATHROOMS |
|---|---|---|
| CONDO | 2 | 2 |

| YEAR BUILT | LIVING AREA | LOT SIZE |
|---|---|---|
| 2016 | 1,488 sq. ft. | 2.17 acres |

## One Report. A Clearer Picture of Your Property.

The DIGS Report brings available property, valuation, neighborhood, and professional inspection information together in one easy-to-understand report — helping homeowners prepare with greater clarity and fewer surprises.

Generated October 23, 2026

# Property Information

75 Ice House Lndg, Marlborough, MA, 01752-1817

## Property Profile

| | |
|---|---|
| **Property Type** | CONDO |
| **Owner** | Daniel Krikorian |
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |
| **Living Area** | 1,488 sq. ft. |
| **Year Built** | 2016 |
| **Stories** | 2 |
| **Heating** | Forced Air Unit |
| **Cooling** | Yes |
| **Owner Occupied** | Yes |
| **Parcel ID** | 67457A |
| **APN** | MARL M:067 B:045 L:07A-75 |

## Valuation & Public Records

| | |
|---|---|
| **Estimated Value** | $527,000 |
| **Assessed Value** | $503,600 |
| **Annual Property Tax** | $4,965 |
| **Last Sale Price** | $523,000 |
| **Last Sale Date** | June 14, 2023 |
| **Mortgage Lender** | Drew Mortgage Associates Inc |
| **Estimated Mortgage Balance** | $470,700 |

## Property Summary

Your initial property profile has been created. The supplied information identifies the property as a condominium built in 2016, with 2 bedrooms, 2 bathrooms, and 1488 square feet of living area. The listed lot size is 2.17 acres,

and the heating type is Forced Air Unit. Public-record information lists a last recorded sale date of June 14, 2023. It also lists an assessed value of 503600 and an estimated market value of 527000. These valuation figures are informational only; they are not an appraisal or a guaranteed value. This profile summarizes the property characteristics and public-record details currently available for the DIGS Report. Additional neighborhood, title, inspection, and valuation information will be added as the DIGS Report progresses.

# Neighborhood Intelligence

A snapshot of the surrounding area and everyday conveniences near the property.

## Schools & Education

Nearby educational facilities include Raymond C. Richer Elementary School and Next Generation Children's Center. The center is listed with preschool and kindergarten programs.

## Parks, Dining & Amenities

Nearby recreation options include Ward Park and Stevens Park. Grocery choices include Brothers Market, López Market and Shaw's, while nearby coffee and dining options include The Coffee Loft, Emporium Brazil Coffee Shop, Welly's Marlborough and Wemmy's Kitchen & Lounge.

## Healthcare

UMass Memorial Medical Center - Marlborough Campus and its emergency department are listed at 157 Union St in Marlborough. The medical center listing indicates 24-hour availability.

## Neighborhood Overview

The area around your property in Marlborough includes everyday services, educational facilities, parks, dining and medical care. Nearby education options include Raymond C. Richer Elementary School and Next Generation Children's Center, which lists preschool and kindergarten among its programs. Ward Park and Stevens Park provide identified recreation options in the surrounding area. Grocery shopping is represented by Brothers Market, López Market and Shaw's, which lists bakery, deli and produce categories. For coffee and dining, The Coffee Loft and Emporium Brazil Coffee Shop are nearby options, alongside restaurants including Welly's Marlborough and Wemmy's Kitchen & Lounge. Healthcare services include UMass Memorial Medical Center - Marlborough Campus and its emergency department, both at 157 Union St; the medical center listing indicates 24-hour availability. These locations represent access to a range of practical services and destinations, though specific travel times are not provided in the available data. This neighborhood information will become part of the broader DIGS Report as additional property intelligence is completed.

# Professional Home Inspection

A summary of the inspection information submitted by the professional inspection provider.

| INSPECTION DATE | OVERALL RESULT |
| --- | --- |
| **October 23, 2026** | **No Major Concerns Identified** |

| INSPECTOR | INSPECTION COMPANY |
| --- | --- |
| **Daniel Murphy** | **Test Number 3** |

## Inspection Summary

This sample illustrates how an inspection report can organize observations, priorities, and recommendations for a homeowner. The fictional findings below intentionally mix routine maintenance items, further-evaluation items, and components with no visible concern to demonstrate a realistic report format.

## Key Findings / Areas of Concern

A typical visual home inspection evaluates readily accessible systems and components on the inspection date. It does not establish hidden conditions, code compliance, remaining service life, property value, or warranties. For condominium properties, responsibility for roofs, foundations, siding, common plumbing, and shared mechanical systems may be allocated by governing documents. The sample below does not determine those responsibilities.

## Recommended Next Steps

Illustrative status: Maintenance / monitor. Illustrative observation: landscaped areas appear generally maintained; minor settlement is shown near a walkway edge. Suggested action: Monitor settlement and maintain positive drainage away from the building where applicable. Confirm common-area maintenance responsibilities.

# About This DIGS Report

## What DIGS Brings Together

DIGS organizes important property information collected from available records, neighborhood data sources, and participating professionals into one easy-to-understand property report.

## Important Information

Information contained in this report is intended as a convenient property information resource. DIGS does not guarantee the completeness or accuracy of third-party information and this report should not be interpreted as legal advice, title insurance, a property appraisal, an engineering report, or a guarantee of property condition or value.

Professional inspection reports, source documents, and other professional materials should be reviewed directly when making decisions concerning the property.

| | |
|---|---|
| **DIGS Property ID** | DGS-J1XLM56D |
| **Report Generated** | October 23, 2026 |

# Professional Inspection Report

**The following pages contain the complete inspection report provided by the professional inspection company.**

DIGS summarizes certain findings for convenience. The original inspection report should be reviewed in full for detailed observations, photographs, limitations, recommendations, and other information supplied by the inspector.

| | |
|---|---|
| **Inspector** | Daniel Murphy |
| **Inspection Company** | Test Number 3 |
| **Inspection Date** | October 23, 2026 |

# PROPERTY INSPECTION REPORT

### 75 Ice House Landing | Marlborough, Massachusetts

DEMONSTRATION DOCUMENT • NOT AN ACTUAL INSPECTION

| Report information | Details |
|---|---|
| **Inspection date** | October 16, 2026 (fictional example) |
| **Report reference** | DIGS-DEMO-075 |
| **Property type** | Condominium / townhome-style unit (illustrative) |
| **Inspector** | Sample Inspector - fictional identity |
| **Client** | DIGS Report demonstration |
| **Inspection scope** | Visual, non-invasive residential inspection example |

## Important notice

ALL FINDINGS IN THIS DOCUMENT ARE INVENTED FOR PRODUCT DEMONSTRATION. No inspector visited or evaluated this property to create this document. Conditions, equipment, defects, measurements, photographs, and maintenance history have not been verified. This document must not be used to represent the actual condition of 75 Ice House Landing, support a property transaction, or replace a licensed home inspection.

## Executive summary

This sample illustrates how an inspection report can organize observations, priorities, and recommendations for a homeowner. The fictional findings below intentionally mix routine maintenance items, further-evaluation items, and components with no visible concern to demonstrate a realistic report format.

| Illustrative category | Count | Meaning |
|---|---|---|
| **Safety / prompt attention** | 1 | Follow up promptly with an appropriate qualified professional |
| **Repair / further evaluation** | 3 | Investigate or address before relying on the component |
| **Maintenance / monitor** | 4 | Routine upkeep and monitoring |
| **No visible concern in example** | 5 | No issue described in this fictional walkthrough |

## Priority highlights - fictional

| Priority | Example finding | Suggested follow-up |
|---|---|---|
| **High** | Loose electrical receptacle at kitchen counter | Licensed electrician |
| **Medium** | Moisture staining at lower bathroom vanity | Plumber / qualified contractor |
| **Medium** | HVAC return filter overdue for replacement | HVAC service provider |
| **Low** | Exterior caulk deterioration at window trim | Qualified maintenance contractor |

# 1. Scope and limitations

A typical visual home inspection evaluates readily accessible systems and components on the inspection date. It does not establish hidden conditions, code compliance, remaining service life, property value, or warranties. For condominium properties, responsibility for roofs, foundations, siding, common plumbing, and shared mechanical systems may be allocated by governing documents. The sample below does not determine those responsibilities.

# 2. Site, exterior and building envelope

## 2.1 Grounds and drainage

Illustrative status: Maintenance / monitor. Illustrative observation: landscaped areas appear generally maintained; minor settlement is shown near a walkway edge.

Suggested action: Monitor settlement and maintain positive drainage away from the building where applicable. Confirm common-area maintenance responsibilities.

## 2.2 Exterior wall finishes

Illustrative status: No visible concern in example. Illustrative observation: accessible siding and trim show ordinary weathering without an obvious displaced section.

Suggested action: Maintain routine exterior inspections and report emerging openings or deterioration to the responsible party.

## 2.3 Windows and exterior sealants

Illustrative status: Repair / further evaluation. Illustrative observation: weathered caulking is shown at one exterior window-trim joint. No invasive moisture testing is represented.

Suggested action: Have a qualified contractor assess and reseal as appropriate; inspect adjacent finishes for concealed moisture if warranted.

## 2.4 Roof and attic

Illustrative status: Not evaluated in example. The roof, attic cavities, and concealed insulation are not represented as accessed or inspected.

Suggested action: Arrange appropriate review and consult condominium association records if these elements are common property.

# 3. Structural components

## 3.1 Accessible walls, ceilings and floors

Illustrative status: No visible concern in example. Illustrative observation: no major displacement is depicted in accessible interior finishes. Minor cosmetic drywall cracking is assumed.

Suggested action: Monitor changes; seek structural evaluation for widening cracks, uneven movement, or persistent sticking doors.

### 3.2 Foundation and concealed framing

Illustrative status: Not evaluated in example. Concealed framing, footings, and foundation surfaces are outside the scope of this fictional example.

Suggested action: Review available records and obtain specialist assessment if there are known concerns.

# 4. Electrical systems

## 4.1 Service panel and visible wiring

Illustrative status: No visible concern in example. Illustrative observation: a readily accessible panel has a directory and no visible signs of overheating on the exterior. Internal panel inspection is not represented.

Suggested action: Have any electrical modifications performed by a licensed electrician. Verify panel condition during an actual inspection.

## 4.2 Kitchen receptacle

Illustrative status: Safety / prompt attention. Illustrative observation: one countertop receptacle is loose in its wall box and moves when a plug is inserted.

Suggested action: Have a licensed electrician secure and evaluate the receptacle before further use.

## 4.3 Smoke and carbon monoxide alarms

Illustrative status: Maintenance / monitor. Illustrative observation: alarm units are present in selected locations, but installation dates, interconnection, and functional tests are not established.

Suggested action: Verify placement, age, operation, and applicable requirements with a qualified professional.

# 5. Plumbing systems

## 5.1 Supply and drain fixtures

Illustrative status: No visible concern in example. Illustrative observation: sampled sinks and faucets operate without obvious leakage during brief use.

Suggested action: Continue routine checks; short-duration operation cannot rule out intermittent leaks.

## 5.2 Bathroom vanity cabinet

Illustrative status: Repair / further evaluation. Illustrative observation: discoloration and light swelling are depicted on the cabinet base below a bathroom sink. Active leakage is not confirmed.

Suggested action: Have a plumber check supply, drain, and seal connections; repair any leak and evaluate affected material.

## 5.3 Water heater

Illustrative status: Maintenance / monitor. Illustrative observation: the water heater is accessible but the installation date and maintenance history are not known.

Suggested action: Confirm age, inspect for leakage, and follow manufacturer service guidance. Verify condominium ownership and service responsibility.

# 6. Heating, cooling and ventilation

## 6.1 Heating and cooling operation

Illustrative status: No visible concern in example. Illustrative observation: thermostat controls respond during a brief functional demonstration; capacity and performance are not measured.

Suggested action: Obtain periodic professional service and verify system operation across seasonal conditions.

## 6.2 Return-air filter

Illustrative status: Repair / further evaluation. Illustrative observation: a return-air filter appears heavily loaded with dust and its replacement date is unknown.

Suggested action: Replace with an appropriately rated filter and arrange HVAC service if airflow remains restricted.

# 7. Interior rooms and finishes

## 7.1 Kitchen

Illustrative status: No visible concern in example. Illustrative observation: accessible cabinets, countertops, and visible surfaces show ordinary wear. Appliances are not assessed for full-cycle performance.

Suggested action: Confirm operation and maintenance requirements for appliances before relying on them.

## 7.2 Bathrooms

Illustrative status: Maintenance / monitor. Illustrative observation: minor grout and sealant aging is depicted at a tub or shower transition.

Suggested action: Renew failed sealant and monitor adjacent surfaces for moisture symptoms.

## 7.3 Doors, windows and stairs

Illustrative status: No visible concern in example. Illustrative observation: sampled interior doors latch and accessible windows operate during brief checks.

Suggested action: Maintain hardware and ensure guards, handrails, and safety features are reviewed in an actual inspection.

## 7.4 Laundry area

Illustrative status: Maintenance / monitor. Illustrative observation: dryer exhaust connection and lint maintenance are identified as periodic inspection items; no defect is asserted for the actual property.

Suggested action: Check accessible duct connections and arrange routine dryer vent cleaning consistent with equipment guidance.

# 8. Appliances and special systems

Appliances: The fictional walkthrough assumes only a basic power-on demonstration. Refrigeration temperatures, dishwasher full-cycle performance, and hidden connections are not verified.

Solar, battery storage, EV charging, security and smart-home devices: Any such systems, if present, require their own documentation and qualified evaluation. This sample makes no claim that specific equipment exists, functions, transfers with the property, or is covered by an ordinary inspection.

# 9. Illustrative maintenance checklist

| Time frame | Recommended homeowner action |
|---|---|
| **Prompt** | Arrange qualified review of the example loose receptacle |
| **Within 30 days** | Investigate example vanity staining and service HVAC filter |
| **Seasonally** | Check sealants, drainage, HVAC maintenance, alarms, and ventilation |
| **Annually** | Review accessible plumbing, electrical, and exterior components with appropriate providers |

## 10. Summary of fictional observations

| Ref | Component | Illustrative classification |
|---|---|---|
| **2.1** | Grounds and drainage | Maintenance / monitor |
| **2.3** | Window sealant | Repair / further evaluation |
| **4.2** | Kitchen receptacle | Safety / prompt attention |
| **4.3** | Life-safety alarms | Maintenance / monitor |
| **5.2** | Bathroom vanity | Repair / further evaluation |
| **5.3** | Water heater | Maintenance / monitor |
| **6.2** | HVAC filter | Repair / further evaluation |
| **7.2** | Bath sealant | Maintenance / monitor |

## 11. What a real inspection would add

A genuine inspection report would include the actual inspector name, license or credentials where applicable, date and weather conditions, inspection standards, system descriptions, photographs tied to observed findings, limitations, recommended specialists, and detailed component-specific notes. The inspection PDF supplied by a real inspector should remain intact when attached to the customer-facing DIGS Report.

## 12. Sample report disclaimer

This file is synthetic marketing/demo content. It is not signed, certified, licensed, or based on site observations. No findings, conditions, repairs, costs, values, or representations should be attributed to the real property at the stated address. Before public use, consider replacing the street address with a clearly fictional property identifier or obtaining appropriate owner approval for the demonstration.

**END OF SAMPLE INSPECTION REPORT**