

ABC Home Inspection Inc



ABC Street
Haverhill, Massachusetts 01832

Prepared for: MR ABC Home Inspection Inc.

Prepared by: ABC Home Inspection, Inc.
21 Wingate Street
Haverhill, Massachusetts 01832

Table of Contents

Definitions	2
General Information	3
HOME INSPECTION AGREEMENT CONTRACT	9
Exterior and additional items	16
Sheds and out buildings	18
Air Conditioning	19
Garage/Barn	20
Chimneys	21
Roof Coverings	22
Deck / Porch	23
Kitchen	24
Bathroom:	26
Interior Items/Areas	28
Fireplace/Wood Stove	32
Attic	32
Heating Boiler System	34
Electrical System	36
Water Heater	38
Plumbing	39
Laundry Hookups/Area	40
Lower Level Finished Areas	41
Foundation/ Basement/ Cellar	41
Crawl Space	44
DEFINITIONS FOR ALL CATEGORIES	45
MA HOME INSPECTION LAWS,RULES REGS.	62
NH HOME INSPECTION LAWS,RULES,REGS.	83
Summary	97

Definitions

MULTI USE DEFINITIONS i.e.: (F, US, S) are used at times due to varying conditions of items, components or areas inspected.

Example: The house has many new windows that are defined as (S) Satisfactory and there are some old defective windows defined as (F) Fair or (US) Unsatisfactory due to their varying conditions.

We comment on a representative number of items inspected and not each and every item or area."

We recommend obtaining estimates now on all repair or replacement work from professionals in specific fields relative to item or component defined as (F) or (US). When repairs are performed, concealed defects may be discovered during repair work that was not readily visible at time of inspection. We are available, at a fee, to inspect such areas that may become visible. We make no representations to concealed or inaccessible defects. We do not estimate the cost of repair in Massachusetts and New Hampshire.

We follow the standards of practice of the National Association of Home Inspectors, Inc. and the American Society of Home Inspectors as well as the Massachusetts and New Hampshire Home Inspection Laws.

NOW - When the inspector uses the word "Now" in his comments , now means prior to moving forward in the transaction.

- S Satisfactory (S) = (Satisfactory) - The component or area inspected is properly operating at inspection and in the manner in which it was originally intended, although does show signs of normal breakdown and wear and tear. We do not warranty the item or component. Future useful life is unknown. Definition is based on current conditions at inspection only.
- F Fair (F) = (fair) - The component or area inspected is performing at inspection, although is aged or deteriorated to a point where repairs and/or replacement are probable at any time, or area/item inspected meets minimal acceptability. We do not warranty the item or component. Future useful life is unknown. Definition is based on current conditions at inspection only. Monitor area or item and correct as and when needed. Contact contractors now in the pertinent field for evaluation and estimates on work that will need to be performed. See bold statement below.
- US unsatisfactory (US) = (unsatisfactory) - The component or area inspected is not operating, performing to its original intent or worn beyond acceptability at the time of inspection and is in need of immediate attention. Contact professionals in specific field for full evaluation and estimates now. Contact contractors in the pertinent field for evaluation and estimates now.
- IA Inaccessible (Inaccessible) - The component or area inspected could not be physically inspected for its conditions due to obstructions or lack of access using reasonable effort or due to inadequate view. We comment on readily accessible areas only. All (IA) areas are (NA) not applicable. It is the client's responsibility to gain access to inaccessible areas now if additional inspections of these areas are requested by a client.
- NA Not Applicable (NA) = (not applicable) - The condition of the component or area inspected does not apply to this inspection. ABC Home Inspection, Inc. makes no representation about those areas. Inspection of any not applicable areas would be the client's responsibility to organize.
- IC Incomplete (Incomplete) - The component or area inspected could not be determined for its conditions due to incomplete work performed prohibiting operation of component or unfinished work to areas inspected. These areas and items are not applicable.
- No No No means not there
- Yes Yes Yes means Yes
- * * The Asterisk indicates that the inspector choose not to grade the item although made a note or notes relative to the item, Or the inspector choose the Asterisk along with a grade indicating the grade is subject to the note. The client must read the note.

S F US IA NA IC NoYes *

General Information

Property Information

PROPERTY ADDRESS: [ABC Street](#)
City: [Haverhill](#) State: [Massachusetts](#) Zip: [01832](#)

Client Information

Client Name: [MR ABC Home Inspection Inc.](#)
Client Address: [21 Wingate Street](#)
City: [Haverhill](#) State: [Massachusetts](#) Zip: [01832](#)
E-Mail: info@abchomeinspection.com Phone: [978-373-2859](#)

Inspection Company

Inspector Name [Andrew Consoli](#)
Company Name [ABC Home Inspection, Inc.](#)
Home Inspectors License Number: [MA #304 NH #102](#)
Inspection Co. Address: [21 Wingate Street](#)
Inspection Co. City: [Haverhill](#) State: [Massachusetts](#) Zip: [01832](#)
Inspection Co. Phone: [978-373-2859](#) Fax: [978-521-5396](#)
Inspection Co. E-Mail: info@abchomeinspection.com

Conditions

Client present: [YES](#) Others present: [Real Estate Agent](#). Property occupied: [YES](#)
Inspection Date: [09/09/2016](#) Estimated Age of house: [APPROX 50-80 YEARS](#)
Start Time: [8am](#) End Time: [11.30am](#)
Temperature: [70s](#)
Weather at Inspection: [Clear](#) Soil Conditions: [Dry](#)

Optional Services

Radon Air Vial # [RADON MONITOR](#)
Radon water bottle # [NOT REQUESTED](#)
Water Test bottle # [NOT REQUESTED](#)
Radon Air Lab: [NEW ENGLAND RADON](#) Water Test Lab: [NEW ENGLAND RADON](#)
Optional services available . Client must choose the optional services they would like to purchase. 1. RADON AIR
2. RADON WATER 3. WATER TEST 4. WOOD BORING INSECT 5. ENVIRONMENTAL DATA REPORT 6. OTHER.
Optional Services Requested: [RADON MONITOR](#)
[To Get RADON and WATER results go to www.abchomeinspection.com . Click on ABC Home Inspection and click the get radon and water results button.](#)

Inspector reset to original settings: [HEAT, STOVE, OVEN, AIR CONDITIONING](#)

DUPLEX/HALF HOUSE INSPECTION: [NO](#)
TRAILER/MOBILE TYPE HOME: [NO](#)
CONDOMINIUM/HALF HOUSE/COOP [NO](#)

House is furnished and has inaccessible areas as a result of furnishing including areas of clutter below kitchen, bath vanity and cabinets. All inaccessible areas would be not applicable. [YES](#)

Total paid for all inspections [Single Family \\$425.00, Radon air continuous monitor \\$199.00, TOTAL \\$624.00](#)

General Information (Continued)

INTRODUCTION TO THE HOME INSPECTION REPORT.

*Owning a house/property is a dream come true for many people, although all home owners must understand that owning a piece of property involves work, time and money. All property will depreciate and require periodic repairs, maintenance and replacement work. This reality can at times be costly. Having a home inspection does not create a warranty, guarantee or insurance policy. A home inspection is an opinion of condition at the time of the inspection only. Read the ABC Home Inspection agreement contract in its entirety. The owners of the property are ultimately responsible to their own properties. We recommend that you question the current owners, city hall officials to obtain as much information as possible about the building in which you are interested in purchasing. Also, read the entire home inspection report in its entirety.

ABC Home Inspection, Inc. can perform various testing.

We recommend the Client/Customer have the house tested for:

*Radon Air, Wood Boring Insects, Water Quality Test, Well Water Radon.

There are other tests that could be performed, although ABC Home Inspection does not provide any testing other than the tests noted above. Some of these other tests would be Lead Paint Testing, Asbestos inspection, Environmental 21-Testing, VOC, Arsenic, Chemical, Gross Alpha, Screen Alpha Water Testing, Mold Testing, UFFI Urea-formaldehyde foam insulation, etc. Consult with your Attorney and Environmental Company for information on these and any additional tests. It is the client's responsibility to request the tests they want performed.

Excerpt from United States Consumer Product Safety Commission website information on asbestos.

Even if asbestos is in your home, this is usually NOT a serious problem. The mere presence of asbestos in a home or a building is not hazardous. The danger is that asbestos materials may become damaged over time. Damaged asbestos may release asbestos fibers and become a health hazard.

THE BEST THING TO DO WITH ASBESTOS MATERIAL IN GOOD CONDITION IS TO LEAVE IT ALONE! Disturbing it may create a health hazard where none existed before. Go to United States Consumer Product Safety Commission web sites for asbestos information before you have any asbestos material inspected, removed, or repaired. Asbestos removal and attention can be very expensive.

Where Asbestos Hazards May Be Found In the Home

1. Some roofing and siding shingles are made of asbestos cement.
2. Houses built between 1930 and 1990s may have asbestos as insulation.
3. Asbestos may be present in textured paint and in patching compounds used on wall and ceiling joints, and popcorn ceilings and walls. Their use was banned in 1977 and may even be found in homes built in the 1980s
4. Artificial ashes and embers sold for use in gas-fired fireplaces may contain asbestos.
5. Older products such as stove-top pads may have some asbestos compounds.
6. Walls and floors around wood burning stoves may be protected with asbestos paper, millboard, or cement sheets.

General Information (Continued)

7. Asbestos is found in some vinyl floor tiles and the backing on vinyl sheet flooring and adhesives, Wall paper.
8. Hot water and steam pipes, heat ducts, in older houses may be coated with an asbestos material or covered with an asbestos blanket or tape.
9. Oil and coal furnaces, boilers and door gaskets may have asbestos insulation.
10. Asbestos can be in hundreds of building materials.

The home inspector will NOT PERFORM an asbestos inspection. The home inspection laws in MA and NH exclude asbestos from the required inspection.

The client should contact an asbestos inspection company for asbestos inspections.

Massachusetts 6.05: General Limitations and Exclusions of the Home Inspection. 13. The home inspector is not required to Perform Environmental Services including determining the presence or verifying the absence of any micro organisms or suspected hazardous substances including, but not limited to, carbon monoxide, latent surface and/or subsurface Volatile Organic Compounds, PCB's, ASBESTOS, UFFI, toxins, allergens, molds, carcinogens, lead paint, radon gas, electromagnetic radiation, noise, odors, or any contaminants in soil, water, air wet lands and/or any other environmental hazard not listed in 266 CMR 6.05(2)(a) and (b).

NH Home inspection regulation. CHAPTER Home 100 DEFINITIONS, ORGANIZATION AND PUBLIC INFORMATION
The home inspector shall not have to determine:

(7) Compliance with regulatory requirements including codes, regulations, laws, ordinances and manufacturers installation specifications;

(9) The presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.

*All homes built before 1978 should be tested for lead NOW. Question a licensed lead company for your state laws on lead NOW. Consult your real estate agent and lawyer about lead regulation laws NOW.

*The client must read the entire report before moving forward with the purchase of the property. Our report is written and not verbal. The inspector may point out some issues at inspection although will not verbally go over each and every item. The client must understand that the inspection is written and not verbal. The inspector and ABC Home Inspection, Inc. cannot be held accountable for any words or action of ABC Home Inspection, Inc. or its representatives. The report itself is the whole and entire document. Words can be misunderstood, forgotten, or taken out of context and therefore can never be the basis of a final conclusion. The inspector may or may not include pictures in the report. There will be issues and observations noted on the report with and without pictures. The lack of pictures does not diminish the need to follow the inspectors noted recommendations. The written words on the report are all that apply to the inspection.

General Information (Continued)

*The inspector reserves the right to alter and modify this report within 48 hours from the day of inspection. If the inspector modifies this report the client will be contacted and emailed any modification within the 48 hours.

* The client must read all pages including the agreement.

*This inspection report and analysis is based on the visible observations and conditions of the home's major components and accessible systems on the date of the inspection.

*ABC Home Inspection, Inc. and anyone representing ABC Home Inspection, Inc. make no representation in regarding inaccessible and/or concealed defects, which may exist within the property. No guarantee or warranty is expressed or implied in regard to our inspector's performance of any components examined during inspection.

*We are available to inspect any concealed or obstructed areas that become readily visible, upon request and at an additional fee.

*The conclusions, result from this inspection, are based on statistical life expectancy of various components stated within the report, and can only give you a prediction of the components lifetime expectancy. Due to the fact that the previous owners may or may not have maintained or serviced the equipment properly, it become impossible to accurately state when each item will require replacement or repair. Because of the above variables, the components that had been working properly at time of the inspection may not necessarily function properly in the future.

*The ABC Home Inspection, Inc. report shall not be regarded as a compliance with any governmental or non-governmental code of regulation, and the inspection shall not be regarded as a warranty of the adequacy of performance or any structure, component, or system examined during the inspection. Our concluded definitions of the area or item inspected are based on general condition or a representative number of items and/or areas inspected and not necessarily each and every item.

The report is an opinion of condition only.

SEE: Standards of Practice

We follow the National Association of Home Inspectors Inc. Standards of Practice and the American Society of Home Inspectors Standards of Practice. In Massachusetts we follow the Massachusetts License Law and in New Hampshire we follow The New Hampshire License Law. Read all Standards in the entirety for full explanations of inspector's responsibilities.

"We inspect the units as is only and make no representation in regarding legal use and occupancy of the inspected building. Legal description of the building can be obtained from local building officials or regulating agencies.

"ABC Home Inspection, Inc. and any person representing ABC Home Inspection, Inc. makes no presentation in regarding lead paint, lead water, soil or any lead based item. Lead inspections must be performed by State Licensed Lead Inspectors.

"Inspectors do not search for mold, fungus, mildew. Contact environmental testing company for such inspections. Mold can cause health problems and could be expensive to correct.

General Information (Continued)

"Inspectors make no representation in regarding Electro Magnetic Waves. Contact a specialist in that field if desired. If the house is near high power lines you should contact electromagnetic wave experts and contact utility company now.

"Inspectors make no representation in regarding septic systems and dry well of any type. Those items should be thoroughly inspected by a professional in that field to the client's satisfaction now.

"Client is responsible for the scheduling of reinspections, which we perform upon request, at, an additional fee. Client must submit items for reinspection in writing. We are available to reinspect any area as it becomes visible and accessible for inspection at the request of the client for a minimal fee.

"Buyer should obtain a copy of seller's disclosure statement and thoroughly review all conditions represented by the seller. We make no representations in regarding wetlands, flood plains, conservation land or any topographic or geographic conditions within the areas of the home. The buyer should consult with homeowner, real estate agent and city hall for the answers to any questions concerning these issues. The inspector does not perform a survey, plot plan or permit search. Inspector cannot determine if the home may be affected by improper soil conditions. Nor can inspector determine future potential water conditions due to wetlands located within close proximity of buildings. The local building officials are the governing body that oversees the location of buildings and land conditions.

"ABC Home Inspection, Inc. makes no representation in regards to radon or water quality or quantity. We merely take samples at the property and have those samples analyzed at testing laboratories. We must use sample vials, canisters and bottles provided by the laboratories. The inspector has no control as to the conditions within the home during radon testing. Inspectors set up radon tests and take water samples in accordance with the laboratories directions.

"Inspector is not making any representation in regards to UFFI (Urea Formaldehyde Foam Insulation). Inspector is neither in search of nor making direct comments regarding asbestos contained materials. Inspector comments on visible suspected asbestos on heating system only and may report on other obvious suspected asbestos, although not performing an asbestos inspection. Such inspection, if desired, would have to be obtained through an asbestos inspection company.

"Inspector does not inspect any elevator, escalator, movable stairway, dumbwaiter or electronic gates.

"Inspector does not inspect conditions of any pool, spa, hot tub and any relative equipment.

"Question owner about any work performed and obtain all paperwork and warranties on work performed. Also, obtain all town hall sign-offs assuring that codes were met.

"We do not inspect for rodents, bats, snakes, squirrels, birds, bed bugs, cockroaches, etc.. Contact a pest control company for all pest related inspections. Question owner about any known problems with these and all pests.

"If your desire is to rent the building you must obtain the state rental odes and comply with all regulations. Also, consult with an Attorney on all legal issues relative to rental laws.

General Information (Continued)

"Contact building inspector for issues relative to any possible zoning and historic preservation regulations and restrictions and any Americans with Disabilities Act (ADA) requirements.

SEE ENTIRE REPORT FOR OTHER EXCLUSIONS.

*Client must read this report in its entirety. If report is not understood the client should call for clarification. A home inspection is not a code compliance inspection. We recommend contacting city officials for their inspections in order to determine code compliance.

THE INSPECTOR RESERVES THE RIGHT TO ALTER AND MODIFY THIS REPORT WITHIN 48 HOURS FROM THE DAY OF THE INSPECTION.

HOME INSPECTION AGREEMENT CONTRACT

- Inspection Agreement

Inspector Name Andrew Consoli
Company Name ABC Home Inspection, Inc.
Company Address 21 Wingate Street
Company City State Zip Haverhill Massachusetts 01832

Client Name: MR ABC Home Inspection Inc.
Address: 21 Wingate Street
City, State Zip: Haverhill, Massachusetts 01832
Property Address: ABC Street
City State Zip Haverhill, Massachusetts 01832

ABC HOME INSPECTION INC.
AGREEMENT CONTRACT

Thank you for selecting ABC Home Inspection, Inc. for servicing your inspection needs. We are a full time home inspection company with over 25 years of professional service. Our inspectors are full time and highly trained professionals. We promise to do each inspection in a professional manner in accordance with the American Society of Home Inspectors' standards of practice, National Association of Home Inspectors and State Licensing Laws and Regulations Practices. We realize that purchasing a home can be a scary ordeal and we will do our best to help enlighten you to the accessible visible conditions of your new home. We will prepare a home inspection report that will outline our opinion of condition observed at the time of the home inspection. Please read all of the information below. If you have any questions regarding this agreement please do not hesitate to call me directly. Take as much time as you need to review this agreement. Our home inspector will conduct the inspection and the report will then be prepared after the signed agreement is returned with the fee. I wish you and your family the very best in your new home. Home inspection agreements are required with all home inspection companies.

Sincerely
Andrew Consoli
President of ABC Home Inspection Inc.

Please read the following agreement, the standards of practice and the entire home inspection report.

HOME INSPECTION AGREEMENT CONTRACT

I: The purpose of a home inspection

HOME INSPECTION AGREEMENT CONTRACT (Continued)

1.The purpose of the inspection is to identify visible defects and/or conditions that in the judgment of the inspector adversely affect the function and the integrity of the items, components and systems inspected.

2.The inspection report is to be used as a general guideline and basic overview assessment of the readily visible listed items on the report. The report comments and definitions are based on a general overall representation of a certain number of items and not necessarily each and every item or area.

3.The client fully understands and agrees that any negotiation between the buyers (clients) and sellers is the responsibility of the client; ABC Home Inspection, Inc. is absolutely not responsible for any item or area introduced into or omitted from negotiations. The Home Inspector and ABC Home Inspection, Inc. do not authorize this inspection to be used as a negotiation tool. Any use of this report as a negotiation tool would be the choice of the client. The home inspection does not include all defects and therefore, any negotiation based on the report may or may not include all defects in the building or buildings.

4.The client understands that the inspection is essentially visual. It is not technically exhaustive, and does not imply that every defect will be discovered. The home inspection report is not a structural engineers report. Contact a structural engineer now if structural engineer reports are desired.

5.The clients understand that the inspection is only for the purpose of preparing a report, which states an opinion (a brief or judgment based on grounds insufficient to produce complete certainty). It is a statement of a personal view of the overall function and conditions of the items listed at the time of the inspection by the inspectors of ABC Home Inspection, Inc. The opinion resulting from this inspection is based on visual examination, operation when possible and statistical life expectancies.

6.The inspection report is intended for the sole use of the client named in the last paragraph of the Agreement and who has signed below. No other person or entity shall in any way be construed as the client, nor shall any client have the right to assign any of his rights under this Agreement to any third person or entity.

II: Our standard of care and the scope of the inspection

7.ABC Home Inspection, Inc. inspections are based on the standards of practice of the National Association of Home Inspectors and American Society of Home Inspectors and the applicable Massachusetts and New Hampshire Laws and Standards of Practice. Nothing contained in this agreement shall create any duty to ABC Home Inspection, Inc. beyond the standards of practice of ASHI and NAHI and applicable state laws. We follow the home inspection state rules and laws, regulations and standards relating to the state of the inspected property. Go to

HOME INSPECTION AGREEMENT CONTRACT (Continued)

ABCHOMEINSPECTION.COM for direct links to both state laws. Also go to ashi.org and nahi.org for more information.

8. Our home inspection is performed to a standard of care relative to the home inspection industry. The home inspector cannot be expected to perform at a standard of care above and beyond the standards of the American Society of Home Inspectors (ASHI), National Association of Home Inspectors and state home inspection laws. We do not inspect equipment or areas in the same manner as a licensed technician in a particular field. A licensed technician would inspect and service the item in which he is expert and focus on the particular area or item with more invasive and technical testing methods than a home inspector. Such a technician will test one item only during his inspection. A home inspector observes many items and only performs a basic non-intrusive, non-technical exam. We welcome our clients to have any and all areas inspected by professionals in specific technical fields prior to closing to obtain an in-depth expert evaluation. The inspectors at ABC Home Inspection, Inc. have licensed in various trades. Do not confuse the licenses of the home inspector with the full time professional licensed technician. The home inspector will be performing his inspection in accordance with the home inspection industry and not as a full time licensed technician.

9. The client understands the qualified technicians, according to manufactures' instruction, should service all mechanical systems. ABC Home Inspection, Inc. in no way provides service work. The client understands that it is his/her responsibility to obtain all available manuals and service records from the seller.

10. ABC Home Inspection, Inc. can perform various testing. We strongly recommend the client/customer have the house tested for radon air, wood-boring insects, water quality, well water radon, VOC, arsenic, and gross alpha. There are other tests that should be performed, although ABC Home Inspection, Inc. does not provide any testing other than tests noted above. Some of these tests THAT WE DO NOT INSPECT FOR would be: lead paint testing, environmental 21-E, soil testing, chemical, UFFI testing, air quality, screen alpha water testing, MOLD TESTING, etc. WE DO NOT INSPECT FOR MOLD. You should contact and consult with your attorneys and environmental companies now for information on these and any additional tests. It is the client's responsibility to request the tests they want performed. ABC Home Inspection, Inc. and/or its inspector cannot be held responsible for any problems discovered that are relative to the items not inspected. Problems relative to the environmental issues such as mold, water quality and soil contamination could be dangerous and extremely expensive to correct. And it is highly possible that you may have no insurance coverage to cover costs. You should consult with your insurance company for guidance of full coverage including environmental issues now. The client fully understands that ABC Home Inspection, Inc and its inspectors follow the laboratory's instructions for testing procedures and can not be held accountable for any issues relative to the laboratory tests e.g. - radon air, water analysis.

11. The client understands that the inspection and inspection report are not applicable to

HOME INSPECTION AGREEMENT CONTRACT (Continued)

inaccessible or concealed areas, which may exist within the property, and any defects which may be concealed therein, whether concealed intentionally or unintentionally, are not applicable to this report.

11a. ABC Home Inspection, Inc. and its inspectors make no representations relative to any product recalls and are not required by state law to do so.

12. IF the client wishes for ABC Home Inspection, Inc. to have a concealed or obstructed area inspected, the client shall consult with the owner and request permission to gain access to such areas. Upon obtaining such permission, ABC Home Inspection, Inc. will be available to inspect such areas for an additional fee. It is understood that ABC Home Inspection, Inc. is not responsible for inspected concealed or obstructed areas before an addendum to this Agreement is signed requesting ABC Home Inspection, Inc. to do so, and such fee is paid. ABC Home Inspection, Inc. will not physically gain access. Access must be gained by buyer or seller.

13. The client understands that it is impossible to accurately predict when an item or component in the premises, which is the subject of this agreement may need a replacement or repair. The client understands this is due, in part, to the fact that previous owners may or may not have maintained and serviced the systems or components properly. The client understands that because of many variables, components working at the time of inspection may not necessarily function correctly in the future.

III :What a home inspection is, and is not

14. The client fully understands that no expressed or implied warranty or guarantee is given concerning buildings and equipment or their future usefulness. The inspection report is not intended to be and is not to be construed as a guarantee or warranty.

15. The client fully understands that the home inspection report is not a form of insurance of any kind and that ABC Home Inspection, Inc. does not in any way provide any form or any kind of insurance.

16. The client fully understands that any warranties, guarantees or insurance concerning the property or its components should be secured from the property owner or any insurance company prior to closing. We recommend purchasing insurance from home warranty company.

17. The client understands that the inspection report is not intended to be, nor is it to be construed as, a statement of code or regulation compliance with any government or non governmental agency, insurance company, FHA, VA, bank standards, etc. Contact your insurance company and lender for information on a specific requirement necessary to purchase property, e.g.; will lender or insurance company accept old electrical knob & tube wiring or old fuse boxes.

HOME INSPECTION AGREEMENT CONTRACT (Continued)

18. Our home inspection report is not an appraisal. Obtain copies of appraisal and sellers statement for additional information.

19. The inspection report shall not be regarded as a warranty of the adequacy of performance of any structure, components, or system examined during the inspection. The home inspection report is not a structural engineers report.

20. The client understands that the inspection report is a formulated opinion based on observations only and as such to differing opinions from other sources, or may contain honest errors in judgment. The client understands that such honest errors in judgment do not rise to the level of a breach of any duty, which may be owed to conduct a home inspection in a reasonably prudent manner. The client agrees ABC Home Inspection, Inc can in no way be held liable for such honest errors in judgment.

IV: The limits of ABC Home Inspection, Inc. liability and what to do if you have a compliant

21. The client agrees that if for any reason he or she is dissatisfied with the Home Inspection or report, he or she will immediately contact Andrew Consoli and discuss the matter with him before any repairs, corrections, alterations are performed. The client agrees to describe the compliant in wiring and allow ABC Home Inspection, Inc. the opportunity to access the problem (before any repairs, corrections, alterations, are performed). ABC Home Inspection Inc. will consider both the compliant as well as the terms of the contract and respond within ten days. The client agrees and fully understands that any effort undertaken by ABC Home Inspection, Inc. to correct a problem or alleged problem reported by the client shall not be considered an admission of liability or wrongdoing, and is done solely in the interest of maintaining a good business relationship and client satisfaction. ABC Home Inspection, Inc. does not have any responsibility whatsoever to make the repairs on the premises and this paragraph should be in no way construed to create a duty.

22. The client understands ABC Home Inspection, Inc. and its representatives do not have any financial or business interest in property.

23. ABC Home Inspection, Inc. is in no way responsible for damage or repairs needed to the premises at any time.

24. The client understands that ABC Home Inspection, Inc. can not and will not be held responsible for the acts of other persons or entities. Any defects and violations in house are the responsibility of the individuals who originally installed and/or serviced components containing such defects. The client must ask owners if the property has had any work or upgrades and if all the proper permits were obtained from town hall. Client should obtain all receipts and town hall approvals on any

HOME INSPECTION AGREEMENT CONTRACT (Continued)

renovation and repairs.

25.The client agrees the inspector is not an insurer and that the inspection is not intended as, nor to be construed as a guarantee or warranty or the adequacy, performance or condition of any structure, item or system at the property address. The client hereby releases and exempts ABC Home Inspection, Inc. and its agents and employees of all liability and responsibility for any consequential damage, property damage, or personal injury or any nature.

26.The client agrees that ABC Home Inspection, Inc. its inspections, representatives, agents, servants and employees are completely released from claims or negligence, errors and/or omissions which occur from the acts of other persons or entities not affiliated with ABC Home Inspection, Inc. including but not limited to acts of deception, concealment or camouflage whether intentional or unintentional.

V: The fee for your home inspection report

27.The client agrees to pay ABC Home Inspection, Inc. the home inspection fee due, at the time of the inspection and agrees that if any portion of the fee remains unpaid it would be paid in full within 10 days from inspection. If any portion of the fee is not paid, the inspection report becomes null and void, and the client is liable for all attorneys' fees and cost collection. All bounced checks will be charged a \$25.00 bounce fee.

VI: In conclusion

28.The client agrees that the home inspector has performed the home inspection in a professional manner and has appeared to have spent an adequate amount of time inspecting the property, the client acknowledges he or she is fully satisfied with the method in which the inspection was performed.

29.The client understands that this contract and the accompanying home inspection standards are the whole agreement, that nothing stated in writing or verbally by ABC Home Inspection, Inc., its agents, servants or employees, has any binding effect outside the four corners of this agreement and the home inspection standards.

30.The terms of the Agreement shall be governed by the laws of the state where the premises is located.

31.If any part of this Agreement is deemed invalid it shall not affect the remainder of the Agreement, and the remainder of the Agreement shall remain whole and valid.

HOME INSPECTION AGREEMENT CONTRACT (Continued)

32. The buyers/clients have been aware that there is a home warranty component plan available and that is their option and responsibility to contact the insurance company themselves for all information regarding plan. The insurance must be obtained prior to closing

33. By accepting the home inspection report, the buyers/clients hereby acknowledge and agree to the terms of this agreement.

34. Massachusetts inspections are performed in accordance with Massachusetts home inspection license laws and regulations, 266 CMR 2.00 through 11.00 and the New Hampshire home inspection law 310-A: 182 and home 100 to 700.

* If you become interested in the Home Insurance Plan contact HSA at 1-800-367-1448. We highly recommend purchasing a Home Insurance Plan Now.

* There are insurance plans also available through other companies. Contact your Real Estate Agent for list of other home insurance options.

By signing below, the client acknowledges that he/she has completely read the above terms thereto, and has been allowed sufficient time to read the agreement and to present this agreement to his/her lawyer if desired, prior to signing. The client understands that the report will be forwarded to the client after the return of the signed agreement with the fee.

* The client understands that the home inspection report is a digital report and the client agrees to be bound by their electronic signature.

Sincerely
Andrew B Consoli
President of ABC Home Inspection Inc.

Signature 

Inspection Date: 9-9-16

Exterior and additional items

S F US IA NA IC NoYes *
1. Driveway surface: ASPHALT ~ NOTE: Driveway is settled, cracked, eroded, heaved, etc. POOR CONDITION.



2. Walkway surface: FLAGSTONE ~ NOTE: FLAGSTONES ARE LOOSE ,cracked and due for correction.



3. Exterior steps/stoop/landing. (Not attached to Deck or Porch.) NOTE: LOOSE TREADS due for correction.



4. Grading near foundation

5. Shrubs,bushes,trees touching house NOTE: Trim bushes, trees and vegetation away from house due to potential for attracting wood rot and insect damage. Inaccessible areas could be affected by insects and water. Inspector does not move bushes, shrubs, vegetation, tree branches from building. These areas of building are not accessible.



S F US IA NA IC NoYes *
6. Siding - cladding: VINYL SIDING, WOOD CLAPBOARDS ~ NOTE: There is SOME WOOD ROT and damage on sections of siding and trim and rear kick plate due for correction.

NOTE: Some LOOSE PIECES of siding due for correction, Rear...

Exterior and additional items (Continued)

Siding - cladding: (continued)



- 7.
- 8.

Soffits, eaves overall condition

Fascia and rake boards overall **NOTE: Sections of DAMAGED FASCIA and RAKE boards due for correction. Bee damage observed. Contact pest co.**

- 9.

Corner boards **NOTE: Sections of DAMAGED corner boards due for correction.**



- 10.

Storm windows: .

- 11.

Window Wells: .

- 12.

Retaining Walls: **BLOCK**

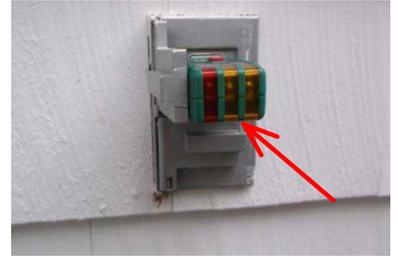
S F US IA NA IC NoYes *

- 13.

Faucets Sill cocks

Exterior and additional items (Continued)

14. Receptacle With GFCI NOTE: NO POWER, correct now.



15. Electrical Drip loop NOTE: The drip loop is NOT CORRECTLY LOOPED and due for correction. Contact electrician.



16. Electric Service entrance: OVERHEAD CONDUIT

17. Type of wall structure: WOOD

18. General note NOTE: Evidence of TERMITE INSECT TREATMENT. Question owner, obtain any paperwork and warranty, contact treatment company and retreat as needed. It should be understood that some degree of damage, including hidden damage may be present.



19. The ratings/grades are based on readily visible areas and indicate a GENERAL overall condition of a representative items or areas. All problems noted above need to be properly corrected by licensed qualified contractors.

Sheds and out buildings

S F US IA NA IC NoYes *

REAR Outbuilding

1. Shed overall condition:



2. The ratings/grades are based on readily visible areas and indicate a GENERAL overall condition of a representative items or areas. All problems noted above need to be properly corrected by licensed qualified contractors.

Sheds and out buildings (Continued)

Air Conditioning

S F US IA NA IC NoYes *

EXTERIOR REAR YARD AC System

1. Type of air conditioner unit: CENTRAL

2. Manufacturer: American Standard

3. A/C Operation NOTE: Air conditioning system OPERATED NORMALLY AT INSPECTION. We inspect system for basic function only. Internal components are absolutely not applicable to our report. We do not guarantee future operation of the system. Service Now and annually for remainder of its life.



4. Filters

5. Blower Fan

6. Insulation on cold gas Lines: NOTE: Worn and DAMAGED INSULATION on pipes due for replacing.



7. Exposed ductwork/Type: METAL & FLEX

S F US IA NA IC NoYes *

8. A/C source in habitable rooms

9. Exposed ducts insulated: ON FEEDS, ON RETURNS

10. Service receptacle location: AT CONDENSER, AT AIR HANDLER

11. Service disconnect location: AT CONDENSER, AT AIR HANDLER

NOTE: Service the air conditioner now and annually for the remainder of its life. Maintain a clean air filter.

12. The ratings/grades are based on readily visible areas and indicate a GENERAL overall condition of a representative items or areas. All problems noted above need to be properly corrected by licensed qualified contractors.

Garage/Barn

ATTACHED Garage

1. Number of stalls: **TWO STALL**

S F US IA NA IC NoYes *

2. Garage Stall Doors **NOTE: Missing SAFETY CABLES in springs due for installation for safety reasons.**



3. Stall Door Opener: **ELECTRONIC EYE ~ NOTE: Missing cover on door opener light due for cover.**



4. Exterior Siding: **VINYL SIDING, WOOD CLAPBOARDS**

5. Roof covering: **SEE REPORT ROOF PAGE FOR INFORMATION ABOUT ROOF**

6. Foundation: **CONCRETE**

7. Ceiling: **SHEETROCK**

8. Accessible Walls: **SHEETROCK**

9. Accessible Floor: **CONCRETE**

S F US IA NA IC NoYes *

10. Sills

11. Fire Door

12. Window

S F US IA NA IC NoYes *

13. GFCI/electric outlets

14. Heat source: .

15. Gutters: **ALUMINUM**

16. Visible Water stains on walls and ceilings **NOTE: WATER STAINS OBSERVED.** Stained areas can indicate current active or old inactive leaks. Inspector uses moisture meter to detect current moisture of stain at representative accessible areas during inspection. Reason for stain is often unknown due to inaccessibility. Ceilings and wall areas may require removal in order to better investigate reason for stain. Inspector performs an overall check and may not find all stains. Wet areas can cause mold and would require proper mold clean up for health reasons. Question



Garage/Barn (Continued)

Visible Water stains on walls and ceilings (continued)

owner about stains, correct as needed.

WET TODAY ACCORDING TO MOISTURE
METER.-

- 17. General note NOTE: Areas of GARAGE sill, floor, framing, foundation etc. (as applicable) were inaccessible for inspection of condition due to storage and clutter in garage, also due to wall and ceiling coverings. Concealed areas are not applicable to this report. We comment on readily visible areas only. The inspector is not able to determine the condition of inaccessible areas. The client must assume all responsibility for gaining access to adequately investigate any concealed areas. The client must assume all responsibility and costs for any inaccessible-latent defect found in future.



- 18. The ratings/grades are based on readily visible areas and indicate a GENERAL overall condition of a representative items or areas. All problems noted above need to be properly corrected by licensed qualified contractors.

Chimneys

S F US IA NA IC NoYes *

MAIN HOUSE Chimney

- 1. Chimney: BRICK ~ NOTE: Chimney is due for re pointing and repairs as needed.

- 2. Chimney Flashing NOTE: There are sections of tar coated flashing at chimney . This indicates amateur work. We cannot determine condition of metal flashing below tar. Question owner. Tar will crack and open over time. Monitor and correct as needed. Incorrect flashing can cause leaking.



- 3. The ratings/grades are based on readily visible areas and indicate a GENERAL overall condition of a representative items or areas. All problems noted above need to be properly corrected by licensed qualified contractors.

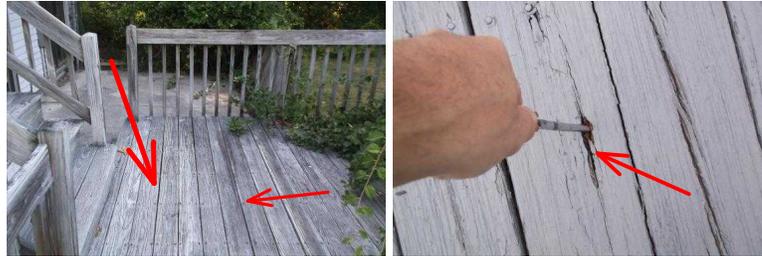
Deck / Porch

REAR DECK Deck / Porch

1. Deck / Porch Material: WOOD

2. Deck / Porch Condition NOTE: Deck / Porch is due for surface preparation and PAINT/STAIN.

NOTE: Sections of DECAYED, DAMAGED deck/porch due for correction.



S F US IA NA IC NoYes *
3. Flashing

NOTE: There is NO VISIBLE EVIDENCE of flashing between deck/porch and house which can allow water to enter behind deck/porch, causing potential water rot and insect problems. We recommend properly installing flashing and sealing gaps, moldings, thresholds, etc. with caulking and monitor. Correct any damage that may be discovered during repair work.



4. Bolts

5. Joist Hangers

S F US IA NA IC NoYes *
6. Railings

NOTE: The railing guards are HORIZONTAL and have a ladder effect which is normally not allowable, question Contractors and correct if and as needed.



7. Stairs

NOTE: LOOSE, DAMAGED treads due for correction.



Deck / Porch (Continued)

8. General Note NOTE: LATTICE is damaged, correct as needed.



9. The ratings/grades are based on readily visible areas and indicate a GENERAL overall condition of a representative items or areas. All problems noted above need to be properly corrected by licensed qualified contractors.

Kitchen

S F US IA NA IC NoYes *

1ST FLOOR Kitchen

- 1. Oven: GAS
- 2. Stove: GAS
- 3. Cabinets
- 4. Range hood
- 5. Counter tops



- 6. Trash compactor
- 7. Refrigerator NOTE: Refrigerator is AGED future life unknown.
NOTE: Non functional ICE and/or WATER dispenser on refrigerator.

- 8. Dishwasher
- 9. Disposal

S F US IA NA IC NoYes *

- 10. Sink NOTE: LOOSE FAUCET due for securing.



Bathroom:

1ST FLOOR Bathroom:

S F US IA NA IC NoYes *

- 1. Shower Wall
- 2. Shower Operation
- 3. Tub **NOTE: Tub spout does not properly extend beyond the tub rim allowing water to pour onto the floor and due for correction.**



- 4. Toilet
- 5. Sink
- 6. Visible sink drain **NOTE: SLOW flow drain due for correction.**



S F US IA NA IC NoYes *

- 7. Ceiling
- 8. Walls
- 9. Doors
- 10. Windows
- 11. Floor covering: **TILE ~ NOTE: Some loose and cracked floor tiles due for correction.**



- 12. Exhaust Ventilation: **FAN, WINDOW ~ NOTE: Non functional fan needs correction.**



- 13. GFCI outlet
- 14. GFCI at jet tub

S F US IA NA IC NoYes *

- 15. Heat source

Bathroom: (Continued)

16. Cross connection

17. The ratings/grades are based on readily visible areas and indicate a GENERAL overall condition of a representative items or areas. All problems noted above need to be properly corrected by licensed qualified contractors.

MASTER Bathroom: _____

S F US IA NA IC NoYes *

18. Shower Wall NOTE: Apply top seal coat on shower WALL tiles and FLOOR tiles now and periodically as needed. This type of shower wall and floor system can be problematic with possible leaking shower pans and wall to pan connections. We can not determine any conditions of pans or inaccessible walls. Monitor.



19. Shower Operation

20. Tub NOTE: Leaking jet tub pump due for correction.



21. Toilet NOTE: LOOSE toilet due for correction.



22. Sink NOTE: Missing sink stopper.
NOTE: Loose faucet handles.



23. Visible sink drain

S F US IA NA IC NoYes *

Bathroom: (Continued)

- 24. Ceiling
- 25. Walls
- 26. Doors
- 27. Windows
- 28. Floor covering: **TILE**
- 29. Exhaust Ventilation: **WINDOW**
- 30. GFCI outlet
- 31. GFCI at jet tub

S F US IA NA IC NoYes *

- 32. Heat source
- 33. Cross connection

34. The ratings/grades are based on readily visible areas and indicate a GENERAL overall condition of a representative items or areas. All problems noted above need to be properly corrected by licensed qualified contractors.

Interior Items/Areas

S F US IA NA IC NoYes *

GENERAL OVERALL CONDITION OF INTERIOR ITEMS AND AREAS. Living Space

- 1. Lights **NOTE: Any incandescent light fixtures in closets are due for replacement with fluorescent fixtures now for safety. The incandescent bulbs burn hot and could ignite stored articles in closets. Incandescent fixtures were observed at various closets, correct where needed NOW.**



- 2. Outside lights at doorways **NOTE: Damaged light needs correction at rear entry.**

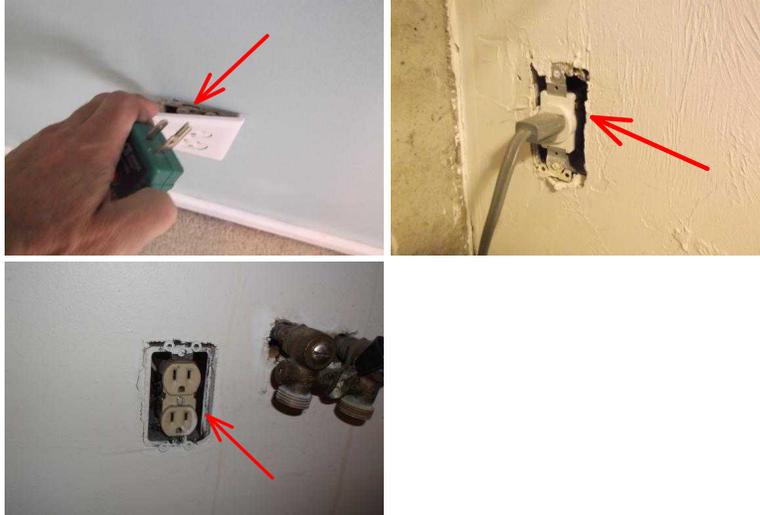


- 3. Electrical Outlets: **THREE PRONG ~ NOTE: LOOSE outlets due for correction. rear bedroom.**

NOTE: Install covers on outlets where missing for safety.

Interior Items/Areas (Continued)

Electrical Outlets: (continued)



- 4. Ceiling Fans NOTE: Wobbling fan needs correction at master bedroom.



- 5. Walls: SHEETROCK
- 6. Floors: WOOD, CARPET, TILE
- 7. Ceilings: SHEETROCK
- 8. Doors: HOLLOW, WOOD ~ NOTE: Doors due for strike plate adjustment, master bedroom.

NOTE: Missing strike plate due for installation, cellar closet.



S F US IA NA IC NoYes *

Interior Items/Areas (Continued)

16. Visible water stains NOTE: WATER STAINS OBSERVED. Stained areas can indicate current active or old inactive leaks. Inspector uses moisture meter to detect current moisture of stain at representative accessible areas during inspection. Reason for stain is often unknown due to inaccessibility. Ceilings and wall areas may require removal in order to better investigate reason for stain. Inspector performs an overall check and may not find all stains. Wet areas can cause mold and would require proper mold clean up for health reasons. Question owner about stains, correct as needed. DRY TODAY ACCORDING TO MOISTURE METER.-



17. Two egresses from this unit
S F US IA NA IC NoYes *

18. General Note NOTE: Ant traps observed in kitchen indicating ants to date. Question owner and treat as needed.



19. Inspectors do not test carbon monoxide or smoke detectors. The home owner must at all times have working smoke and carbon monoxide detectors in full compliance with state law and manufacturers instructions.
20. The ratings/grades are based on readily visible areas and indicate a GENERAL overall condition of a representative items or areas. All problems noted above need to be properly corrected by licensed qualified contractors.
21. Inspectors do not test carbon monoxide or smoke detectors. The home owner must at all times have working smoke and carbon monoxide detectors in full compliance with state law and manufacturers instructions.
22. The ratings/grades are based on readily visible areas and indicate a GENERAL overall condition of a representative items or areas. All problems noted above need to be properly corrected by licensed qualified contractors.

Fireplace/Wood Stove

S F US IA NA IC NoYes *

FAMILY ROOM Fireplace

1. Fireplace/Type: METAL, PREFABRICATED, GAS



2. Damper operation

3. Hearth

4. Solid fuel stove

5. The ratings/grades are based on readily visible areas and indicate a GENERAL overall condition of a representative items or areas. All problems noted above need to be properly corrected by licensed qualified contractors.

6. NOTE: Inspector does not inspect pellet, wood, coal, gas stoves. Contact wood stove company for full evaluation and obtain a proper stove permit from local town hall now for safety and insurance reasons. these stoves are not applicable to this report.

7. Install carbon monoxide detectors now according local requirements.

Attic

MAIN HOUSE Attic

S F US IA NA IC NoYes *

1. Method of Inspection: PULL DOWN LADDER ~ NOTE: Damaged steps due for correction.



2. Unable to Inspect: SOME AREAS ~ NOTE: There are VAULTED/CATHEDRAL CEILING areas making those areas of roof frame,insulation, ventilation etc. inaccessible and not applicable to inspection. Any conditions within these areas are not applicable to our report.



Attic (Continued)

- 7. Attic light
- 8. Vapor Barrier
- 9. Visible Water stains **NOTE: WET water stains at inspection. contact roofer now for correction.**



- 10. Approx insulation Thickness: APPROX R-30
- 11. Insulation/Type: FIBERGLASS, BATTS
- 12. General Note **NOTE: The BATH VENT DISCHARGES INTO ATTIC. The bath exhaust vent must discharge to outdoors. Consult contractor and correct if/as needed. We do not inspect the condition of any inaccessible hose or component. Vent to attic can cause mold problems.**



13. The ratings/grades are based on readily visible areas and indicate a GENERAL overall condition of a representative items or areas. All problems noted above need to be properly corrected by licensed qualified contractors.

Heating Boiler System

S F US IA NA IC NoYes *

CELLAR Heating System

- 1. Manufacturer: Weil Mclain
- 2. Type: FORCED HOT WATER Capacity BTUs: 86,000
- 3. Fuel Type: GAS

S F US IA NA IC NoYes *

- 4. Service Tags: NONE
- 5. Heating System Operation **NOTE: Heating system OPERATED NORMALLY AT INSPECTION. We inspect system for basic function only. Internal components are absolutely not applicable to our report. Install carbon monoxide detectors as recommended by manufacturer. We do not guarantee future operation of heating system. Service Now and annually for remainder of its life.**
NOTE: The heating system is AGED and in its normal life expectancy range. Systems have normal life expectancies between 15-30 years



Heating Boiler System (Continued)

Heating System Operation (continued)

depending on type and models. This system was operating at time of inspection. Future useful life is unknown and undeterminable similar to that of an old car with over 200,000 miles. Consider normal life expectancies of system as a reminder that future attention repair or replacement may be needed. We comment on unit at inspection only. Service NOW and annually for remainder of its life.

- 6. Visible pipes: COPPER ~ NOTE: Some corrosion due for correction on flow check valve. and pipe below air vent.



- 7. Pressure at inspection
- 8. Circulators
- 9. Pressure relief valve
- 10. Backflow preventer NOTE: There is no back flow preventer on system feed pipe. Back flow preventer prevents boiler water from mixing with domestic drinking water. Contact a plumber NOW for installation of a back flow preventer. This is a cross connection due for correction.

- 11. Draft regulator
S F US IA NA IC NoYes *

- 12. Flue Pipe METAL ~ NOTE: RUST on flue pipe due for correction, contact plumber for corrections now.



- 13. Flue thimble at chimney
- 14. Visible fire box liner
S F US IA NA IC NoYes *
- 15. Service switch location: AT HEATING UNIT
- 16. Chimney clean out door

Heating Boiler System (Continued)

- 17. Overhead fire protection
- 18. Outside makeup air to system area **NOTE: There appears to be NO OUTSIDE MAKEUP of oxygen in heating system area. It is necessary to have make up air in all conventional and mid efficiency heating system and water heater areas. Make up air reduces the threat of carbon monoxide buildup in those areas. New standards often call for actual outside air. This air is either introduced through passive ducts at house wall or by a mechanical vent system. Older standards considered large open basement areas or louvers at heating area doorway or walls to be sufficient. Consult heating technician for their opinions and install make up air as needed, NOW.**

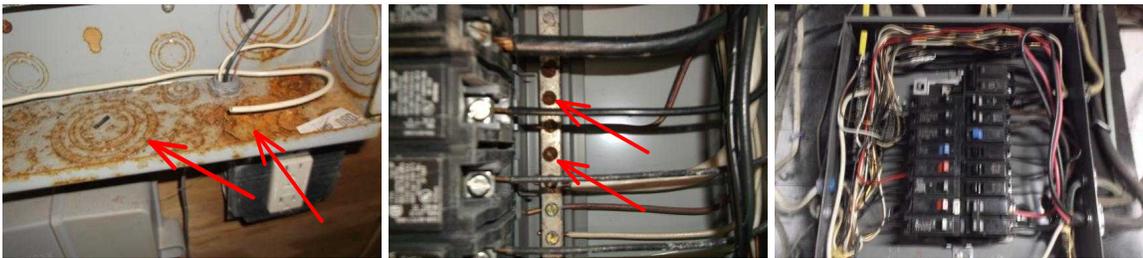
- 19. Suspected asbestos on visible pipes and ducts
- 20. The ratings/grades are based on readily visible areas and indicate a GENERAL overall condition of a representative item or area. ALL PROBLEMS noted above need to be properly corrected by licensed contractors.
- 21. Install carbon monoxide detectors now according local requirements.

Electrical System

S F US IA NA IC NoYes *

CELLAR Electric Panel

- 1. Voltage 110 220 inaccessible
- 2. Type of Electric Panel: **MAIN ~ NOTE: There is CORROSION in electrical panel indicating water leaks possibly through service cable/conduit or possibly due to condensation. This corrosion can cause problems with breaker and wire connections. Contact electrician for evaluation and correction as needed NOW.**

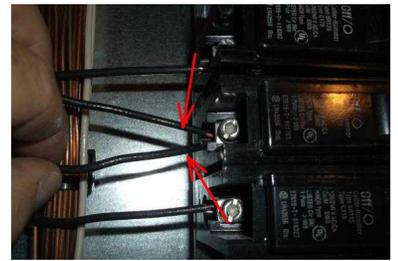


S F US IA NA IC NoYes *

- 3. Amperage: **100**
- 4. Type of Service: **BREAKER**
- 5. ARC fault breakers

Electrical System (Continued)

6. Circuit Wires Multi tapped **NOTE:** There are multi tap wires under single BREAKERS in panel due for correction now for safety reasons. This condition can cause overload, blow circuits, overheating, fire, etc. There are some breakers that are allowed to have two wires on one set screw although that allowance would be based on the manufacturers instructions. Consult electrician and correct as/if needed NOW.



7. Circuit Wires Undersized
S F US IA NA IC NoYes *
8. Visible Stranded aluminum wiring in panel.
9. Breaker on aluminum wire rated for stranded aluminum
10. Aluminum wire tips coated with anti corrosion inhibitor
11. Visible aluminum solid wires
S F US IA NA IC NoYes *
12. Neutral and equipment ground terminal bars bonded to MAIN panel enclosures
13. Available circuits spaces
14. Panel SERVICE WIRES types: **STRANDED ALUMINUM**
15. Branch circuit wire type: **COPPER**
16. # of Breaker/Fuses: **14** # of Circuits: **16** Circuits in off position: **NONE**
S F US IA NA IC NoYes *
17. Readily Visible Wires: **ROMEX - non metallic cable** ~ **NOTE: Some OPEN JUNCTION BOXES** due for covers in attic, cellar.



18. Intercom function
19. Central vacuum operation
20. Door bells
21. Water pipe bonded to electrical box within 5 feet of entering building
22. Ground wire jumped to both sides of meter
23. Electrical Grounding Rod in earth On water pipe
S F US IA NA IC NoYes *
24. The ratings/grades are based on readily visible areas and indicate a GENERAL overall condition of a representative items or areas. All problems noted above need to be properly corrected by licensed qualified contractors.

Water Heater (Continued)

8. Vacuum breaker

S F US IA NA IC NoYes *

Plumbing

NOTE: Water quality testing is not automatically included with this report Contact your public supplier now for water quality information. Water quality testing is available upon request for an additional fee.

S F US IA NA IC NoYes *

- 1. Water Supply **Public**
- 2. Location Main Water Shutoff: **CELLAR**

S F US IA NA IC NoYes *

- 3. Visible WATER MAIN supply pipe: **COPPER**
- 4. Water pump operation
- 5. Visible Water pipes: **COPPER** ~ NOTE: Some **CORROSION** observed on pipes and valves in areas, typical for age of house. Monitor and correct in future as needed.



- 6. Piping supports
- 7. Water functional flow

S F US IA NA IC NoYes *

8. Visible fixture drains: **PLASTIC** ~ NOTE: See KITCHEN page about kitchen drain.

9. Visible soil drain pipes: **PLASTIC, CAST IRON** ~ NOTE: There are sections of corrosion, rust pits, cracks, leaks on soil pipe due for replacement or repairs to affected sections. Contact plumbers now for evaluation and correct as needed.



- 10. Cross connections observed
- 11. Sections of inaccessible plumbing NOTE: Sections of plumbing are inaccessible for physical inspection due to the FINISHED COVERINGS . Those pipes and drains are not applicable to our report. We comment on readily visible accessible areas only.

S F US IA NA IC NoYes *

- 12. Visible soil drain clean out location: **CELLAR**
- 13. Location of main fuel shut off: **EXTERIOR**

Plumbing (Continued)

- 14. Insulation on pipes accessible sections : **NO**
- 15. Water filters are not tested by inspectors. Contact filter company for full evaluation now and service periodically. Filters are used to reduce contaminants and odors in water supply.
- 16. NOTE: Private sewage system and drywell inspections are not included in this report. Such inspections are recommended, if there is a septic or drywell. Ask owner and real estate agent if there is a septic and Contact professional in this field now.
NOTE: Water quality testing is not automatically included with this report and recommended now, for all wells. Question municipality for town water testing information. Contact professional in this field now. Water quality testing is available on request for an additional fee.
- 17. The ratings/grades are based on readily visible areas and indicate a GENERAL overall condition of a representative items or areas. All problems noted above need to be properly corrected by licensed qualified contractors.

Laundry Hookups/Area

S F US IA NA IC NoYes *

OPEN CELLAR AREA Laundry Room/Area

- 1. Laundry Sink
- 2. GFCI outlet
- 3. Heat source

S F US IA NA IC NoYes *

- 4. Washing machine hookup
- 5. Dryer hookup: **ELECTRIC ~ NOTE: Clean/evaluate dryer vent pipe now and periodically for safety.**

- 6. Leak pan below washing machine **NOTE: Install a leak pan with proper drain below laundry machine to reduce the possibility of flooding leaking related problems, consult plumber.**



- 7. The ratings/grades are based on readily visible areas and indicate a GENERAL overall condition of a representative items or areas. All problems noted above need to be properly corrected by licensed qualified contractors.

Lower Level Finished Areas

S F US IA NA IC NoYes *

GENERAL OVERALL CONDITION OF LOWER LEVEL FINISHED AREAS. Living Space

- 1. Lights
- 2. Electrical Outlets: THREE PRONG
- 3. Ceiling Fans
- 4. Walls: SHEETROCK
- 5. Floors: CARPET, LAMINATE
- 6. Ceilings: SHEETROCK, TILES
- 7. Doors: HOLLOW

S F US IA NA IC NoYes *

- 8. Windows: INSULATED

S F US IA NA IC NoYes *

- 9. Visible Heat source

S F US IA NA IC NoYes *

- 10. Inspectors do not test carbon monoxide or smoke detectors. The home owner must at all times have working smoke and carbon monoxide detectors in full compliance with state law and manufacturers instructions.
- 11. The ratings/grades are based on readily visible areas and indicate a GENERAL overall condition of a representative items or areas. All problems noted above need to be properly corrected by licensed qualified contractors.
- 12. Inspectors do not test carbon monoxide or smoke detectors. The home owner must at all times have working smoke and carbon monoxide detectors in full compliance with state law and manufacturers instructions.

Foundation/ Basement/ Cellar

S F US IA NA IC NoYes *

ALL ACCESSIBLE AREAS Basement

- 1. Inaccessible areas: SOME AREAS ~ NOTE: Areas of cellar are FINISHED/RENOVATED making SILLS, FLOOR, FRAMING, FOUNDATION etc. inaccessible for inspection. Concealed areas are not applicable to this report. We comment on readily visible areas only. We are available, at a fee, to inspect any concealed areas that may become readily visible. The client is responsible for providing adequate access to concealed areas to their satisfaction. The inspector is not able to determine the conditions of inaccessible areas. The client must assume all responsibility for gaining access to adequately investigate any concealed areas. The client must assume all responsibilities and costs for any inaccessible-latent defect found in the future.

Foundation/ Basement/ Cellar (Continued)

Inaccessible areas: (continued)



2. Exposed foundation: **CONCRETE, BLOCK** ~ **NOTE:** There is a **PATCHED** foundation crack observed. Question owner as to reason for patch, obtain any warranties on patch and monitor.
NOTE: Some **CRACKS** on crawlspace foundation due for correction. Contact foundation crack repair company for suggestions on repairs.



3. Exposed cellar floor: **CONCRETE**
S F US IA NA IC NoYes *
4. Sills: **WOOD**
5. Girders: **WOOD**
6. Floor joists: **WOOD**
7. Exposed sub floor: **PLYWOOD**
8. Bridging: **WOOD**

Foundation/ Basement/ Cellar (Continued)

9. Support Lally columns: METAL, HOLLOW METAL
~ NOTE: Replace HOLLOW metal lally columns with cement filled lally columns placed on proper footings. Hollow metal columns can deteriorate over time and could collapse in the event of a fire. Consult with contractors for proper replacement.



10. Insulation: BETWEEN JOISTS AND AT SILL AREAS, SOME
S F US IA NA IC NoYes *

11. Windows: SINGLE PANE, INSULATED GLASS
12. Bulkhead/walkout: WALKOUT THROUGH GARAGE
13. Sump Pump visible: Not applicable: SUBMERSIBLE
14. Cellar stairs
15. GFCI in unfinished cellar
16. Heat Source
S F US IA NA IC NoYes *

17. Visible evidence of water seepage in cellar to date NOTE: WATER STAINS observed indicating water in basement/cellar at times. Consult with owner on basement/cellar water history and any past or present water conditions. Contact basement/cellar waterproofing contractor for their opinions now. You should anticipate water at times. Damp wet basement/cellars can cause mold that would require proper cleanup for health reasons and possible removal of contaminated materials, which could be costly.



Foundation/ Basement/ Cellar (Continued)

18. Visible water control system NOTE: There appears to be a WATER CONTROL SYSTEM which indicates that the building has a history of a water problem. Obtain any warranties from owners and installation company if any, now. We cannot guarantee the effectiveness of the water management system. Future water seepage is unknown. Service the water management system as often as needed according to installer. We do not inspect operation of any floor drains if any.



19. Wet areas at time of inspection
20. Dehumidifier present NOTE: Continue use of a dehumidifier to help control humidity levels.
21. Install dehumidifiers if not present to help reduce humidity related problems such as mold, fungus, wood rot, attraction to insects, etc.
22. The ratings/grades are based on readily visible areas and indicate a GENERAL overall condition of a representative items or areas. All problems noted above need to be properly corrected by licensed qualified contractors.

Crawl Space

S F US IA NA IC NoYes *

REAR Crawl Space _____

1. Unable to Inspect: .



2. Access: OPEN FROM CELLAR
3. Moisture Barrier on floor: NONE
4. Ventilation in crawl space: OPEN TO CELLAR
5. Insulation in crawl space: NONE

S F US IA NA IC NoYes *

6. Sump Pump visible: Not applicable: NO
7. Dehumidifier in crawl space
8. Method of Inspection: ACCESSED FROM OPENING. CRAWLED INTO ACCESSIBLE SECTIONS ONLY.
9. The ratings/grades are based on readily visible areas and indicate a GENERAL overall condition of a representative items or areas. All problems noted above need to be properly corrected by licensed qualified contractors.

Crawl Space (Continued)

10. NOTE: Crawl spaces are vulnerable to mold, insect and water rot problems due to the typical damp, musty conditions, dirt floors and close proximity between soil and framing. We recommend installed adequate ventilation and/or dehumidification. Plastic vapor barriers should be installed on dirt floors. Insulation should be installed in between the joists and must have a vapor barrier facing the living space. These areas should be checked annually for potential insect infestation. The minimal clearance between soil and untreated wood in crawl space by today's standards is 12 inches. We can make no representation regarding the inaccessible areas at inspection; we would be available to inspect these areas upon future accessibility at a minimal fee. Client must contact inspection company for such a reinspection if desired. The inspector is not able to determine the conditions of inaccessible areas. The client must assume all responsibility for gaining access to adequately investigate any concealed areas. The client must assume all responsibilities and costs for any inaccessible latent defect found in future. Plumbing in crawl space is inaccessible to visual inspection due to either limited or no access to crawl space areas. Inaccessible plumbing is not applicable to our report. Crawl space plumbing should be insulated and heat taped to reduce threat of freezing.

DEFINITIONS FOR ALL CATEGORIES

1. Definitions for EXTERIOR page

- 1.Type of wall structure would be our opinion on the type of material used in the wall structure e.g. wood, masonry, metal - the wall structure is almost always inaccessible. Asbestos siding must be handled according to the laws. DO NOT touch asbestos without full city approval.
- 2.Driveway is a material such as tar, concrete or stones used as a base for parking autos. We do not measure thickness. We comment on appearance only.
- 3.Walkway is a material used as a base for foot traffic to doorways such as tar, concrete, flagstone, brick, etc. Repair all cracks as they develop.
- 4.Exterior steps/landings/stoops should have rails if there are two or more treads. Exterior stairs should have rails if higher than 30 inches from the ground and/or if more than 2 steps. Consult local code officials for specifications.
- 5.Grading is the pitch of land around the building. Land should pitch away from house. Also, there should be proper distance between the ground and the siding to reduce attraction to insects and wood rot.
- 6.Shrubs, bushes, tree branches touching house. Keep trimmed and away from house. Overgrown shrubs and bushes can cause wood rot to abutting house siding and trim. We do not comment on their physical condition of the health of the plant.
- 7.Siding cladding is a material at the exterior or building used to protect the building from the weather. Repaint, caulk, and seal and clean as needed. Stone face and Brick siding could be natural or artificial. Inspector does not make that determination.
- 8.Soffits and Eaves are the areas of exterior at bottom edges of roof that box off the perimeter of roof areas. WE inspect these areas visually only - we are not probing those areas.
- 9.Visible fascias and rake boards are at the front of Soffits and along the gable roof edges. Fascias are often inaccessible due to attached gutters. We inspect these areas visually only. We are not probing these areas. Fascias behind gutters could be damaged, overall inaccessible.
- 10.Corner boards are the wood or siding trim at the corner of the building.
- 11.Storm windows- aluminum combination windows installed over the primary windows to help reduce heat loss through primary windows. Drill weep holes in all storm windows to reduce condensation and water rot problems at sills. We do not operate or test any storm window or screen. We merely observed their presence.
- 12.Window wells are installed at cellar windows when the cellar windows are below the dirt grade level. The

DEFINITIONS FOR ALL CATEGORIES (Continued)

window well helps keep soils, water and snow from entering window. Install a window well cover if not present.

13.Retaining walls. Man made walls constructed of wood, stone, concrete, etc. used to hold back earth for landscape design reasons. These walls can rot and break down over time. Maintain as needed. We comment on walls close to house that have potential to adversely affect the building. Wood walls decay from both sides and require periodic repairs. The side of wall abutting dirt may be rotted although inaccessible.

14.Faucet, sill cocks are outside water faucets. We recommend back flow preventer faucets if not present.

15.Receptacles with GFCIs are special safety receptacles used to prevent electrical shock, install if not present and test monthly according to manufacturer.

16.Electrical Drip Loop is a loop of wire at the service head conduit created to allow rain water to drip of bottom of loop rather than entering the electrical panel.

17.Electrical Service entrance is the main electrical wire entering the house. It is typically attached to the house siding.

18.. (Deck) is a platform abutting house, which has no roof over head. Decks should be sealed along house to reduce possible water and insect problems between deck and house. Seal all areas around slider doors. Deck/porches must be bolted to building with joist hangers installed. Decks should have flashing or spacing along house.

19.Bolts, hangers, rails, flashing.

20.Decks/Porches

21.Bolts, hangers, rails, flashing

22.Shrubs, bushes, tree branches touching house. Keep trimmed and away from house. Overgrown shrubs and bushes can cause wood rot to abutting house siding and trim. We do not comment on their physical condition or the health of the plant.

We do not comment on the health and environmental issues relative to pressure treated wood. Pressure treated wood may contain arsenic. Pressure treated wood is being removed from the market place. For information, contact town inspectors, EPA, DEP, DES, etc. Our inspections of any pressure treated materials is based on the construction and physical condition of component only- not the health or legality of materials.

Definitions for A/C page

1.Type of air conditioner We do not comment on window air conditioners.

2.Manufacturer of the air conditioner.

3.A/C System operation at the time of inspection only.

4.Filters are found on air handlers and furnaces and are used to filter out dust from circulating air.

5.Blowers circulate the warm air through system and throughout house.

6.Insulation on cold gas lines. Cold gas line is found behind the outside compressor unit and should be insulated.

7.Exposed ductwork type Ductwork carries the furnace air to rooms. Ducts are either metal or flexible materials. We recommend insulation on all ducts. Install if not present. Clean ducts periodically, Question HVAC tech. about duct cleaning. Ducts can grow bacteria, mold, dust, etc.

8.Air conditioner source in habitable rooms Indicates weather or not there is a readily visible air register in each primary room. We cannot always determine if there is a source, Also weather or not the source is actually is properly operating. We cannot always determine what area of the house is being serviced and where the air is being distributed. We cannot be sure as to age of any system. Question the owner or HVAC tech. as to age

DEFINITIONS FOR ALL CATEGORIES (Continued)

of components. The normal life expectancy of air conditioners is 10 to 12 years.

9.Exposed duct insulated

10.Service receptacle location is a receptacle for plugging in light or testing equipment at unit location.

11.Service disconnect location is a shut off switch to disconnect power while system is being serviced

*Air conditioner compressors, condenser units have a life expectancy of 10-16 years. Older systems within this age range can be expected to require repairs or replacement at any time. We recommend full evaluation by a qualified air conditioner technician to determine conditions of older systems as well as to provide estimates on replacement and repairs that are probable over time; our inspection is very general and not technical.

* Do not set the air conditioner thermostat below 70 degrees Fahrenheit due to possible damage to system.

*Do not turn on air conditioner if outside temperatures are below 60-65 degrees Fahrenheit.

*Window mounted Air conditioners are not included with this report.

Definitions for GARAGE page

1.Number of stalls

2.Stall Doors are the large doors to allow access of auto or other equipment. Stall door safety cable. Is installed on stall door springs and used to prevent a possible broken door spring from injuring people and damaging vehicles etc.

3.Door openers are used to automatically open and close large doors. Doors require a pressure sensitive reversing switch or an electric eye for safety reasons. Place the control button out of reach of children .We recommend electronic eyes for safety, consult door company.

4.Exterior Siding is the material used to protect the garage from the weather.

5.Roofing is the material covering the roof.

6.Foundation is the material supporting building. ie concrete, stone, block.

7.Ceilings, Walls/ceilings abutting house living space house be a fire rated material. The inspector cannot confirm if the wall and ceiling materials are fire rated. We comment on the overall condition of the accessible areas only, not on the fire rating of the material.

8.Accessible walls

9.Accessible Floor- floor must be made of a non-combustible material, e.g. tar, concrete. Do not park automobiles on wood floors.

10.Sills are the first piece of wood framing on top of foundation.

11.Fire doors are fire rated metal or solid wood doors that open to house living areas. Install fire doors if not present.

12.Windows

13. Electrical outlets are found in garages and used to prevent electrical shock. Install GFCIs if not present.

14. Heating is some type of heating unit ie. Electric, gas, oil burner etc.

15. Gutters are used to reduce roof water build up along foundation.

16. Water stains

* Drainage if present would be a hole in floor to allow drainage of surface water The operation of those drains would not be applicable to our report.

DEFINITIONS FOR ALL CATEGORIES (Continued)

Definitions for ROOF page

1. Roof covering. Material on exterior portion of roof, which prevents the seepage of water and outside elements. We do not comment on any roof coverings that are inaccessible due to snow, pitch, height, trees, no access, leaves, debris, heavy rain, etc. The lack of proper flashing would be the fault of the installer and could cause roof leaks, ice dams, etc... Inspectors can not be held accountable for poor workmanship.
2. Method of inspection
3. Approximate age. Roof coverings have a normal life expectancy of 15-30 years for (Asphalt or Fiberglass Shingles, Wood), 8-15 years for (Asphalt or Fiberglass Rolled roofing), and 100 years for (Slate). Useful life depends on quality of materials, pitch of roof, roof ventilation, etc. Our approximate age determination is based on the visible wear at inspection - actual age is most often unknown. Shingles can appear older or younger than they are due to the quality of materials, installation, ventilation, location, etc. We comment on effective age, not actual age.
4. Visible layers of roofing we can not determine the amount of layers due to drip edge and inaccessibility.
5. General notes
6. Vent Flashing is the rubber or tar material that seals the roof vent in order to prevent water seepage along pipe.
7. Plumbing vents are plumbing vent pipes penetrating through roof in order to remove plumbing gases.
8. Gutters. Used to redirect roof water away from decks, stairways and foundation. Clean gutters periodically as needed. Gutters can cause ice dams at times. Install gutters over doorways and decks. We comment on gutters present. Gutters above hix vents can cause ice and water backup. Consult roofers and correct as needed.

Definitions for CHIMNEYS page

9. Chimneys Are necessary to vent out gases from heating system, water heaters, solid fuel stoves and fireplaces. Older chimneys may have no protective flue liners. We recommend liners. Consult chimney technicians now for full evaluation of all chimneys. Clean all chimneys now and annually, repair as needed. We do not inspect liners. Chimney top surface is inaccessible and could be in need of repairs. Question chimney technicians now for full evaluations of all chimneys. Chimney surface top area is inaccessible and not applicable. We comment on outside accessible areas only. Flashings are metal or lead pieces installed between chimney and roof.
10. Chimney flashing is metal or other approved materials installed around chimney to control water seepage into house through the chimney.

Definition for DECK page

23. Deck porch material is the type or building material used to frame and floor the deck/porch. (Porch) is a room or area exposed to the weather with a roof overhead. (Deck) is a platform abutting house, which has no roof over head. Decks should be sealed along house to reduce possible water and insect problems between deck and house. Seal all areas around slider doors. Deck/porches must be bolted to building with joist hangers installed. Decks should have flashing or spacing along house.
24. Deck overall condition.
25. Flashing. Is a material installed between deck and house in order to reduce the possibility of water and

DEFINITIONS FOR ALL CATEGORIES (Continued)

snow from entering into the house causing wood rot ,insects etc.

26.Bolts are used to fasten the deck to the building.

27.Joist Hangers are metal fasteners installed onto the joists to prevent the joist from pulling away from house.

28.Railings are installed to help prevent people from falling off the deck or balcony.

29.Stairs are the stairs connected to deck or porch.

Definition for KITCHEN page

1.Ovens/Stoves are tested for basic functions only. We do not test self-cleaners, timers, clocks, oven temperatures, microwaves, etc. We do not test for anti-tip brackets. Install if missing. Appliances are tested for basic functions only. We do not guarantee the quality, performances or future life of appliances.

2.Stoves

3. CABINETS are often pressed wood with a thin coat of veneer, wood, plastic, etc

4. Range hood is the vent directly above the stove top. These vents are either vented to the outdoors or self-circulating back within the vent.

5. Countertops are not always fully visible for inspection

6. Trash compactor is used to compact trash and minimize on amount of waste.

7. Refrigerator. We comment on the refrigerator in a general sense and absolutely do not guarantee the Quality, performance, or future life of any appliance.

8. Dishwasher. We comment on dishwasher in a general sense and absolutely do not guarantee the Quality, performance, or future life of any appliance.

9. Disposal would be attached to the kitchen sink and used to grind garbage into the drain. We do not recommend disposals with septics. Consult septic company if you have a septic with a disposal.

10. Sink is the basin for cleaning dishes. Comment is based on the physical sink only.

11. Sink drain is the plumbing drain directly below the sink.

12. GFCIs should be installed in kitchens to protect against electrical shock. Install if not present. GFCIs must be tested monthly according to manufacturer's instructions.

13. Flooring should be water resistant materials.

14. Ceilings

15. Walls

16. Windows

17. Heat source. Is the Heating source. Ie. Radiator, baseboard, heat duct, electric heaters. Etc.

18. Hot water temperature should be between 110-130 degrees F. Showers should be at 112 degrees F. Test when you move in and periodically for safety.

19. Water stains.

Definitions for BATHROOM page

1. Shower wall. Regrout, caulk and seal shower and tile floors periodically.

2. Shower operation. We recommend installing an anti-scald valve at shower for safety. Consult plumber. We comment on shower head and valve operation. Old valves should be upgraded to anti-scald.

DEFINITIONS FOR ALL CATEGORIES (Continued)

3. Tubs and Jet tubs. We test jet tub for basic function only. We do not comment on any inaccessible area. We do not test electronics, hoses, connections, seals, gaskets, grounding, etc. Question owner as to any known tub problems. We cannot determine if the hot water to tub would be sufficient for capacity of tub-question owner now. Tub must have a functional GFCI. Test GFCI before each tub use, also monthly.
4. Toilet. Replace flapper periodically to reduce water loss from running toilet.
5. Sink. Comment is based on the physical sink only.
6. Visible sink drain is the accessible plumbing drain below sink.
7. Ceilings
8. Walls
9. Doors
10. Windows. All baths should have exhaust fans and/or operational accessible windows. Windows in shower area should be removed or protected against impact and risk of injury. Exhaust vents should discharge to outdoors. We cannot determine if vent discharges to outdoors due to inaccessibility. We are not required to report on vent discharge locations.
11. Flooring should be water resistant flooring. Floors can rot below toilets and along tubs. Maintain caulking along edges and below toilet.
12. Exhaust Ventilation. All baths should have exhaust fans and/or operational accessible windows. Windows in shower area should be removed or protected against impact and risk of injury. Exhaust vents must discharge to outdoors. We cannot determine if vent discharges to outdoors due to inaccessibility. We are not required to report on vent discharge locations.
13. GFCI's. Helps provide safety against shock at tub. Must be installed in all baths and tubs now for safety. See picture below. Test all GFCIs monthly.
14. Jet tub GFCI

15. Heat source is the type of heat source in room.
16. Water stains
17. Cross connections can cause dirty non potable water to mix with potable drinking water ie, hand held shower head sprayer.

*We recommend water resistant floor coverings.

*If there is a window in the shower area it should be removed or protected against impact. Install proper ventilation in bath. Baths should have sink and exhaust vents. Exhaust vents help remove humidity and mold growth.

Definitions for INTERIOR ITEMS/AREAS page

- 1.Lights Install multi way working lights in all stairways.
- 2.Outside lights at doorways. Install working lights at all exterior stairways.
- 3.Electrical outlets are either two or three prong. We recommend upgrade of old two prongs to new grounded three prongs for safety.
- 4.Ceiling fans.
- 5.Walls. We comment on the condition of walls overall. Expect holes from pictures and nicks in areas.

DEFINITIONS FOR ALL CATEGORIES (Continued)

Painting is often needed. Wallpaper is often torn and peeling. Plaster wall may be loose, bulged in areas. Correct as needed.

6.Floors. We comment on visible floor surfaces. Many areas are often inaccessible due to furniture and area rugs. Sub floors below flooring are inaccessible and not inspected for conditions.

7.Ceilings. Plaster ceilings often are loose in areas and require some repairs over the years.

8.Doors often go off track and settle in frame. Realignment of strike plates and knobs are often needed. Change all key locks with correct type for safety and security. Interior key locks at egresses are not allowable.

9.Exterior doors

10.Windows Old windows are less efficient, drafty and typically require maintenance and upgrade, depending on conditions. Vapor barriers on thermopane windows are known to break after 10 years, which result in a foggy haze between glass panes, replace as needed. The window weather strips wear out over time and require maintenance and upgrade periodically. We do not comment on heat loss or window efficiency.

11.Stairways treads and rises should be equal to reduce falls. Low ceiling head room at stairway should be cautioned.

12.Hand rails should be installed at all stairways and stairway openings for safety. Railing includes hand and guard rails.

13. Sky windows are known to leak at times. Periodically seal sky window areas if needed. We open accessible windows only- others are commented on for visible condition and not operation. Many skylights condense moisture that causes stains. We test window only if handle and rod are available.

14.Heat source is a heat source observed in the room such as radiator, heat register, baseboard, electric heater etc.

15.Overall Settlement in older houses is to be expected. See below for information on settlement.

16.Water Stained areas can indicate current active or old inactive leaks. Inspector uses moisture meter to detect activity of stain at representative accessible areas during inspection. Reason for stain is often unknown due to inaccessibility. Correct as needed. Ceilings and wall areas may require removal in order to better investigate reason for stain. Inspector performs an overall check and may not find all stains. Wet areas can cause mold and would require proper mold cleanup for health reasons.

17.Two egresses per unit. All units and dwellings require two egresses in each unit. Some condo units only have one egress due to being allowed by special permit.

Additional information

*You should anticipate some settlement expansion cracking on sheetrock, plaster walls and ceilings over time. These cracks are common and could be touched up with compound or plaster.

*The client should obtain wood stove permit from local inspector prior to use- clean wood stove flue and all chimney flues now and as needed.

*All rental housing must meet rental codes. Contact city hall officials now and obtain approvals on all apartments. Make sure all apartments are legal and certified by city inspectors. We do not check for health and building & zoning code compliance.

*Breaks on window vapor barriers can not always be detected due to time of day, humidity and weather conditions, dirt and grime on glass, lack of visibility from screens, angle and brightness of light, etc. Vapor barriers on thermopane glass can also break between our inspection and client's occupancy in house. We do not guarantee conditions of thermopane glass. We will comment on obvious vapor barrier breaks if visible

DEFINITIONS FOR ALL CATEGORIES (Continued)

during inspection.

*Use caution during any renovation work - older houses contain lead paint, asbestos and other possible hazardous materials. Consult with town hall for full evaluation of materials to be disturbed and obtain all permits prior to work. Some work will require licensed professionals.

*Settlement is to be expected in older buildings, all houses settle to various degrees over the years. The materials that make up a house will expand, contract, dry and swell over time due to weather, humidity, age, etc..... Foundations and concrete floors will also expand and contract due to their locations within the ground. Cosmetic cracks will develop over doorways and windows, etc. overtime due to the house materials acclimating to the changing conditions. Settlement can also be excessive and more than normal due to defective construction, insect and water damage, poor soil conditions below foundation, etc.. The home inspector does not perform a structural analysis - the inspector is inspecting in accordance to the American Society of Home Inspectors and state laws - not to the standards of a structural engineers report. The inspector will note evidence of unusual settlement and make recommendations for further evaluation from structural engineers or contractors.

*We strongly recommend lead paint testing. Contact lead paint inspector for information on lead paint company and attorney about lead law in your area now.

Definitions for FIREPLACE/ WOOD STOVE page

- 1.Type of fire place is either masonry, metal. Prefabricated, etc.
- 2.Damper operation. The damper is found inside the mouth of the fireplace and used to close the opening to the flue. Make sure damper is open when using fireplace.
- 3.Hearth is the fire resistant material at bottom of fireplace fire box as well as the hearth extension that protrudes in front of the fireplace opening.
- 4.Solid fuel stove is a wood or coal burning stove. If present contact town fire marshal for proper approval permits on solid fuel stove now prior to use . Clean all stoves now and annually.

*Fireplaces should be cleaned and inspected by chimney sweeps for full evaluation prior to use. Inspector will comment on readily visible areas only. We do not certify the future operation/function of fireplaces and flues. We recommend liners in fireplaces.

Definitions for ATTIC page

- 1.Method of inspection.
- 2.Unable to inspect.
- 3.Visible roof framing: Roof frames are the rafter boards that make up the skeleton of the roof. The roof sheathing is the wood that the roof shingles are attached to. Wood sheathing may have to be replaced at time of roof shingle upgrade work Sheathing is mostly inaccessible due to being covered with roof coverings. Have roofers thoroughly check all frame and sheathing at time of roof work estimates. Frames could be factory built truss or stick built on-site. We may not grade/define attic frame as satisfactory or unsatisfactory due to the

DEFINITIONS FOR ALL CATEGORIES (Continued)

mold observed. You must defer to a mold remediation expert for their opinions. Removal of materials is necessary at times and would be costly. Inspection is limited to areas with floor runner boards. We inspect a representative area only.

4. Flooring around attic opening due for proper flooring for safety. If no flooring is present, install flooring on all storage locations and all areas between opening and attic appliances (i.e. air conditioning and heating unit). We do not inspect areas beyond safe flooring. Inspection of attic beyond safe flooring is visual from flooring or access door only. We do not walk across exposed insulation covering framing members for safety reasons.

5. Attic Ventilation. Ventilation is necessary in all attic areas to reduce condensation build up which can develop into problems with wood rot, insects, delaminated sheathing, damage to roof shingles, ice dams, mold, etc. All roof areas need adequate ventilation. The inspector grades roof ventilation based on the current condition of attic and roof materials. If roof materials do not appear affected by inadequate ventilation, the inspector may grade ventilation as satisfactory. This grade does not guarantee future conditions of roof materials. The roof material can develop problems such as delaminating, mold, fungus, over time. The inspector is not performing venting calculations or considering code compliance. Owner must inspect and monitor attic seasonally.

6. Whole house fan is a large ceiling mounted fan used to remove stale inside air

7. Attic light.

8. Bath fan venting should be directly vented to the outdoors. Often we are unable to determine if the vent is discharged to outdoors due to inaccessibility.

9. Insulation: Should be installed correctly in all attic areas. Do not obstruct the flow or roof ventilation with insulation materials. Insulation reduces heating and cooling costs.

10. Insulation thickness We recommend adequate insulation of 6 to 9 inches which appears to be adequate by today's standards. Additional insulation can reduce your heating and cooling costs. Always contact licensed professionals for insulation installation.

11. Vapor Barrier: is a piece of vapor barrier plastic or paper against insulation in order to reduce humidity vapor passage into the insulation material. We comment on vapor barriers in one test spot in each accessible area only.

12. Water stains found in attic can indicate a current or past leak, monitor in wet weather and correct if found to be active.

Definitions for Heating Pages and Oil Tank

1. BTU's = Amount of potential heat output possible- more BTU's = more available heat.

2. Service Tags- indicates dates of service according to service tag or receipt. Question owner about service history.

3. Boiler Systems heat hot water and furnace systems heat air.

4. Heat Exchangers are inaccessible. It is below the system jacket of all furnaces. It separates burnt gases from circulating heated air. Faulty heat exchanger requires immediate replacement and is a health safety issue.

5. Filters are found on furnaces and used to filter out dust from circulating air.

6. Blowers circulate the warm air through system and throughout the house.

7. Visible heat Ducts carries the furnace air to rooms. Duct work can have mold/mildew buildup/bacteria

DEFINITIONS FOR ALL CATEGORIES (Continued)

growth. Have all duct work professionally cleaned now and periodically.

8. Ducts are either metal or flexible materials. They could be aluminum, fiberglass, steel, other. We recommend insulation on all ducts. We comment on readily accessible ducts only.

9. Return duct at plenum on system are required for safe operation. No system shall return air directly from furnace area.

10. Insulation on exposed ducts is recommended install installation on all ducts if not present. Consult HVAC company about insulation.

11. Humidifiers are used to add humidity to furnace air. We do not recommend use due to potential leaks, rusting of system and mold growth in system ducts. If used, clean and maintain monthly. We do not inspect operation of unit.

12. Visible pipes are off of boilers that carry steam or water to radiators and baseboards. Old steam and hot water pipes do corrode and leak over time. Any inaccessible and covered pipes could be corroded and currently leaking. The need to upgrade old pipes is probable at any time. We comment on a representative area of readily accessible pipes only.

13. Pressure at inspection is determined by pressure gauge on the the steam or water boiler at inspection.

14. Circulators are used to push hot water through pipes into baseboards and radiators.

15. Pressure relief valves are found on boilers and needed to control possible excess water and steam pressures in boilers.

16. Back flow preventer is found on water systems and used to prevent boiler water from mixing with drinking water.

17. Draft regulator is found on the flue pipe and used to regulate the amount of draft at chimney.

18. Flue pipe is connected from system to chimney or to outside. Flue pipe carries burnt combustible gases to outdoors.

19. Thimbles are used to create a tight connection from flue to chimney. Install thimbles if not present.

20. Visible fire Box liner is found on some systems and is used to provide extra protection to inner walls of system again damaged from hot flames.

21. Service switches are found on systems and at times in a common hall or stairway, used to shut down system in the event of a problem. Switches must have red cover plates. We do not inspect for these switches nor do we test for operation of switches. Have heat technician test switches and verify proper location and red cover plate, correct if needed.

22. Chimney clean out doors are at the base of chimneys and installed to provide access to cleaning chimney. Install if not present, chimney clean out caps are found on flue pipes.

23. Overhead protection is a fire code material or sprinkler head placed above systems to help control the spread of a possible system fire.

24. Outside Make up air is needed to provide adequate oxygen to the flame within the system. Inadequate oxygen can cause a buildup of carbon monoxide, odors and serious injury.

25. Suspected Asbestos is used as insulation on pipes and should be kept tight and secure on pipes and boilers. Loose asbestos must be corrected by licensed asbestos company. Asbestos can be found on many items and within parts of heating systems. Inspector does not comment on any asbestos other than those found on pipes. Replacement or repair of system may require contacting an asbestos company for removal of asbestos prior to heating system work. Costs for such work can vary, and can be expensive.

26. Readily visible Oil tanks are needed if system is oil fired, any unused oil tank must be removed. All oil lines should be in a protective conduit. Also have an OSV Valve now.

-Cast Iron boilers have the average life of 20 to 35 years though there are many still in working order after 50

DEFINITIONS FOR ALL CATEGORIES (Continued)

years.

- Steel boilers have an average life of about 15 to 30 years,
- Dry base boilers have an average life of about 15 to 20 years.
- Furnace life average is about 15 to 25 years.

The above averages are based on statistics and could sway one way or the other, depending on the service and maintenance each system has received and the quality of the particular brand.

*Inspector cannot always inspect for all heat registers due to storage, furniture, etc. Some rooms may have no register or heat source - question owner about heat in each room.

* Service all systems now and annually.

* Inspector cannot inspect any radiant heat coil, element, pipe, tube, etc. due to inaccessibility in floor, wall or ceiling.

The inspector does NOT warranty the future useful life of any heating system. We merely comment on current operating and physical condition of readily accessible parts of system only.

Mechanical items are subject to failure at any time. Internal sections are not applicable to report.

Inspectors make no representations in regarding gas, oil, fuel or petroleum based material storage tanks or vessels. Inspector is not in search of any underground or concealed storage tanks. If present, consult local fire marshal. Oil tank leaks can become a costly clean up.

*The furnace heat exchangers are inaccessible to inspection without removal and dismantling of furnace jackets and covers. We DO NOT inspect heat exchangers and cannot determine the condition of heat exchangers due to inaccessibility. The inspector will not dismantle system ducts, plenum, draft diverters, etc. We do not warranty or guarantee the condition of heat exchangers. We recommend periodic heat exchanger testing in older furnaces. Contact an HVAC technician for their opinions on heat exchanger testing now prior to moving forward in the transaction. Install carbon monoxide detectors in house now.

*We highly recommend all oil lines be installed in proper conduit and oil safety valves be installed on all oil systems.

CONSULT HEAT TECHNICIAN NOW. OIL SPILLS ARE VERY COSTLY.

Definitions for ELECTRIC page

- 1.Voltage are the amount of power output available for certain appliances.
- 2.Type of electrical panel is either main or feeder panels. Feeder panels are connected off the main panel and are also called sub panels.
- 3.Amperage is the amount of power output available at the service panel.
- 4.Type of service is either fuses or breakers. Fuses are older style although, may be adequate. House meters are typically needed within 3 units or more and possibly for two units. Consult electrician inspectors now for this information
- 5.Arc Fault Breakers are a safety device used in outlets particularly in bedrooms, which detects arcing in a circuit. AFCI's disable the circuit immediately if they detect any type of problem in circuit.
- 6.Circuit wires multi tapped .Multiple wires on single breakers and undersized wires on oversized breakers

DEFINITIONS FOR ALL CATEGORIES (Continued)

can cause over load, blow circuits, over heating, fire, etc. Correct if found.

7.Circuit wires undersized. Multiple wires on single breakers and undersized wires on oversized breakers can cause over load, blow circuits, over heating, fire, etc. Correct if found.

8.Visible Stranded aluminum wires are typically used for service entry, feeder panels or large appliances.

9.Breakers on aluminum wire rated for aluminum. All aluminum wires require a special breaker rated for aluminum.

10.Aluminum wire tips coated with anti corrosion inhibitor. The inhibitor reduces the possibility of corrosion and oxidation.

11.Visible aluminum solid wires. Aluminum wires were used in 1960-1970. Today all single stranded circuit wires are banned. Stranded larger wires are allowable with proper anti-oxidant and proper connections.

Contact electrician for corrections to all aluminum wire connections. Aluminum single strand wires cause fire and other dangerous problems. We cannot determine if wires are copper clad aluminum. These types of wires are not preferred although allowable by today's standards. Inspector and ABC Home Inspection, Inc. cannot be held accountable for Not commenting on copper clad aluminum wires CU = copper (e.g. CU clad AL = copper clad aluminum) alum = aluminum.

12.Neutral and equipment ground terminal bars bonded to MAIN panel enclosures

13.Available circuit space are the spaces remaining for adding circuits in panel. Inspectors are not allowed to activate circuits in off position.

14.Panel service wire type are the type of wires found at the main service panel.

15.Branch circuit wire type are the type of wires found at the main, feeder, and sub panels.

16.# of main breakers is the actual count of the breakers in the main electrical panel.

17.Visible wire types are the type of wires found at the feeder, sub panel.

18.Readily visible wiring can be old Knob & tube, BX or newer Romex. Old knob & tube should be upgraded for safety. Insulation over old knob & tube wires can over heat and become dangerous. Some insurance companies require knob & tube to be upgraded.

19.Intercom systems. Inspector does not comment on whole house systems. Question owner about operation and test for function to your satisfaction.

20.Central Vacuum system. Inspectors do not check wands, hoses or loose parts of system. We check function of wall receptacle only. Adequacy of system operation is unknown.

21.Door bells. Install working door bells in all multi-unit homes.

22.Water pipe bonded to electrical box within 5 feet of entering building

23.Ground wire jumped to both sides of meter

24.Electrical grounding is a wire attached from panels to metal ground rod in earth or to water main pipe. Wire should have jumper across meter, install if missing.

25.

26.Feeder panel location is further away from electric meter. Main panel is the panel closest to electric meter. Panels must be accessible. Feeder panel is a sub panel off main panel. Panel must be accessible. We comment on visible panels only.

27.Brand of main panel is the actual name of the electrical main panel.

28.Breakers on aluminum wire rated for aluminum. All aluminum wires require a special breaker rated for aluminum.

*Outside receptacles should be ground fault receptacle with weather protection cover.

DEFINITIONS FOR ALL CATEGORIES (Continued)

*Lights should be installed at all egresses and hallways for safety. Install multi switches. Replace all incandescent lights with fluorescent lights in closets for safety. We do not test lights along driveways, lights away from the main house and/or low voltage lights, landscape lighting.

*Install working smoke detectors in all required areas Now. Question fire dept. for locations, monitor all periodically. Install working carbon monoxide detectors NOW.

* Inspectors DON'T inspect smoke or carbon monoxide detectors. You must test all detectors in accordance with manufacturer's directions.

*Old lights, switches, receptacles should be upgraded for safety reasons. Consult electrician- Old lights and fixtures may or may not be adequate depending on internal wiring and components. We cannot determine the condition of inaccessible wires and parts. Our comments are based on general basic operation. A satisfactory grade does not guarantee safe operation of any fixture.

*Install (GFCI) Ground Fault Circuit Interrupters in all baths, kitchens, exterior, cellars, garage, hot tubs, jet tubs and all other required locations. Consult electrician- this is a safety issue.

*Install Arc-Fault Circuit Interrupters in all bedrooms and elsewhere required. Consult electrician for safety reasons.

Definitions for WATER HEATER PAGE

- 1.Type of water heater/ capacity
- 2.Capacity is the size/ gallons of water in tank.
- 3.Water heater operation
- 4.Flue pipe is on water heater and used to remove burnt gases from heater to exterior.
- 5.Flue pipe thimble is found on the flue pipes and used to better seal flue to chimney.
- 6.Pressure temperature relief valve is a safety valve on the water heater used to prevent excess pressure in water heater. We do not test pressure relief valve. We merely confirm valve is in place.
- 7.Chimney clean out is a clean out door at the bottom of the chimney. Install if missing.
- 8.Vacuum breaker is a valve on the water heater installed to prevent imploding of the water heater.

Water heater is used for heating the house domestic water supply. Temperature should be between 110 and 130 degrees F. Vacuum breakers are found on cold side feed pipe to water heater and are necessary to eliminate implosion and damage to water tank.

Definitions for PLUMBING page

- 1.Water supply is either municipal or well. We do not comment on quality of water. We comment on type of visible water main at inside section of basement before the meter. This pipe at times is inaccessible due to being buried in foundation and/or floor.
- 2.Location of water main shutoff

DEFINITIONS FOR ALL CATEGORIES (Continued)

3. Visible supply Pipes carry the water throughout the house to all fixtures. Typically copper although, old pipes may be galvanized, brass and also plastic. Corrosion is typical over the years. Monitor fittings and valves periodically and service as needed. Plastic feed pipes have been known to leak at times. Question plumber about plastic pipes if found. Upgrade if needed. PEX is HDPE (high density polyethylene). When we circle PEX we may mean a PEX-like pipe.
4. Water pump operation we test the well pump for basic function only. Inspector does not guarantee the condition of pumps, components, electronics, etc. Our determination is based on readily visible components and water flow at inspection. Contact a well company for in-depth evaluation of pump and components. Question owner as to any known well pump component problems now.
5. Visible water pipes are the pipes in the house that carry the water to the fixtures.
6. Piping supports are used to hold pipes in there in place.
7. Water functional flow is the overall flow pressure of water at faucets. Inspector operates all fixtures simultaneously and comments on functional flow conditions observed. Multiple unit apartments are tested for one unit at a time only. We are not performing a water quantity test.
8. Visible plumbing leaks
9. Visible fixture drains are the drains below the sinks and fixtures. These drains allow water to flow from fixture. They should have some type of trap to eliminate potential sewer gas from entering fixture. Older traps may require upgrade to control sewer gases from entering house.
10. Visible Soil drain pipe is the large metal or plastic drains that carry water from fixtures to sewer or septic system. We comment on readily visible portions of drain pipe only.
11. Cross connections are created when gray or black water from sinks, exterior ground, and mechanical systems have the possibility of mixing with the potable water, e.g. a tub spout below the rim of a tub.
12. Sections of inaccessible plumbing due to finished rooms.
13. Soil drain clean out is an opening in soil pipe that allows for the cleaning of blocked drainage, usually found at the end of soil pipe near foundation.
14. Location of main fuel shut off is the location within the building.
15. Insulation on accessible pipes
16. Corrosion on accessible pipes

* Inspector will turn on all interior sink and tub faucets simultaneously and comment on the operating pressures. Inspector does not operate all fixtures simultaneously in a multi-unit building. Inspector tests pressure in one unit at a time only. Inspector does not perform a well water quantity test.

* Inspector is not responsible for determining the presence of a Private Sewerage system or wells on property.

* Client should contact professionals for full septic and well water testing now if the house has a septic or well.

* Inspector does not inspect any natural or liquid gas pipes, fittings, connections. Inspector does not test for gas leaks or code compliance. Local gas company could be contacted for such inspections. Contact gas company as soon as possible if you smell gas at any time.

* Inspector inspects water heaters for current operating and visibly physical condition with no regard to future life or tank expiration date warranties.

DEFINITIONS FOR ALL CATEGORIES (Continued)

*Inspector does not test pool, hot tubs, saunas, steam rooms and other items not directly related to the house plumbing system.

*Turn off outside faucets in cold weather and bleed lines to eliminate possible damage from freezing. Install backflow preventers on all sill cocks. We do not test faucets in cold weather.

*Inspector does not inspect inaccessible sewer or septic lines from house due to being below ground and not viewable. These pipes could block over the years due to roots and collapse or settlement.

*The plumbing pipes could be K-L-M grade. The K is the thickest and M is thinnest. The M grade pipe is no longer used as water feed pipe due to a history of premature corroding and leaking. The inspector and ABC Home Inspection, Inc. make NO representation regarding the grade of pipes. Most plumbing throughout is often inaccessible and therefore not applicable. Client could contact a qualified licensed plumber for further evaluation and information. Do not confuse the M grade heat pipe with water supply pipe. M grade heat pipe is normal and usually adequate.

Definitions for LAUNDRY page

- 1.Laundry sink
- 2.GFCI receptacle is a special electrical receptacle installed to reduce possible shock.
- 3.Heat source is the type of heat source in the room.
- 4.Washing machine hookup. We do not operate washer valves, do not inspect hoses - we comment on the availability of a washer hook up only. Operation of hook up and machine is not applicable. Replace hoses now and periodically
- 5.Dryer hook up. We comment on the availability of a dryer hook up only. Operation of hook up and machine is not applicable. Clean lint trap and vent hose now and regularly for safety. Update old dryer vents now.
- 6.Leak pan below laundry machine. We recommend installing a leak pan below the washing machine especially if the machine is located in or abutting a finished area. Consult plumber.

Definitions for FOUNDATION, CELLAR, BASEMENT page

- 1.Percentage of inaccessible areas
- 2.Foundation is typically a masonry material of Concrete, Stone or Brick which is used to support the weight of the structure. Some cracks and settlement are typical and should be expected. Patch and seal cracks as they develop to reduce potential water seepage through cracks. We do not identify every crack, we comment on overall general condition only.
- 3.Cellar Floors are typically 4 inches of reinforced concrete; cracks are to be expected over time. Seal cracks to reduce potential water seepage and radon gas from entering basement/cellar. We comment on accessible unobstructed areas of floor only. If floor is dirt, we recommend installing a concrete floor.
- 4.The Sill is the first piece of wood installed on top of foundation and used as a starting base for the house frame. We comment on visible areas only.
- 5.Girders are the large beams used to carry the load of floor joists and framing members. Typically the main girder runs the length of the building at the center of the building
- 6.Floor joists are the wooden framing members that are part of the super structure floor system. We inspect a representative number of accessible floor joists, not each and every joist.

DEFINITIONS FOR ALL CATEGORIES (Continued)

7. Sub floor is the flooring material directly attached to floor joists. Most often plywood, could be solid wood or concrete.
8. Bridging is the wooden or metal cross pieces between floor joists and used to help strengthen floor areas.
9. Lally Columns are placed below the girder beams and used to support the load at center of house. Metal adjustable and wood lally columns should be replaced with cement filled metal columns on proper footings.
10. Insulation should have vapor barriers facing heated areas. Insulation is used to reduce heating costs. We recommend insulating un-insulated areas according to standards.
11. Windows should not be opened when the outside temperatures are not equal to the lower level temperatures. A temperature differential can cause humidity and possible mold growth. Install window wells when window is close to ground to reduce water and snow into window.
12. Bulkheads are large doors in basement/cellar that provide easy access to basement/cellar areas from outdoors.
13. Sump pumps are used to help reduce water buildup in basement/cellar areas. Test pump periodically. Having a pump can indicate a potential water condition in building. Question owner about water history. We comment on sump pump presence only, not on the pump's ability to adequately discharge water. Install battery backups on all pumps and/or generators. Sump pumps are not tested in Massachusetts due to Massachusetts regulation. If basement/cellar is damp at inspection this would indicate a potential water problem at times. Question owner about water history. Contact a wet basement/cellar contractor now.
14. Cellar stairs. Install proper rails for safety if not present. Install rails for safety. Use caution on steep steps.
15. GFCIs are special electrical receptacles used to reduce the threat of electrical shock.
16. Heat Source. Heat source is the type of heat found in the area eg. Baseboards, heat ducts, electric, radiators etc.

17. Visible evidence of past or present water seepage visible at time of inspection will be noted as (YES). Question owner about water history; see other statements on basement/cellar pages about water. Contact a wet basement/cellar contractor. Contact insurance company. Obtain flood insurance. Mold is possible due to moisture.

18. Water control system is used to help manage a water problem. ie. Sump pump, floor drain, troft in floor. Etc.

19. Dampness at time of inspection. Is noted if observed at time of inspection only.

20. Dehumidifiers should be used always in all lower cellar, basements and crawl spaces in warm/hot weather.

Contact wet basement/cellar contractors for full evaluation and opinions prior to any storage and lower level renovation project due to potential for water at any time.

*ABC Home Inspection, Inc. and anyone representing ABC Home Inspection, Inc. does not warranty against future water seepage or flooding in basement/cellars. We merely comment on current observations in accessible, visible areas of basement/cellar. The buyer should consult owner to elaborate on basement/cellar

DEFINITIONS FOR ALL CATEGORIES (Continued)

water history and should consult a dry basement/cellar contractor if concerned. Obtain flood insurance.

*Basement/cellar water seepage is a common occurrence in New England. Water tables are not genetic and are at various levels. The water table height can affect the potential water conditions in basement/cellar as well as the grading of land around the house, the direction and discharge of downspouts, overgrowth of trees and bushes, lack of gutters, springs below basement/cellar floor, storms and heavy rain fall, spring thaw, snow piles against house, etc. All potential water conditions in basement/cellar cannot always be eliminated. Water conditions can be reduced and often controlled by correcting grade and pitch of land around house to slope away from foundation, redirect downspouts away from house, install sump pumps and floor drains, paint walls with waterproof masonry paints, and, if necessary, install perimeter drains around foundation. These measures can help in managing natural water buildups in basement/cellar.

Wet basement/cellar contractors can be contacted for estimates on water reduction control and contacting a wet basement/cellar contractor if any warranties are desired. We also recommend operating a dehumidifier in basement/cellars to reduce natural humidity in lower levels. Always contact wet basement/cellar contractors for full evaluation and opinions prior to any lower level room renovations. Damp wet basement/cellars can cause mold that would require proper cleanup for health reasons. Question owner about location of any perimeter drains and keep drains flowing at all times.

*Buildings up to 10 +/- years old may settle and cause cracks in sheetrock, trim, doors, etc.. Foundation will cure within that time and possibly crack and settle. Some cracking is typical although could be structural. ABC Home Inspection, Inc. and its representatives cannot determine the future and cannot be held accountable for the future structural conditions of any building. Conditions in soils below building, construction and carpentry work and severe weather conditions, etc. can cause future problems to building. Older buildings have passed the test of time although may also settle. Newer buildings have not yet passed the test of time.

DEFINITIONS FOR CRAWL SPACE PAGE

- 1.Unable to inspect indicates an inability to inspect the crawl space due to either no access or inadequate access. If inaccessible, we would be available to inspect at a fee after the client provides the inspector adequate safe access. We recommend inspection of all crawl spaces.
2. Access to crawl space - visible area of access into crawl spaces.
- 3.Moisture Barrier is a Vapor retarder which is a piece of vapor barrier plastic on dirt floor in order to reduce humidity vapor passage into crawl space areas.
- 4.Ventilation in crawl spaces is required to reduce mold, mildew, condensation, wood rot, insects, etc. There should be adequate cross ventilation or dehumidification at all times any plumbing should be insulated and heat taped to reduce the risk of freezing plumbing.
- 5.Insulation is installed to control heat loss and humidity.
- 6.Sump pumps are used to help manage water build up in crawl space.
- 7.Heat source is any type of heating in crawl space.
- 8.Light in crawl space is an electrical light fixture.
- 9.Evidence of water indicates water in crawl space to date. Question owner about any water history.
- 10.Dehumidifier in crawl space is a dehumidifier machine used to control humidity. Humidity and moisture can cause mold, fungus, Wood rot, insects, etc. We recommend installing a dehumidifier in all crawl spaces if not present.
- 11.Method of inspection crawl space - we list the method of observation of crawl space - i.e. probed

DEFINITIONS FOR ALL CATEGORIES (Continued)

accessible areas, visual only, no access.

MA HOME INSPECTION LAWS, RULES REGS.

Home Inspection Laws Rules and Regulations for Massachusetts.
Scroll down to find Laws for New Hampshire.

2.01: Definitions

As used in 266 CMR 2.00 through 11.00, the following definitions shall apply:

Agent. Seller's/owner(s) representative and/or person authorized to act on behalf of the seller/ owner(s) including a real estate broker or salesperson as defined in M.G.L. c 112, § 87PP.

Associate Home Inspector. A person licensed pursuant to M.G.L. c. 112, § 223, conducting a Home Inspection of residential building(s) under the supervision of a licensed Home Inspector.

Attic Space. The unfinished space between the ceiling joists of the top story and the roof rafters.

Automatic Safety Controls. Devices designed and installed to protect systems and components from unsafe conditions.

Architectural Services. As defined in M.G.L. c. 112, §§ 60A through 60O (architect's license required).

Architectural Study. A study requiring Architectural Services.

Basement/Cellar. That portion of a Dwelling that is partly or completely below grade.

Board. The Board of Registration of Home Inspectors established pursuant to M.G.L. c. 13, § 96.

Branch Circuit. The circuit conductors between the final overcurrent device protecting the circuit and the outlet(s).

Buyer's Broker. A real estate broker or salesperson, as defined in M.G.L. c 112, § 87 YY½, who has a written contractual agreement or a written agency disclosure between the buyer and the real estate broker specifying that the real estate broker is acting exclusively for the buyer as a buyer's broker.

Central Air Conditioning. A system that uses ducts to distribute cooled and/or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and which is not plugged into an electrical convenience outlet.

Client. A person who engages the services of a Home Inspector for the purpose of obtaining inspection of and a written Report On the condition of a Dwelling and/or Residential Building(s).

Component. A Readily Accessible and Observable element comprising a part of a system and which is necessary for the safe and proper function of the system.

Conditioned Surface. The surface of the floor and/or ceiling that is being mechanically cooled and/or heated.

Continuing Education Credits. Formal course work covering the elements directly related to the inspection of homes and/or commercial buildings. One contact hour shall equal one credit.

Continuing Education Program. Formal presentation such as a lecture or interactive session with specified learning objectives at which Registrants can earn Continuing Education Credits approved by the Board based on criteria set forth in 266 CMR 5.00 et seq.

Contract. The written agreement between the Client and the Home Inspector, which spells out the responsibilities

MA HOME INSPECTION LAWS, RULES REGS. (Continued)

and duties of each party and the fee to be paid for the inspection.

Cross Connection. Any physical connection or arrangement between potable water and any source of contamination.

Dangerous or Adverse Situations. Situations that pose a threat of injury to the Inspector's health and welfare as determined by the Inspector.

Direct Supervision. Direct supervision means on-site and in-view observation and guidance of a supervisee who is performing an assigned activity during a Home Inspection.

Dismantle. To take apart or remove any component, device, or piece of equipment that is bolted, screwed, or fastened that a homeowner in the course of normal household maintenance would not dismantle other than the electrical panel cover(s).

Division. The Division of Professional Licensure.

Dwelling. A house, townhouse, condominium, cottage, or a Residential Building containing not more than four dwelling units under one roof.

Educational Training Credits. Formal course work covering the elements of the fundamentals of Home Inspection. One contact hour shall equal one credit.

Provider. A person approved by the Board to offer continuing education credits.

Electrical Services. As defined in M.G.L. c. 141, M.G.L. c. 148, §§ 10D and 10E, and 527 CMR 12.00 (electrician license required).

Engineering Services. As defined in M.G.L. c. 112, §§ 81D through 81T. (Engineering license required).

Engineering Study. A study requiring Engineering Services.

Environmental Services. Services that require physical samples to be taken and analyzed by a laboratory to determine the type of and presence of contaminants and/or organic compounds and as defined in M.G.L. c. 112, §§ 81D through 81T and § 87LL. (License required).

Exclusions. Those items that are not part of and/or included in the 266 CMR 6.00: Standards of Practice and are to be provided by other specialists of the Client's choice. However, they may be included in the inspection as part of Optional Fee Based Services as outlined in 266 CMR 6.07.

Fee Paid Inspection. A Home Inspection carried out in accordance with 266 CMR 6.04 for which the Client pays a fee and receives a Report.

Feeder. All circuit conductors between the service equipment, the source of a separately derived system, or other power supply source and the final branch-circuit overcurrent device.

Fully Depreciated. Item/System inspected is no longer under the manufacturer's warranty, and it is reaching the end of its serviceable life. The Item/System/Component has no dollar or salvage value, and replacement should be anticipated.

Functional Drainage. A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Functional Flow. A reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

Heating Services. As defined in M.G.L. c. 148, §§ 10C and 10H, and 527 CMR 4.00: Oil Burning Equipment, plumber and electrician license required where applicable).

Home Inspection. The process by which an Inspector, pursuant to the sale and transfer of a residential building, Observes and Reports On those systems and components listed in 266 CMR 6.00 et seq with the exception of the noted exclusions and prohibitions.

MA HOME INSPECTION LAWS, RULES REGS. (Continued)

Home Inspector. A person licensed pursuant to M.G.L. c. 112, § 222.

Household Appliances. Kitchen and laundry appliances, room air conditioners, and similar appliances.

Identify. To name.

Indirect Supervision. The oversight of activities, other than direct observation, performed by the Supervisor in order to provide guidance to the Associate Home Inspector. These activities may include meeting with the supervisee; reviewing Reports prepared by the supervisee; reviewing and evaluating the supervisee's activities in connection with home inspections; and having supervisory conferences that may be conducted by telephone.

In Need of Repair. Does not adequately function or perform as intended and/or presents a Safety Hazard.

Installed. Attached or connected such that the installed item requires tools for removal.

Inspect/Inspected. To Observe the Readily Accessible systems or components as required by 266 CMR 6.04 et seq.

Inspector. A person licensed under M.G.L. c. 112, § 222 or 223.

Interior Wiring. Includes the exposed and Readily Observable Feeder and Branch Circuit wiring in the dwelling.

Mock Inspection. A simulated home inspection carried out for training purposes only and there is no Client involved.

Normal Operating Controls. Homeowner Operated devices such as a thermostat or wall switches.

Note. Record in the Report.

Observable. Able to be observed at the time of the inspection without the removal of fixed or finished coverings and/or stored materials.

Observe. The act of making a visual examination.

On-site Water Supply Quality. The condition of the potable water based on an evaluation of its bacterial, chemical, mineral, and solids content.

On-site Water Supply Quantity. The volume of water available measured over a period of time.

Operate. To cause systems or equipment to function.

Optional Services. Optional fee based services, which are beyond the scope of the Home Inspection as defined by 266 CMR 6.00 et seq.

Plumbing Services. As defined in M.G.L. c. 142 and 248 CMR 2.04 (plumber license required)

Primary Windows and Doors. Windows and exterior doors that are designed to remain in their respective openings year round.

Readily Accessible. Capable of being reached quickly for visual inspection without requiring the Inspector to climb over or remove any personal property, to dismantle, to use destructive measures, to resort to portable ladders and/or any action which will likely involve risk to persons or property.

Readily Operable Access Panel. A panel provided for homeowner inspection and maintenance, which has removable or operable fasteners or latch devices in order to be lifted, swung open, or otherwise removed by one person, and its edges and fasteners are not painted in place. (The panel must be within normal reach and not blocked by stored items, furniture or building components.)

Readily Observable Signs. Conditions of deterioration on the surface including, but not limited to: water stains, wood destroying fungi, insect infestation and deterioration suggesting the potential for concealed damage.

Recreational Facilities. Whirlpools, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other entertainment or athletic facilities.

Registered Professional Home Inspector. A Registrant (person) licensed pursuant to M.G.L. c. 112, § 222, by the

MA HOME INSPECTION LAWS, RULES REGS. (Continued)

Division of Professional Licensure.

Registrant. "Register", "Registered", "Registrant", and "registration" shall be used interchangeably with the words "license", "licensed", "licensee", and "licensure".

Repair. All repairs, when implemented by the buyer, seller, and/or homeowner shall comply with applicable requirements of the governing codes and sound construction practices.

Report. A written document setting forth findings of the Home Inspection unless otherwise specified in 266 CMR 2.00.

Report On. A written description of the condition of the systems and components observed. (The Inspector must state in his or her Report whether the System or Component has Readily Observable Signs indicating that it is need of repair or requires further investigation.

Representative Number. For multiple identical components such as windows, doors and electrical outlets, etc. one such component per room.

Residential Building. A structure consisting of one to four dwelling units under one roof.

Roof Drainage Systems. Gutters, downspouts, leaders, splash blocks, and similar components used to carry water off a roof and away from a dwelling or residential building.

Safe Access. Access free of any encumbrances, hazardous materials, health and Safety Hazards such as climbing and/or standing on anything other than the ground and/or floor which may jeopardize the Inspector as determined by the Inspector.

Safety Glazing. Tempered glass, laminated glass, or rigid plastic.

Safety Hazard. A condition in a Readily Accessible, installed system or component, which is judged by the Inspector to be unsafe, or of significant risk of personal injury during normal day-to-day use. (The risk may be due to damage, deterioration, improper installation or a change in the accepted residential construction standards.)

Seller/Seller's Representative. The owner of the property or one legally authorized to act on behalf of the owner such as an administrator, executor, guardian, or trustee, whether or not a natural person or Agent representing the seller.

Shut Down. A piece of equipment or a system is shut down when the device or control cannot be Operated in a manner that a homeowner should normally use to Operate it. (Inspectors are prohibited from operating the equipment or system).

Solid Fuel Heating Device. Any wood, coal, or other similar organic fuel-burning device including, but not limited to, fireplaces (whether masonry or factory built), fireplace inserts, stoves, central furnaces, and any combination of these devices.

Structural Component. A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

Sufficient Lighting. Fully lighted with a minimum of 50-lumens in all areas to be inspected.

Supervisor. The licensed Home Inspector designated to oversee and supervise the training of an Associate Home Inspector and/or Trainee.

System. A combination of interacting or interdependent components assembled to carry out one or more functions.

Technically Exhaustive. An inspection is technically exhaustive when it involves the use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

Trainee. A person in the Associate Home Inspector Training Program for the purpose of meeting the requirements of M.G.L. c. 112, § 223 to qualify for licensure as an Associate Home Inspector.

Under Floor Crawl Space. The under-floor space between the bottom of the floor joists and the earth or floor under

MA HOME INSPECTION LAWS, RULES REGS. (Continued)

any Dwelling and/or Residential Building.

266 CMR 6.00: Standards of Practice

By the Division of Professional Licensure

- "6.01: Access
- "6.02: Purpose
- "6.03: General Requirements
- "6.04: Scope of the Home Inspection
- "6.05: General Limitations and Exclusions of the Home Inspection
- "6.06: Prohibitions
- "6.07: Optional Fee Based Services
- "6.08: Required Distribution of Energy Audit Documents

6.01: Access

The Client shall provide Safe Access and Sufficient Lighting to ensure that all systems and areas to be inspected under this standard are Readily Accessible and Observable.

6.02: Purpose

(1) The purpose of a Home Inspection for Residential Buildings, including their attached garages, is to provide the Client with an inspection Report that forthrightly discloses the physical conditions of the systems and components listed in 266 CMR 6.04 which are Readily Accessible and Observable, including those systems and components, which are Safety Hazards as Observed at the time of the inspection.

(2) An inspection carried out under the standards of 266 CMR 6.04 is not and shall not be construed to be a comprehensive Architectural and/or an Engineering study of the dwelling in question.

6.03: General Requirements

(1) Inspectors shall:

- (a) Use a written contract and provide only the Client with an original copy of the contract unless otherwise directed by the Client.
- (b) Observe Readily Accessible and Observable installed systems and components listed in 266 CMR 6.04.
- (c) Submit a confidential written Report only to the Client, which shall:
 1. Identify those components specified to be identified in 266 CMR 6.04.
 2. Indicate which systems and components designated for inspection in 266 CMR 6.04 have not been inspected.
 3. Indicate the condition of systems and components so Inspected including those that were found to be in need of repair, require additional investigation, and areas that have a potential for concealed damage.
 4. Record the Inspector's name (and the Trainee's name if applicable).
 5. Record the Client's name and the address of the property inspected.
 6. Record the on-site Inspection start and finish times.
 7. Record the weather conditions at the time of the inspection.
 8. Record the existence of obstructions and/or conditions that prevented the inspection of the installed systems and components.
 9. Embed in the Report and/or attach to the Report the list of itemized questions in 266 CMR 6.03(4)(a) through

MA HOME INSPECTION LAWS, RULES REGS. (Continued)

(k).

10. Embed in the Report and/or attach to the Report a copy of 266 CMR 2.00: Definitions and a copy of the 266 CMR 6.00: Standards of Practice.

(2) Every registered professional Home Inspector may have a seal of the design shown below authorized by the Board. All Reports prepared by a registered Home Inspector, or under his supervision, may be stamped with the impression of such seal and/or bear the name and license number of the Home Inspector. A registered Home Inspector shall impress his seal on and/or attach his name and license number to a Report only if his/her certificate of registration is in full force, and if he/she is the author of such Report or is in charge of its' preparation.

(3) The Report shall only inform the Client if additional investigation is required when:

(a) The scope of the repair(s) is unknown, or

(b) There is potential for and it is suspected that there is concealed damage, or

(c) The subject area is beyond the scope of the Home Inspector's expertise.

(4) The Inspector shall notify his/her Client that answers to the following questions should be ascertained from the Seller and/or the Seller's Representative because they are important and relevant to the purchase of the inspected dwelling and may not be Readily Observable through inspection. The Inspector shall have been deemed to satisfy this requirement by embedding and/or attaching the questions listed in 266 CMR 6.03(4)(a) through (k) to the Report.

To the Best of Your Knowledge as the Seller and/or Seller's Representative:

(a) Does the dwelling have a history of seepage, dampness, and/or water penetration into the Basement and/or Under Floor Crawl Space? If so please explain.

(b) Has a sump pump ever been installed or used in the Basement/Under Floor Crawl Space?

(c) Do you use any type of dehumidification in any part of the dwelling?

(d) Are you aware of any mold and/or air quality issues in the dwelling?

(e) Is the dwelling on a private sewage system?

1. If the waste system is private, has a Title V inspection been completed, and is the completed Title V Report available for review?

2. Has the dwelling ever been inspected and/or treated for insect infestation?

a. If so, when?

b. What were the chemicals used?

(f) Has the dwelling ever been tested for radon gas and/or lead paint?

1. If so when?

2. What were the results?

(g) Has the dwelling ever been inspected by an Inspector?

1. If so, when?

2. Were any problems noted?

3. Is a copy of the inspection Report available?

(h) Are the Seller/ Seller's Representative aware of any structural, mechanical, electrical or other material defects that may exist on the property?

(i) Has there ever been a fire in the dwelling?

1. If so, when?

2. What areas were involved?

3. What chemical cleaners, if any, were used for cleanup?

(j) Has there ever been a hazardous waste spill on the property?

(k) Is there is an underground storage tank on the property?

(5) The Inspector shall not represent to the Seller/Seller's Representative or Client that there is any legal

MA HOME INSPECTION LAWS, RULES REGS. (Continued)

obligation, duty, or requirement on behalf of the Seller/Seller's Representative to answer the questions set forth in 266 CMR 6.03(4)(a) through (k).

(6) The Inspector shall not be held liable for the accuracy of third party information.

(7) Regardless of any additional professional registrations or licenses held by the Inspector and/or Trainee practicing in the Commonwealth of Massachusetts he/she shall conduct his/her Home Inspection in accordance with 266 CMR 6.00 through 6.06. However, the standards are not intended to limit Inspectors from:

(a) Reporting observations and conditions in addition to those required in 266 CMR 6.04.

(b) Excluding other systems and components from the inspection if requested by the Client and noted in the Report.

(c) Providing Optional Fee Based Services, as long as they are contracted for in writing and/or included in the report and are not prohibited under 266 CMR 6.06.

6.04: Scope of the Home Inspection

(1) System: Roofing.

(a) The Inspector shall Observe the Readily Accessible and Observable:

1. Roof coverings.
2. Exposed roof drainage systems
3. Flashings.
4. Skylights, chimneys, and roof penetrations.
5. Signs of leaks on building components.

(b) The Inspector shall Identify:

1. the type of roof covering materials: Asphalt, Cementitious, Slate, Metal, and/or Tile Shingles, Built-up type (Bald Asphalt, Tar and Gravel, Mineral Covered Rolled Roofing, Ballasted Rubber Membrane, Adhered Membrane, Mechanically Fastened Membrane, Other).
2. the roof drainage system: Gutters (Aluminum, Copper, Wood, Vinyl, Other) Leaders/Downspouts (Aluminum, Copper, Galvanized, Vinyl, Other)
3. the chimney materials: Brick, Concrete Block, Metal, Other
4. the methods used to Observe the roofing.

(c) The Inspector shall Report on:

1. Any signs of previous and/or active leaks.
2. The following exposed Readily Accessible and Observable roofing components: the roof covering, exposed roof drainage systems, exposed flashings, skylights, exterior of chimney(s), roof penetrations.

(d) Exclusions: Including but not limited to 266 CMR 6.04(d)1. and 2., the Inspector shall not be required to:

1. Walk on the roof unless in the opinion of the Home Inspector he/she is provided Safe Access, and the Seller and/or the Seller's Representative provides authorization that relieves the Inspector of all liability of possible damage to the roofing components, and in the opinion of the Inspector, walking on the roof will pose no risk of personal injury or damage to the roofing components.

2. Observe and Report On:

a. Attached accessories including, but not limited to: solar systems, antennae, satellite dishes and lightning arrestors.

b. The interior of chimney flues.

(2) System: Exterior.

(a) The Inspector shall Observe the Readily Accessible and Observable:

1. Wall cladding.
2. Entryway doors and windows.

MA HOME INSPECTION LAWS, RULES REGS. (Continued)

3. Garage door operators.
 4. Decks, balconies, stoops/landings, steps, areaways/window wells, and porches including hand and guard railings.
 5. Exposed trim (eaves, soffits, fascias, rake, corner, and other trim Boards).
 6. Flashings
 7. Driveways, walkways, vegetation, grading, site drainage, and retaining walls.
- (b) The Inspector shall Identify:
1. Wall-cladding materials: Cementitious Siding, Asphalt and/or Wood Shingles, Aluminum and/or Vinyl Siding, Wood Clapboards, Brick, Other.
 2. The deck/porch component materials: Brick, Concrete, Concrete Block, Steel, Wood, Other.
- (c) The Inspector shall Report On the following exposed Readily Accessible and Observable exterior components:
1. Wall cladding.
 2. Entryway doors and windows.
 3. Deck/porches, balconies, stoops/landings, steps, areaways/window wells, including hand and guard railings.
 4. The exposed trim.
 5. Flashings.
 6. Driveways, walkways, and retaining walls with respect to their effect on the condition of the dwelling and their ability to provide safe egress.
 7. Vegetation, grading, site drainage with respect to their effect on the condition of the dwelling.
- (d) The Inspector shall:
1. Probe exposed Readily Accessible and Observable exterior components where deterioration is suspected: However, probing is NOT required when probing would unduly damage any finished surface.
 2. Operate all entryway doors and representative number of windows and Report their condition and need of repair, if any.
 3. Operate garage doors (if the garage is attached to the main dwelling), manually or by using permanently installed controls of any garage door operator.
 4. Report whether or not any garage door operator will automatically reverse or stop when meeting resistance during closing.
- (e) Exclusions: Including but not limited to 266 CMR 6.04(2)(e)1. through 9., the Inspector shall not be required to Observe and Report On the following:
1. Storm doors and windows, screening, shutters, awnings and similar seasonal accessories.
 2. Fences, landscaping, trees, swimming pools, patios, sprinkler systems.
 3. Safety glazing.
 4. Geological conditions (Engineering services).
 5. Soil conditions (Engineering services).
 6. Recreational facilities.
 7. Any other dwelling units or addresses in multi-unit buildings.
 8. Outbuildings and detached garages. However, should the Inspector include the inspection of these structures, under 266 CMR 6.07: Optional Fee Based Services, the inspection must comply with the standards of 266 CMR 6.04.
 9. Underground utilities, pipes, buried wires, or conduits (Dig Safe)
- (3) System: Structural Components Exposed in the Basement/Under Floor Crawl Space and Attic Space; Including Signs of Water Penetration.
- (a) Basement/Under Floor Crawl Space:
1. The Inspector shall Observe the following exposed Readily Accessible and Observable Basement/Under Floor Crawl Space structural components:

MA HOME INSPECTION LAWS, RULES REGS. (Continued)

- a. The exposed portions of the foundation.
- b. The exposed portions of the Basement/Under Floor Crawl Space floor.
- c. The exposed portions of the superstructure system (girders, sills, floor joists, headers, and sub-floor).
- d. The exposed portions of the columns and posts.
2. The Inspector shall Identify:
 - a. The type of exposed Basement foundation materials (brick, concrete block, concrete, stone, wood, other).
 - b. The type of exposed Basement floor system (concrete, earth, wood, other).
 - c. The type of exposed Basement superstructure system (girder(s), sills, floor joists, and sub-floor).
 - d. The type of exposed Basement columns and posts (brick, concrete block, concrete, steel, wood, other).
3. The Inspector shall Report On the following exposed Readily Accessible and Observable structural components:
 - a. The foundation.
 - b. The floor system.
 - c. The superstructure system.
 - d. The columns and posts
4. The Inspector shall:
 - a. Probe exposed Readily Accessible and Observable structural components where deterioration is suspected; however, probing is NOT required when probing would unduly damage any finished surface.
 - b. Note the methods used to Observe Under Floor Crawl Spaces.
 - c. Note obstructions, unsafe access, and dangerous or adverse situations that prevented him/her from inspecting the items noted in 266 CMR 6.04(3)(a)3.a. through d..
 - d. Note signs of previous and/or active water penetration into the Basement, Under Floor Crawl Space and attic including the presence of sump pumps and dehumidifiers.
5. Exclusions: Including but not limited to 266 CMR 6.04(3)(a)5.a. through d., the Inspector shall not be required to:
 - a. Collect engineering data such as the size, span, spacing, species, section modulus, slenderness ratio and/or modulus of elasticity of the structural members.
 - b. Provide access to the items being inspected (Responsibility of Client/ Seller/Seller's Representative).
 - c. Enter the Under Floor Crawl Space
 - i. If it is not Readily Accessible,
 - ii. If access is obstructed and/or if entry could damage the property
 - iii. If a Dangerous or Adverse Situation is suspected and Reported by the Inspector.
 - d. Observe and Report On Wood destroying insects, rodents and/or vermin unless specifically contracted for in writing. (Independent Pest Control/Extermination Service).
- (b) Attic Space.
 1. The Inspector shall Observe the following exposed Readily Accessible and Observable roof framing structural components: The exposed portions of the roof framing, including the roof sheathing.
 2. The Inspector shall Identify:
 - a. The type of framing: Rafters, Collar Ties, Tie Beams, Trusses, Other
 - b. Roof Sheathing: Boards, Oriented Strand Board, Plywood, Other.
 - c. The methods used to Observe attics (through a hatch or while standing in the attic space).
 3. The Inspector shall Report On:
 - a. The presence and/or lack of flooring, obstructions, unsafe access, and dangerous or adverse situations that prevented him/her from inspecting the items noted in 266 CMR 6.04(3)(b)2.
 - b. The following exposed Readily Accessible and Observable structural components of the roof framing:
 - i. The roof framing (Rafters, Collar Ties, Tie Beams, Rafter Ties, Trusses, Beams, Other)
 - ii. Sheathing Materials (Boards, Oriented Strand Board, Plywood, Other).

MA HOME INSPECTION LAWS, RULES REGS. (Continued)

- c. The presence of a light.
- 4. The Inspector shall:
 - a. Probe exposed Readily Accessible and Observable structural components where deterioration is suspected: However, probing is NOT required when probing would unduly damage any finished surface.
 - b. Note the presence of a light.
 - c. Note the presence of collar ties and/or tie beams.
- 5. Exclusions: Including but not limited to 266 CMR 6.04(3)(b)5.a. through e. the Inspector shall not be required to:
 - a. Enter the Attic Space:
 - i. If it is not Readily Accessible,
 - ii. If access is obstructed and/or if entry could damage the property,
 - iii. If a Dangerous or Adverse Situation is suspected and Reported by the Inspector.
 - b. Walk on the exposed and/or insulation covered framing members.
 - c. Collect engineering data such as the size, span, spacing, species, section modulus, slenderness ratio and/or modulus of elasticity of the structural members. (Engineering services).
 - d. Provide access to the items being inspected.
 - e. Observe and Report On Wood destroying insects, rodents and/or vermin unless specifically contracted for in writing. (Independent Pest Control/Extermination Service).
- (4) System: Electrical.
 - (a) The Inspector shall observe the Readily Accessible and Observable Electrical Systems and Components:
 - 1. The exterior of the exposed service entrance conductors.
 - 2. Exterior receptacles.
 - 3. The service equipment, grounding system, main overcurrent device, and the interior of the service and distribution panels (by removing the enclosure covers).
 - 4. The exterior of the exposed branch circuit and feeder conductors, their overcurrent devices, and the compatibility of their ampacities and voltages.
 - 5. Random interior receptacles.
 - 6. The number of branch circuits and overcurrent devices in the panel enclosures.
 - (b) The Inspector shall Identify:
 - 1. The service as being overhead or underground, cable, encased in conduit, other.
 - 2. The type of service, feeder, and branch-circuit conductor materials (copper, copper-clad aluminum, aluminum, other).
 - 3. The type of Interior Wiring (Armored Cable, Conduit, Tubing, Nonmetallic Cable, Knob and Tube, Flat Cable Assemblies, Other).
 - 4. The location of the service and distribution panels and indicate whether they are Readily Accessible and Observable.
 - 5. The ampacity and the voltage of the main service disconnect (30, 60, 100, 125, 150 and/or 200 amp, other service, 120, 120/240, 120/208-volt system).
 - 6. Any of the overcurrent devices that are in the off position.
 - (c) The Inspector shall Report On the following Readily Accessible and Observable Electrical Systems and Components:
 - 1. The electrical service equipment including the service and distribution panels.
 - 2. Undedicated exterior and interior electrical receptacles and polarity, grounding and ground fault protection issues (if any)
 - 3. Any polarity or grounding issues of the receptacles required to be tested.
 - 4. The exposed and Readily Accessible and Observable interior wiring.

MA HOME INSPECTION LAWS, RULES REGS. (Continued)

5. Conditions that prevented him/her from inspecting any of the items noted above.

(d) The Inspector shall:

1. Test:

a. The polarity and grounding of a representative sample of the Readily Accessible two and three-prong receptacles throughout the dwelling.

b. The polarity and grounding of all un-dedicated bathroom and kitchen countertop receptacles.

c. The polarity and grounding of all Readily Accessible, non-dedicated receptacles in the attached garage and on the exterior of inspected structures and in unfinished basements, and check to see if they are ground fault protected.

d. The operation of all Readily Accessible Ground-fault Circuit Interrupters.

e. The operation of all Readily Accessible Arc Fault Current Interrupters.

f. All bathroom and kitchen countertop receptacles to see if those receptacles are ground fault protected.

2. Note:

a. The reason(s) for not removing any panel covers.

b. The location of the service and distribution panels.

c. The presence of aluminum wiring, and

i. If the exposed and Readily Accessible and Observable aluminum conductor terminations are coated with a termination compound, and

ii. If the overcurrent devices are identified for use with aluminum wire.

d. If the electrical system is attached to both the city and dwelling side of the water piping and/or a ground rod.

e. If the water piping is not bonded to the electrical system within the first five feet of its entry into the Basement.

f. If the neutral and equipment-ground terminal bars are bonded to the panel enclosures.

g. The compatibility of the overcurrent devices and the size of the protected conductor (Over-fusing).

h. The functionality of ground-fault and arc fault protected receptacles, if any, as determined by the required testing.

i. The existence of ground fault protection devices on all bathroom, kitchen countertop, exterior, unfinished basement, laundry and undedicated attached garage receptacles.

(e) Exclusions: Including but not limited to 266 CMR 6.04(4)(e)1. through 6., the Inspector shall not be required to:

1. Collect engineering data on the compatibility of the overcurrent devices with the panel and/or determine the short circuit interrupting current capacity. (Engineering services).

2. Determine the adequacy of the ground and/or the in place systems to provide sufficient power to the dwelling, or reflect on the sufficiency of the electric distribution system in the Dwelling (Engineering/Electrical Services).

3. Insert any tool, probe, or testing device inside the panels.

4. Test or Operate any overcurrent device except Ground-fault Circuit Interrupters and Arc Fault Interrupters.

5. Dismantle any electrical device or control other than to remove the covers of the service and distribution panels.

However, the Inspector is not required to remove the covers of the service and distribution panels if the panel covers are not Readily Accessible, if there are Dangerous or Adverse Situations present, or when removal would damage or mar any painted surface and/or covering materials.

6. Observe or Report On:

a. The quality of the conductor insulation. (Electrical Services).

b. Test for Electro-Magnetic fields. (Electrical Services).

c. Low voltage systems, doorbells, thermostats, other.

d. Smoke and carbon monoxide detectors (Seller's responsibility, M.G.L. c. 148, ' 26E and 527 CMR 31.06).

e. Telephone, security alarms, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

MA HOME INSPECTION LAWS, RULES REGS. (Continued)

f. Underground utilities, pipes, buried wires, or conduits (Dig Safe).

(5) System: Plumbing.

(a) The Inspector shall Observe:

1. The exposed Readily Accessible and Observable interior water supply and distribution system including:

a. Piping materials, including supports and insulation.

b. Fixtures and faucets.

c. Functional Flow.

d. Leaks.

e. Cross Connections.

2. The exposed Readily Accessible and Observable exterior and interior drain waste and vent system, including:

a. Traps; drain, waste, and vent piping; piping supports and pipe insulation.

b. Leaks.

c. Functional Drainage.

3. Hot water systems including:

a. Water heating equipment.

b. Normal Operating Controls.

c. The presence of Automatic Safety Controls.

d. The exterior of the chimneys, thimbles and vents.

(b) The Inspector shall Identify:

1. The type(s) and condition of water distribution piping materials (Brass, Copper, Steel, Lead, Plastic, Other).

2. The type(s) and condition of drain, waste, and vent piping materials (Brass, Copper, Cast Iron, Galvanized, Lead, Plastic, Steel, Other).

3. The type of water heating equipment (Gas, Electric, Oil, Tankless, Solar, Other), and the nameplate capacity of the water heating equipment (gallons and/or gallons per minute).

4. The location of the main shut off valve.

(c) The Inspector shall Report On

1. The water heater.

2. The exposed flue piping and the existence of thimbles in the chimney.

3. The Readily Accessible and Observable waste and water distribution systems.

(d) The Inspector shall:

1. Operate all plumbing fixtures where practical, including their faucets if readily Accessible.

2. Note:

a. The presence of a pressure/temperature valve and vacuum relief valve at the water heater.

b. The existence of Cross Connections if Readily Accessible and Observable.

c. The existence of any visible leaks.

d. conditions that prevented him/her from inspecting any of the Plumbing Components and Systems

(e) Exclusions: Including but not limited to 266 CMR 6.04(5)(e)1. through 6., the Inspector shall not be required to:

1. Test the operation of any valve except Readily Accessible water closet flush valves and fixture faucets.

2. Collect engineering data on the size of or length of water and/or waste systems and/or remove covering materials (Engineering/Plumbing services).

3. Report On the adequacy and/or the efficiency of the in place systems to provide sufficient hot water to the dwelling, sufficient water supply, or drainage for the dwelling (Engineering services).

4. State the effectiveness of anti-siphon devices (Engineering/Plumbing services).

5. Determine whether water supply and waste disposal systems are public or private (Seller/Seller's Representative responsibility).

MA HOME INSPECTION LAWS, RULES REGS. (Continued)

6. Observe, Operate, or Report On:

- a. The exterior hose bibs.
- b. Water conditioning systems.
- c. Fire and lawn sprinkler systems.
- d. On-site or public water supply quantity and quality.
- e. On-site (Title V Inspection, 310 CMR 15.00) or public waste disposal systems.
- f. Foundation sub drainage systems.
- g. whirlpool tubs, except as to functional flow and functional drainage.
- h. interior of flue linings.
- i. Underground utilities, pipes, buried wires, or conduits (Dig Safe).
- j. Equipment related to on-site water supply systems.
- k. Water filtration Components and Systems.

(6) System: Heating.

(a) The Inspector shall Observe the following permanently installed exposed Readily Accessible and Observable heating Components and Systems:

1. Heating equipment including, but not limited to burners, valves, controls, circulators and fans.
2. Normal operating controls
3. Automatic Safety Controls.
4. The exterior of the chimneys, thimbles and vents.
5. Solid fuel heating devices.
6. Heating distribution systems including Readily Accessible fans, pumps, ducts, piping and supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors.
7. Insulation.
8. The presence of an installed heat source in each habitable room including kitchens and bathrooms.
9. The exposed flue piping and the existence of a thimble(s).
- 10 The presence of a fireplace(s) and the operation of their damper(s).

(b) The Inspector shall Identify:

1. The type of energy source (Coal, Electric, Gas, Heat Pump, Oil, Wood, Other).
2. The heating equipment (Electric, Hot Air, Hot Water, Steam, Other).
3. The type of distribution system:
 - a. Piping: (Black Iron, Copper, Other).
 - b. Duct work: (Aluminum, Fiberglass, Steel, Other).

(c) The Inspector shall Report On the following permanently installed and Readily Accessible and Observable heating system components:

1. The heating equipment.
2. The distribution system.
3. The flue piping and the existence of a thimble(s).
4. The fireplace hearth(s)
5. The fireplace damper(s).

(d) The Inspector shall:

1. Note:
 - a. The absence of an installed heat source in habitable rooms including kitchens and bathrooms.
 - b. The existence of insulation.
 - c. The presence of exposed flues in the smoke chamber being utilized by other appliances.
 - d. The operation (only) of fireplace dampers.
 - e. The existence of abandoned oil tanks.

MA HOME INSPECTION LAWS, RULES REGS. (Continued)

- f. Any observed evidence of underground oil tanks. (Exposed abandoned oil lines, meters, etc.) Abandoned oil tanks and associated piping must be removed per 527 CMR.
2. If possible, have the Seller and/or the Seller's Representative Operate the systems using Normal Operating Controls. If not possible for Seller or Seller's Representative to Operate system, the Inspector shall Operate system using Normal Operating Controls and Report On condition of the heating equipment.
 3. Open Readily Accessible and Operable Access Panels provided by the manufacturer or installer for routine homeowner maintenance.
- (e) Exclusions: Including but not limited to 266 CMR 6.04(7)(e)1. through 7., the Inspector shall not be required to:
1. Test and/or inspect the heat exchanger. This requires dismantling of the furnace cover and possible removal of controls. (Engineering services/Heating services).
 2. Collect engineering data on the size of the heating equipment and/or the size or length of the distribution systems. (Engineering/Heating services).
 3. Report On the adequacy or uniformity of the in place system(s) to heat the dwelling and/or the various rooms within the dwelling (Engineering/Heating services).
 4. Operate heating systems when weather conditions or other circumstances may cause equipment damage, or when the electrical and/or fuel supply to the unit is in the off position.
 5. Ignite or extinguish solid fuel and/or gas fires.
 6. Identify the type of insulation coverings.
 7. Observe, Identify, or Report On:
 - a. The interior of flues with the exception of exposed flues serving other appliances as Observed in the smoke chamber of the fireplace.
 - b. Fireplace inserts flue connections.
 - c. Humidifiers.
 - d. Electronic air filters.
 - e. Active underground pipes, tanks, and/or ducts. However, the Inspector must Report their existence if it is known.
 - f. Active oil tanks.
 - g. The uniformity or adequacies of heat supply to the various rooms.
- (7) System: Central Air Conditioning.
- (a) The Inspector shall Observe:
1. The following exposed Readily Accessible and Observable central air conditioning components:
 - a. Cooling and air handling equipment.
 - b. Normal operating controls.
 2. The following exposed Readily Accessible and Observable distribution systems: Fans, pumps, ducts and piping, with supports, dampers, insulation, registers, fan-coil units, condensers, the presence of insulation on the distribution system.
- (b) The Inspector shall Identify the type of distribution system (Duct work: Aluminum, Fiberglass, Steel, Other).
- (c) The Inspector shall Report On the following exposed Readily Accessible and Observable central air conditioning components:
1. The distribution system
 2. The insulation on the exposed supply ductwork.
 3. The condition of the condenser and air-handling unit.
- (d) The Inspector shall:
1. If possible, have the Seller and/or the Seller's Representative Operate the systems using Normal Operating Controls

MA HOME INSPECTION LAWS, RULES REGS. (Continued)

2. Open Readily Accessible Operable Access Panels provided by the manufacturer or installer for routine homeowner maintenance and Report On conditions Observed.

3. Note

a. Whether or not the cold gas line is insulated.

b. Whether there is, a service receptacle and a visible service disconnect switch in the area of the condenser and air handling equipment.

(e) Exclusions: Including but not limited to 266 CMR 6.04(7)(e)1. through 7., the Inspector shall not be required to:

1. Collect engineering data on the size of the cooling equipment, the size or length of the distribution systems.

2. Identify the type of insulation coverings.

3. Observe, Identify, or Report On air filters and/or their effectiveness.

4. Have the Seller and/or the Seller's Representative Operate the cooling systems when weather conditions or other circumstances may cause equipment damage, or when the electrical supply to the unit is in the off position.

5. Observe, Identify, or Report On evaporator coils (Requires dismantling of the plenum cover and possible removal of controls which is HVAC technician work).

6. Observe, Identify, or Report On non-central air conditioners.

7. Report On the adequacy or uniformity of the in place system(s) to cool the dwelling and/or the various rooms within the dwelling (Engineering/Heating services).

(8) System: General Interior Conditions.

(a) The Inspector shall Observe:

1. Walls, ceiling, and floors.

2. Steps, stairways, balconies, hand and guard railings.

3. Counter tops and a representative number of cabinets.

4. A representative number of doors and windows.

5. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.

(b) The Inspector shall Identify:

1. The type of exposed floor material (brick, carpet, ceramic tile, linoleum, slate, vinyl tile, wood, other).

2. The type of exposed wall materials (brick, ceramic tile, fiberglass, laminates, paneled, plaster, gypsum wallboard, plastic tile, other).

3. The type of exposed ceiling materials (acoustical tile, gypsum wallboard, plaster, wood, other).

(c) The Inspector shall Report On:

1. The floor.

2. The walls.

3. The ceilings.

4. The condition of the interior stairs, hand and guard railings.

5. Signs of water penetration.

6. The interior doors Observed and tested.

7. The windows

(d) The Inspector shall operate a representative number of doors, windows, and cabinets

(e) Exclusions: Including but not limited to 266 CMR 6.04(8)(e)1. and 2., the Inspector shall not be required to:

1. Observe and Report On the following:

a. Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors.

b. Draperies, blinds, or other window treatments.

c. Household appliances.

2. Determine the fire safety rating of any walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.

MA HOME INSPECTION LAWS, RULES REGS. (Continued)

(9) System: Insulation and Ventilation.

(a) The Inspector shall Observe the following Readily Accessible and Observable Components and Systems:

1. Exposed insulation in unfinished spaces.
2. Ventilation of Attics and Under Floor Crawl Space areas.
3. Bathroom venting systems

(b) The Inspector shall Identify:

1. The type of ventilation in the attic space (None, Ridge, Soffit, Area, Power Vent, Gable, Eave, Mushroom, Turbine, Other).
2. The existence and/or absence of bathroom ventilation other than a window(s).

(c) The Inspector shall Report On the following Readily Accessible and Observable Components and Systems:

1. Exposed insulation in unfinished spaces.
2. Ventilation of attics and Under Floor Crawl Space areas.
3. Bathroom venting systems.

(d) The Inspector shall Note:

1. The absence of insulation in unfinished space at Conditioned Surfaces.
2. The absence of ventilation of an Under Floor Crawl Space.

(e) Exclusions: Including but not limited to 266 CMR 6.04(9)(e)1. through 5., the Inspector shall not be required to Observe and Report On the following:

1. The type(s) and/or amounts of insulation and/or its material make-up.
2. Concealed insulation and vapor retarders.
3. Venting equipment that is integral with household appliances.
4. The venting of kitchens.
5. The adequacy, uniformity and capacity of the in place system(s) to ventilate the various areas of the dwelling (Engineering/Heating services).

Top

6.05: General Limitations and Exclusions of the Home Inspection

(1) General Limitations.

(a) Home Inspections done in accordance with the standards set forth in 266 CMR 6.04 are visual and not Technically Exhaustive.

(b) The Home Inspections standards set forth in 266 CMR 6.04 are applicable to Residential Buildings with four or less Dwelling units under one roof and their attached garages.

(2) GENERAL EXCLUSIONS.

(a) Inspectors shall not be required to Report On:

1. The remaining life expectancy of any component or system.
2. The causes of the need for repair.
3. The materials for corrections of the problem.
4. The methods of repair other than to indicated the repair should comply with applicable requirements of the governing codes and sound construction practices.
5. Compliance or non-compliance with applicable regulatory requirements unless specifically contracted for in writing.
6. Any component or system not covered by 266 CMR 6.04.
7. Cosmetic items.
8. Items that are not Readily Accessible and Observable, underground items, or items not permanently installed.
9. Systems or Components specifically excluded by Client (noted in writing in the Contract or in the Report).

MA HOME INSPECTION LAWS,RULES REGS. (Continued)

(b) Inspectors shall not be required to perform or provide any of the following under the Home Inspection specified in 266 CMR 6.04:

1. Offer warranties, guarantees and/or insurance policies of any kind on the property being inspected.
2. Collect any engineering data (the size of structural members and/or the output of mechanical and/or electrical equipment).
3. Inspect spaces that are not Readily Accessible and Observable. Enter any area or perform any procedure, which may damage the property or its components, or be dangerous and unsafe to the Inspector or other persons, as determined by and Reported by the Inspector.
4. Disturb or move insulation, stored and/or personal items, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.
5. Determine the effectiveness of any system installed to control or remove suspected hazardous substances
6. Predict future conditions, including but not limited to failure of Components. (See Additional Services)
7. Project operating costs of Components.
8. Determine extent or magnitude of damage or failures noted.
9. Operate any System or Component which does not respond to normal operating controls.
10. Test for radon gas.
11. Determine the presence or absence of pests including but not limited to: rodents or wood destroying insects.
12. Determine the energy efficiency of the dwelling as a whole or any individual system or component within the dwelling.
13. Perform Environmental Services including determining the presence or verifying the absence of any micro organisms or suspected hazardous substances including, but not limited to, carbon monoxide, latent surface and/or subsurface Volatile Organic Compounds, PCB's, asbestos, UFFI, toxins, allergens, molds, carcinogens, lead paint, radon gas, electromagnetic radiation, noise, odors, or any contaminants in soil, water, air wet lands and/or any other environmental hazard not listed in 266 CMR 6.05(2)(a) and (b).
14. Evaluate acoustical characteristics of any system or component.
15. Inspect surface and subsurface soil conditions.

Top

6.06: PROHIBITIONS

Inspectors are prohibited from:

- (1) Reporting on the market value of property or its marketability and/or the suitability of the property for any use.
- (2) Advising their Client about the advisability or inadvisability of the purchase of the property.
- (3) Testing Automatic Safety Controls.
- (4) Activating the sump pumps and/or dehumidifiers.
- (5) Offering or performing any act or service contrary to law and/or 266 CMR 6.00.
- (6) Determining the cost of repairs of any item noted in their Report and/or inspected by them and/or their firm.
- (7) Offering to make and/or perform any repair, provide any remedy: including but not limited to performing engineering, architectural, surveying, plumbing, electrical and heating services, pest control (treatment), urea formaldehyde or any other job function requiring an occupational license and/or registration (in the jurisdiction where the inspection had taken place) on a Dwelling, and/or Residential Building inspected by his/her firm. The only exception is if those repairs and/or services are part of a negotiated settlement of a complaint and/or claim against the Inspector and/or the firm he/she/represents.
- (8) However, nothing in 266 CMR 6.06 shall prohibit the Inspector and/or his/her/firm from offering consulting services on a Dwelling, and/or Residential Building his/her firm has not inspected as long as the consulting service is not pursuant to the sale and/or transfer of the property and/or dwelling.

MA HOME INSPECTION LAWS, RULES REGS. (Continued)

(9) Operating any system or component that is shut down or otherwise inoperable. (However, the Inspector shall recommend the Seller and/or the Seller's Representative demonstrate that those systems and/or components are functional).

(10) Turn on any electrical or fuel supply and/or devices that are shut down. (However, the Inspector shall recommend the Seller and/or the Seller's Representative demonstrate that those systems and/or components are functional).

Top

6.07: Optional Fee Based Services

There are certain risks inherent in the purchase of property and a Home Inspection is inherently limited in its scope and depth. The information gained from Home Inspection conforming to 266 CMR 6.04 may reduce some of those risks, but the Home Inspection is not intended to provide the Client with protection from all of the risks involved. The Home Inspector may provide Optional Fee Based Services addressing items including, but not limited to, those excluded in 266 CMR 6.04 provided the service is specifically contracted for in writing and/or included in the Report, and do not include the physical repair, abatement, or treatment to the Dwelling, and/or Residential Building being inspected, and is not prohibited under 266 CMR 6.06.

To offer any such services that require an occupational license and/or registration, the Inspector shall hold a valid registration and/or occupational license in the jurisdiction where the inspection is taking place. The Inspector shall inform the Client in writing that he/she is so registered/licensed and is therefore qualified to go beyond the standards of 266 CMR 6.04.

Top

6.08: Required Distribution of Energy Audit Documents

(1) Purpose and Scope. The purpose of 266 CMR 6.08 is to promote the informed use of energy audits by providing a document, outlining the procedures and benefits of a home energy audit, to buyers of residential dwellings at or before the time of closing.

(2) Requirement. Home Inspectors shall provide a document outlining the procedures and benefits of a home energy audit to all Clients purchasing a single-family residential dwelling, a multiple-family residential dwelling with less than five dwelling units, or a condominium unit in a structure with less than five dwelling units.

(3) Distribution of Document -Availability, Timing, and Format. The Board shall make a copy of the document to be distributed available on its website. The document must be provided to the buyer of the real estate at or before closing.

(4) Prohibition of Additional Fees. No additional fees shall be imposed upon or collected from the buyer or seller of the real estate in connection with the provision of such document.

Top

REGULATORY AUTHORITY

266 CMR 6.00: M.G.L. c. 13, § 96 and c. 112, §§ 221 through 226.

MA HOME INSPECTION LAWS, RULES REGS. (Continued)

2.01: Definitions

As used in 266 CMR 2.00 through 11.00, the following definitions shall apply:

Agent. Seller's/owner(s) representative and/or person authorized to act on behalf of the seller/ owner(s) including a real estate broker or salesperson as defined in M.G.L. c 112, § 87PP.

Associate Home Inspector. A person licensed pursuant to M.G.L. c. 112, § 223, conducting a Home Inspection of residential building(s) under the supervision of a licensed Home Inspector.

Attic Space. The unfinished space between the ceiling joists of the top story and the roof rafters.

Automatic Safety Controls. Devices designed and installed to protect systems and components from unsafe conditions.

Architectural Services. As defined in M.G.L. c. 112, §§ 60A through 60O (architect's license required).

Architectural Study. A study requiring Architectural Services.

Basement/Cellar. That portion of a Dwelling that is partly or completely below grade.

Board. The Board of Registration of Home Inspectors established pursuant to M.G.L. c. 13, § 96.

Branch Circuit. The circuit conductors between the final overcurrent device protecting the circuit and the outlet(s).

Buyer's Broker. A real estate broker or salesperson, as defined in M.G.L. c 112, § 87 YY½, who has a written contractual agreement or a written agency disclosure between the buyer and the real estate broker specifying that the real estate broker is acting exclusively for the buyer as a buyer's broker.

Central Air Conditioning. A system that uses ducts to distribute cooled and/or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and which is not plugged into an electrical convenience outlet.

Client. A person who engages the services of a Home Inspector for the purpose of obtaining inspection of and a written Report On the condition of a Dwelling and/or Residential Building(s).

Component. A Readily Accessible and Observable element comprising a part of a system and which is necessary for the safe and proper function of the system.

Conditioned Surface. The surface of the floor and/or ceiling that is being mechanically cooled and/or heated.

Continuing Education Credits. Formal course work covering the elements directly related to the inspection of homes and/or commercial buildings. One contact hour shall equal one credit.

Continuing Education Program. Formal presentation such as a lecture or interactive session with specified learning objectives at which Registrants can earn Continuing Education Credits approved by the Board based on criteria set forth in 266 CMR 5.00 et seq.

Contract. The written agreement between the Client and the Home Inspector, which spells out the responsibilities and duties of each party and the fee to be paid for the inspection.

Cross Connection. Any physical connection or arrangement between potable water and any source of contamination.

Dangerous or Adverse Situations. Situations that pose a threat of injury to the Inspector's health and welfare as determined by the Inspector.

Direct Supervision. Direct supervision means on-site and in-view observation and guidance of a supervisee who is performing an assigned activity during a Home Inspection.

Dismantle. To take apart or remove any component, device, or piece of equipment that is bolted, screwed, or fastened that a homeowner in the course of normal household maintenance would not dismantle other than the electrical panel cover(s).

Division. The Division of Professional Licensure.

MA HOME INSPECTION LAWS, RULES REGS. (Continued)

Dwelling. A house, townhouse, condominium, cottage, or a Residential Building containing not more than four dwelling units under one roof.

Educational Training Credits. Formal course work covering the elements of the fundamentals of Home Inspection. One contact hour shall equal one credit.

Provider. A person approved by the Board to offer continuing education credits.

Electrical Services. As defined in M.G.L. c. 141, M.G.L. c. 148, §§ 10D and 10E, and 527 CMR 12.00 (electrician license required).

Engineering Services. As defined in M.G.L. c. 112, §§ 81D through 81T. (Engineering license required).

Engineering Study. A study requiring Engineering Services.

Environmental Services. Services that require physical samples to be taken and analyzed by a laboratory to determine the type of and presence of contaminants and/or organic compounds and as defined in M.G.L. c. 112, §§ 81D through 81T and § 87LL. (License required).

Exclusions. Those items that are not part of and/or included in the 266 CMR 6.00: Standards of Practice and are to be provided by other specialists of the Client's choice. However, they may be included in the inspection as part of Optional Fee Based Services as outlined in 266 CMR 6.07.

Fee Paid Inspection. A Home Inspection carried out in accordance with 266 CMR 6.04 for which the Client pays a fee and receives a Report.

Feeder. All circuit conductors between the service equipment, the source of a separately derived system, or other power supply source and the final branch-circuit overcurrent device.

Fully Depreciated. Item/System inspected is no longer under the manufacturer's warranty, and it is reaching the end of its serviceable life. The Item/System/Component has no dollar or salvage value, and replacement should be anticipated.

Functional Drainage. A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Functional Flow. A reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

Heating Services. As defined in M.G.L. c. 148, §§ 10C and 10H, and 527 CMR 4.00: Oil Burning Equipment, plumber and electrician license required where applicable).

Home Inspection. The process by which an Inspector, pursuant to the sale and transfer of a residential building, Observes and Reports On those systems and components listed in 266 CMR 6.00 et seq with the exception of the noted exclusions and prohibitions.

Home Inspector. A person licensed pursuant to M.G.L. c. 112, § 222.

Household Appliances. Kitchen and laundry appliances, room air conditioners, and similar appliances.

Identify. To name.

Indirect Supervision. The oversight of activities, other than direct observation, performed by the Supervisor in order to provide guidance to the Associate Home Inspector. These activities may include meeting with the supervisee; reviewing Reports prepared by the supervisee; reviewing and evaluating the supervisee's activities in connection with home inspections; and having supervisory conferences that may be conducted by telephone.

In Need of Repair. Does not adequately function or perform as intended and/or presents a Safety Hazard.

Installed. Attached or connected such that the installed item requires tools for removal.

Inspect/Inspected. To Observe the Readily Accessible systems or components as required by 266 CMR 6.04 et seq.

Inspector. A person licensed under M.G.L. c. 112, § 222 or 223.

Interior Wiring. Includes the exposed and Readily Observable Feeder and Branch Circuit wiring in the dwelling.

Mock Inspection. A simulated home inspection carried out for training purposes only and there is no Client involved.

Normal Operating Controls. Homeowner Operated devices such as a thermostat or wall switches.

MA HOME INSPECTION LAWS, RULES REGS. (Continued)

Note. Record in the Report.

Observable. Able to be observed at the time of the inspection without the removal of fixed or finished coverings and/or stored materials.

Observe. The act of making a visual examination.

On-site Water Supply Quality. The condition of the potable water based on an evaluation of its bacterial, chemical, mineral, and solids content.

On-site Water Supply Quantity. The volume of water available measured over a period of time.

Operate. To cause systems or equipment to function.

Optional Services. Optional fee based services, which are beyond the scope of the Home Inspection as defined by 266 CMR 6.00 et seq.

Plumbing Services. As defined in M.G.L. c. 142 and 248 CMR 2.04 (plumber license required)

Primary Windows and Doors. Windows and exterior doors that are designed to remain in their respective openings year round.

Readily Accessible. Capable of being reached quickly for visual inspection without requiring the Inspector to climb over or remove any personal property, to dismantle, to use destructive measures, to resort to portable ladders and/or any action which will likely involve risk to persons or property.

Readily Operable Access Panel. A panel provided for homeowner inspection and maintenance, which has removable or operable fasteners or latch devices in order to be lifted, swung open, or otherwise removed by one person, and its edges and fasteners are not painted in place. (The panel must be within normal reach and not blocked by stored items, furniture or building components.)

Readily Observable Signs. Conditions of deterioration on the surface including, but not limited to: water stains, wood destroying fungi, insect infestation and deterioration suggesting the potential for concealed damage.

Recreational Facilities. Whirlpools, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other entertainment or athletic facilities.

Registered Professional Home Inspector. A Registrant (person) licensed pursuant to M.G.L. c. 112, § 222, by the Division of Professional Licensure.

Registrant. "Register", "Registered", "Registrant", and "registration" shall be used interchangeably with the words "license", "licensed", "licensee", and "licensure".

Repair. All repairs, when implemented by the buyer, seller, and/or homeowner shall comply with applicable requirements of the governing codes and sound construction practices.

Report. A written document setting forth findings of the Home Inspection unless otherwise specified in 266 CMR 2.00.

Report On. A written description of the condition of the systems and components observed. (The Inspector must state in his or her Report whether the System or Component has Readily Observable Signs indicating that it is need of repair or requires further investigation.

Representative Number. For multiple identical components such as windows, doors and electrical outlets, etc. one such component per room.

Residential Building. A structure consisting of one to four dwelling units under one roof.

Roof Drainage Systems. Gutters, downspouts, leaders, splash blocks, and similar components used to carry water off a roof and

MA HOME INSPECTION LAWS,RULES REGS. (Continued)

REQUIRED HANDOUT PURSUANT TO 266 CMR 6.08

Pursuant to M.G.L. c. 13, s. 97A, and 266 CMR 6.08 Home Inspectors and Associate Home Inspectors are required to provide a document outlining the procedures and benefits of a home energy audit to all Clients purchasing a single-family residential dwelling, a multiple-family residential dwelling with less than 5 dwelling units or a condominium unit in structure with less than 5 dwelling units.

CONCERNED ABOUT RISING ENERGY COSTS? MASSSAVE CAN HELP.

There are so many great reasons to make energy-saving changes to your home—reduced energy costs throughout the year, improved home comfort, and lower greenhouse gas emissions.

- MassSave may provide you a no-cost home energy assessment to identify the energy-saving improvements that are right for you.
- MassSave may provide money toward the cost of purchasing and installing approved energy-saving measures and money-saving rebates when you install qualifying energy efficient equipment.

Get started today. Call MassSAVE at 866-527-7283 or go to www.masssave.com for more information or to schedule your home energy audit.

NH HOME INSPECTION LAWS,RULES,REGS.

NH HOME INSPECTION LAWS, RULES REGULATIONS.

**Home 500 ETHICAL STANDARDS AND PROFESSIONAL CONDUCT
PART Home 501 ETHICAL STANDARDS/PROFESSIONAL CONDUCT**

Home 501.01 Purpose and Scope

(a) To establish and maintain a high standard of integrity, skills and practice in the practice of home inspection, the following rules of professional conduct are adopted in accordance with RSA 310-A.

(b) The rules shall be binding upon every person holding a license issued by the board.

Home 501.02 Obligation To Obey

(a) The professional standards set forth in this part shall bind all licensees, and violation of any such standard shall result in disciplinary sanctions. Conduct proscribed by these ethical standards, when performed by a candidate for licensure as a home inspector in this state, or during a prior period of licensure, shall result in denying a license application.

(b) All persons licensed under RSA 310-A shall be considered to have knowledge of the existence of the code of ethics pursuant to RSA 310-A:185 and shall be deemed to be familiar with its provisions. Such knowledge shall encompass the understanding that the practice of home inspection is a privilege, as opposed to a right, and the licensee shall be forthright and candid in the licensee's statements or written response to the board or its representatives on matters pertaining to professional conduct.

Home 501.03 Code of Ethics. The ethical standards binding licensees shall be the code of ethics pursuant to RSA 310-A:185.

CHAPTER Home 600 STANDARDS OF PRACTICE

NH HOME INSPECTION LAWS, RULES, REGS. (Continued)

PART Home 601 PURPOSE AND SCOPE

Home 601.01 Purpose and Scope.

(a) The purpose of these standards of practice is to establish a minimum and uniform standard for home inspectors. These standards of practice are intended to provide the public with objective information regarding the condition of the systems and components of the home as inspected at the time of the home inspection.

(b) The rules shall be binding upon every person holding a license issued by the board.

(c) These standards of practice shall be applicable to buildings with 4 or fewer dwelling units, individual residential condominium units, and their attached garages or attached carports.

PART Home 602 DEFINITIONS

Home 602.01 Definitions: As used in these rules, the following terms shall have the meanings indicated:

(a) "Alarm systems" means warning devices installed or free-standing including but not limited to smoke detectors, carbon monoxide detectors, flue gas, and other spillage detectors, and security equipment.

(b) "Architectural services" means any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract.

(c) "Automatic safety controls" means devices designed and installed to protect systems and components from unsafe conditions.

(d) "Component" means a part of a system.

(e) "Decorative" means ornamental; not required for the operation of the essential systems and components of a home.

(f) "Describe" means to identify (in writing) a system or component by its type or other distinguishing characteristics.

(g) "Dismantle" means to take apart or remove any component, device or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine home owner maintenance.

(h) "Engineering" means the application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus building structures, equipment, or apparatus.

(i) "Further evaluation" means examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the home inspection.

(j) "Home inspection" means the process by which an inspector visually examines the readily accessible systems and components of a home and which describes those systems and components in accordance with these

NH HOME INSPECTION LAWS, RULES, REGS. (Continued)

standards of practice.

- (k) "Household appliances" means kitchen, laundry, and similar appliances, whether installed or free-standing.
- (l) "Inspect" means to examine any system or component of a building in accordance with Home 600, using normal operating controls and opening readily accessible covers.
- (m) "Inspector" means a person hired to examine any system or component of a building in accordance with these standards of practice.
- (n) "Installed" means attached such that removal requires tools.
- (o) "Normal operating controls" means devices such as thermostats, switches or valves intended to be operated by the homeowner.
- (p) "Readily accessible" means available for visual inspection without requiring moving of personal property, dismantling, destructive measures, use of a ladder, or any action which will likely involve risk to persons or property.
- (q) "Readily accessible panel" means a panel provided for homeowner inspection and maintenance that is readily accessible, within normal reach, can be removed by one person, and is not sealed in place.
- (r) "Recreational facilities" means spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment, and associated accessories.
- (s) "Report" means communicate in writing.
- (t) "Representative number" means one component per room for multiple similar interior components such as windows and electric receptacles; one component on each side of the building for multiple similar exterior components.
- (u) "Roof drainage systems" means components used to carry water off a roof and away from a building.
- (v) "Siding" means exterior wall covering and cladding; such as: aluminum, asphalt, brick, cement/asbestos, exterior insulation finishing system, stone, stucco, veneer, vinyl, or wood.
- (w) "Significantly deficient" means unsafe or not functioning.
- (x) "Shut down" means a state in which a system or component cannot be operated by normal operating controls.
- (y) "Solid fuel burning appliances" means a hearth and fire chamber or similar prepared place in which a fire may be built and that is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney, and related factory-made parts designed for unit assembly without requiring field construction.
- (z) "Structural component" means a component that supports non-variable forces or weights, dead loads and variable forces or weights, live loads.

NH HOME INSPECTION LAWS, RULES, REGS. (Continued)

- (aa) "System" means a combination of interacting or interdependent components, assembled to carry out one or more functions.
- (ab) "Technically exhaustive" means an investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means.
- (ac) "Under floor crawl space" means the area within the confines of the foundation and between the ground and the underside of the floor.
- (ad) "Unsafe" means a condition in a readily accessible, installed system or component that is judged to be a significant risk of bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.
- (ae) "Wiring methods" means identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable, armored cable, or knob and tube.

PART Home 603 REPORT REQUIREMENTS

Home 603.01 Report Requirements.

- (a) The home inspector shall inspect readily accessible, observable, installed systems and components.
- (b) The home inspector shall report those systems and components inspected that, in the professional opinion of the inspector, are not functioning properly, significantly deficient, unsafe, or near the end of their service lives.
- (c) The home inspector shall make recommendations to correct, or monitor for future correction, the deficiencies reported in Home 603.01 (b) or items needing further evaluation.
- (d) The home inspector shall report systems and components designated for inspection pursuant to the standards of practice that were present at the time of the home inspection but were not inspected and the reason or reasons they were not inspected.
 - (e) These standards of practice shall not limit inspectors from including other inspection services or systems and components in addition to those required in Home 603.01 (a).
 - (f) The home inspector shall exclude systems and components from the inspection if requested by the client.
- (g) Home inspectors shall not have to determine methods or materials necessary for corrections.
- (h) Home inspectors shall not project costs of repairs.

Home 603.02 Home Inspection Standards.

- (a) When inspecting structural systems the home inspector shall inspect:

NH HOME INSPECTION LAWS,RULES,REGS. (Continued)

- (1) The structural components including the foundation, framing, floor structure, wall structure, ceiling structure and roof structure;
 - (2) A representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist; and
 - (3) Probing shall not be required when probing would damage any finished surface or where no deterioration is visible or presumed to exist; and
 - (4) Report the methods used to inspect under-floor crawl spaces and attics.
- (b) When inspecting the structural systems the home inspector shall describe:
- (1) The foundation;
 - (2) The floor structure;
 - (3) The wall structure;
 - (4) The ceiling structure; and
 - (5) The roof structure.
- (c) The home inspector shall not provide any engineering or architectural service or analysis unless qualified pursuant to RSA 310-A:201, IV.
- (d) When inspecting the exterior the home inspector shall inspect:
- (1) Siding, flashing and trim;
 - (2) All exterior doors;
 - (3) Attached decks, balconies, stoops, steps, porches, and their associated railings;
 - (4) Eaves, soffits, and fascias where accessible from the ground level; and
 - (5) Entryway walkways, patios, driveways, vegetation, grading, surface drainage, and retaining walls which are likely to adversely affect the building.
- (e) When inspecting the exterior the home inspector shall describe the type of siding.
- (f) The home inspector shall not have to inspect:
- (1) Screening, shutters, awnings, and similar seasonal accessories;

NH HOME INSPECTION LAWS, RULES, REGS. (Continued)

- (2) Fences;
- (3) Geological and/or soil conditions;
- (4) Recreational facilities;
- (5) Outbuildings or detached structures;
- (6) Seawalls, break-walls, and docks; and
- (7) Erosion control and earth stabilization measures.
- (g) When inspecting roof systems the home inspector shall inspect:
 - (1) Roofing materials;
 - (2) Roof drainage systems;
 - (3) Flashing; and
 - (4) Skylights, chimney exteriors, and roof penetrations.
- (h) When inspecting the roof systems the home inspector shall describe:
 - (1) Roofing materials;
 - (2) Roof drainage systems; and
 - (3) Chimney exteriors.
- (i) When inspecting the roof system the home inspector shall report the methods used to inspect the roofing.
 - (j) The home inspector shall not have to inspect:
 - (1) Antennae;
 - (2) Interiors of flues or chimneys on or attached to the roof; and
 - (3) Other installed accessories.
- (k) When inspecting the plumbing system the home inspector shall inspect:
 - (1) Interior water supply and distribution systems including all fixtures and faucets;
 - (2) Drain, waste and vent systems including all fixtures;

NH HOME INSPECTION LAWS, RULES, REGS. (Continued)

(3) Water heating equipment and hot water supply system;

(4) Vent systems;

(5) Fuel storage and fuel distribution systems within the structure; and

(6) Drainage sumps, sump pumps, and related piping.

(l) When inspecting the plumbing system the home inspector shall describe:

(1) Interior water supply and distribution systems;

(2) Drain, waste and vent systems;

(3) Water heating equipment and hot water supply system; and

(4) Fuel storage and distribution systems.

(m) When inspecting the plumbing system the home inspector shall report the location of main water and main fuel shut-off valves.

(n) The home inspector shall not have to inspect:

(1) Clothes washing machine connections;

(2) Interiors of plumbing appliance flues or chimneys;

(3) Wells, well pumps, or water storage related equipment;

(4) Water conditioning systems;

(5) Solar water heating systems;

(6) Fire and lawn sprinkler systems;

(7) Private waste disposal and sewer ejector systems; and

(8) Automatic safety controls or manual stop valves.

(o) The home inspector shall not have to determine:

(1) Whether water supply and waste disposal systems are public or private; and

(2) Water supply quantity or quality.

(p) When inspecting the electrical system the home inspector shall inspect:

NH HOME INSPECTION LAWS,RULES,REGS. (Continued)

- (1) Service drop;
- (2) Service entrance conductors, cables, and raceways;
- (3) Service equipment and main disconnects;
- (4) Service grounding;
- (5) Interior components of service panels and sub panels;
- (6) Conductors;
- (7) Overcurrent protection devices; and
- (8) A representative number of installed lighting fixtures, switches, and receptacles.
- (q) When inspecting the electrical system the home inspector shall describe:
 - (1) The amperage and voltage rating of the service;
 - (2) The location of main disconnects and sub panels;
 - (3) Wiring methods;
 - (4) Service grounding; and
 - (5) Over current protection devices.
- (r) When inspecting the electrical system the home inspector shall report:
 - (1) Presence of solid conductor aluminum branch circuit wiring; and
 - (2) Absence of smoke detectors and ground fault circuit interrupters.
- (s) The home inspector shall not have to inspect:
 - (1) Remote control devices;
 - (2) Alarm systems and components;
 - (3) Low voltage wiring systems and components;
 - (4) Ancillary wiring systems and components not a part of the primary electrical power distribution system within the house structure; and

NH HOME INSPECTION LAWS,RULES,REGS. (Continued)

- (5) Generators and their control and distribution systems.

- (t) The home inspector shall not measure amperage, voltage or impedance.

- (u) When inspecting the heating system the home inspector shall open readily accessible panels and inspect:
 - (1) Installed central heating system;
 - (2) Distribution system;
 - (3) Vent systems and chimney exteriors; and
 - (4) Fuel storage and distribution systems excluding propane tanks.

- (v) When inspecting the heating system the home inspector shall describe:
 - (1) Installed central heating system;
 - (2) Distribution system; and
 - (3) Vent systems.

- (w) When inspecting the heating system the home inspector shall report energy source or sources.

- (x) The home inspector shall not have to inspect:
 - (1) Interiors of heat source flues or chimneys;
 - (2) Heat exchangers;
 - (3) Humidifiers or dehumidifiers;
 - (4) Electronic air filters;
 - (5) Solar space heating systems;
 - (6) Mechanical dampers; and
 - (7) Propane tanks.

- (y) The home inspector shall not have to determine heat supply adequacy or distribution balance.

- (z) When inspecting the air conditioning system the home inspector shall open readily accessible panels to inspect:
 - (1) Permanently installed central systems; and

NH HOME INSPECTION LAWS, RULES, REGS. (Continued)

(2) Distribution systems.

(aa) When inspecting the air conditioning system the home inspector shall describe permanently installed central systems.

(ab) The home inspector shall not have to:

- (1) Inspect electronic air filters;
- (2) Determine cooling supply adequacy or distribution balance;
- (3) Inspect window or wall mounted air conditioning units; and
- (4) Operate air conditioning systems when the conditions adversely affect the operation of the equipment.

(ac) When inspecting the interior the home inspector shall inspect:

- (1) Walls, ceilings, and floors;
- (2) Steps, stairways, and railings;
- (3) Countertops and a representative number of installed cabinets;
- (4) Garage doors and garage door operators; and
- (5) A representative number of windows and doors.

(ad) The home inspector shall not have to inspect:

- (1) Paint, wallpaper, and other finish treatments;
- (2) Finished floor coverings;
- (3) Window treatments;
- (4) Central vacuum systems;
- (5) Household appliances; and
- (6) Recreational facilities.

(ae) When inspecting the insulation and ventilation the home inspector shall inspect:

- (1) Insulation in unfinished spaces;

NH HOME INSPECTION LAWS,RULES,REGS. (Continued)

(2) Ventilation of attics and foundation areas; and

(3) Mechanical ventilation systems.

(af) When inspecting insulation and ventilation the home inspector shall describe:

(1) Insulation in unfinished spaces; and

(2) Ventilation of attics and foundation areas.

(ag) When inspecting insulation and ventilation the home inspector shall report: the absence of insulation in unfinished spaces at conditioned surfaces.

(ah) The home inspector shall not have to:

(1) Disturb insulation;

(2) Identify types of insulation; and

(3) Inspect air-to-air exchangers or other similar systems.

(ai) When inspecting fireplaces the home inspector shall inspect:

(1) Built-in fireplaces; and

(2) Chimney exterior and vents.

(aj) When inspecting fireplaces the home inspector shall describe built-in fireplaces

(ak) The home inspector shall not have to inspect:

(1) Interiors of fireplace flues or chimneys;

(2) Fire screens and doors;

(3) Seals and gaskets;

(4) Automatic fuel feed devices;

(5) Mantles and fireplace surrounds;

(6) Combustion make-up air devices;

(7) Heat distribution assists, gravity fed and fan assisted;

(8) Solid fuel burning appliances; and

NH HOME INSPECTION LAWS, RULES, REGS. (Continued)

(9) Gas appliances.

(a) The home inspector shall not have to:

- (1) Determine draft characteristics; and
- (2) Move fireplace inserts and stoves or firebox contents.

(am) The home inspector shall not have to determine:

- (1) Conditions of systems or components which are not readily accessible;
- (2) Remaining life expectancy of any system or component;
- (3) Strength, adequacy, effectiveness, or efficiency of any system or component;
- (4) The causes of any condition or deficiency;
- (5) Methods or materials necessary for corrections;
- (6) The suitability of the property for any specialized use;
- (7) Compliance with regulatory requirements including codes, regulations, laws, ordinances and manufacturers installation specifications;
- (8) The presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans including molds or mold-like substances;
- (9) The presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air;
- (10) The effectiveness of any system installed or method utilized to control or remove suspected hazardous substances; and
- (11) Soil conditions relating to geotechnical or hydrologic specialties.

(an) Home inspectors shall not have to enter:

- (1) Any area that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components; and
- (2) Attics and under-floor crawl spaces which are not readily accessible.

(ao) Home inspectors shall not have to inspect:

NH HOME INSPECTION LAWS,RULES,REGS. (Continued)

(1) Underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active;

(2) Items that are not installed;

(3) Installed decorative items;

(4) Items in areas that are not entered in accordance with Home 603.02 (ao) (1);

(5) Detached structures;

(6) Common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing; and

(7) Interiors of multi-unit housing flues, vents, or chimneys.

(ap) Home inspectors shall not be required to:

(1) Perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components;

(2) Use a ladder;

(3) Describe or report on any system or component that is not included in these Standards and was not inspected;

(4) Move personal property, furniture, equipment, plants, soil, snow, ice, or debris;

(5) Dismantle any system or component, except as explicitly required by Home 600;

(6) Walk on roofs; and

(7) Operate sump pumps.

(aq) Home inspectors shall not:

(1) Report on market value of property or its marketability;

(2) Report on the advisability or inadvisability of the purchase of the property;

(3) Offer or perform additional inspectional services such as engineering, architectural, surveying, plumbing, electrical, pest control, or any other inspectional service requiring an occupational license and or registration in New Hampshire unless the inspector holds a valid registration and or occupational license, in which case he or she may inform the client that he or she is so registered/licensed, and is therefore qualified to go beyond this subdivision;

(4) Estimate or project the cost of repairs;

NH HOME INSPECTION LAWS, RULES, REGS. (Continued)

- (5) Determine or verify property lines;
- (6) Operate any system or component that is shut down or otherwise inoperable;
- (7) Operate any system or component, which does not respond to normal operating controls;
- (8) Predict future conditions and failure of systems or components;
- (9) Project operating costs of systems or components;
- (10) Evaluate acoustical characteristics of any system or component;
 - ((11) Determine any basement or crawlspace water tightness; and
 - (12) Turn on or off any solid or liquid gas fuel burning device.
- (ar) The home inspector shall not have to perform any action or make any determination not specifically stated in these standards of practice.
- (as) Inspections performed in accordance with these standards of practice shall not have to identify concealed conditions, latent defects, or consequential damage or damages.

Fair Summary

THE CLIENT MUST READ THE FULL ENTIRE REPORT. The summary IS NOT The entire report. Any problems noted in the report should be corrected and attended to by LICENSED qualified CONTRACTORS.
We comment on a representative number of items inspected and not each and every item or area."

We recommend obtaining estimates now prior to closing on all repair or replacement work from professionals in specific fields relative to item or component defined as (F) or (US). When repairs are performed, concealed defects may be discovered during repair work that was not readily visible at time of inspection. We are available, at a fee, to inspect such areas that may become visible. We make no representations to concealed or inaccessible defects. We do not estimate the cost of repair in Massachusetts and New Hampshire.

We follow the standards of practice of the National Association of Home Inspectors, Inc. and the American Society of Home Inspectors as well as the Massachusetts and New Hampshire Home Inspection Laws.
We comment on a representative number of items inspected and not each and every item or area."

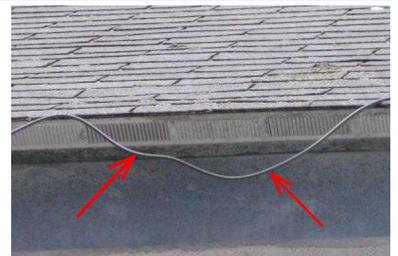
Garage/Barn

1. ATTACHED Garage Roof covering: [SEE REPORT ROOF PAGE FOR INFORMATION ABOUT ROOF Chimneys](#)
2. MAIN HOUSE Chimney Chimney: BRICK ~ NOTE: Chimney is due for re pointing and repairs as needed.
3. MAIN HOUSE Chimney Chimney Flashing NOTE: There are sections of tar coated flashing at chimney . This indicates amateur work. We cannot determine condition of metal flashing below tar. Question owner. Tar will crack and open over time. Monitor and correct as needed. Incorrect flashing can cause leaking.



Roof Coverings

4. ALL HOUSE AREAS Roof Surface Roof Covering: ASPHALT SHINGLES ~ NOTE: Loose hanging heat ice melt wire on front roof due for correction. This wire indicated ice dam issues. Contact roofers for suggestions on ice dam management, Ask owner to explain the ice dam history. NOTE: The roof coverings appear to be 15-30 years old, which puts coverings at or nearing the end of their normal life expectancy. Inspector observed and inspected the roof and found the condition of roof covering to be in normal overall condition at time of inspection. Future useful life of roofing is undeterminable. Roof life varies depending on quality of materials and conditions.



Fair Summary (Continued)

Deck / Porch

5. REAR DECK Deck / Porch Deck / Porch Condition NOTE: Deck / Porch is due for surface preparation and PAINT/STAIN.
NOTE: Sections of DECAYED, DAMAGED deck/porch due for correction.



Kitchen

6. 1ST FLOOR Kitchen Counter tops



7. 1ST FLOOR Kitchen Refrigerator NOTE: Refrigerator is AGED future life unknown.
NOTE: Non functional ICE and/or WATER dispenser on refrigerator.

8. 1ST FLOOR Kitchen Floor covering: TILE ~ NOTE: Many cracked floor tiles due for correction. Contact flooring contractor.



Interior Items/Areas

9. GENERAL OVERALL CONDITION OF INTERIOR ITEMS AND AREAS. Living Space Doors: HOLLOW, WOOD ~
NOTE: Doors due for strike plate adjustment, master bedroom.

NOTE: Missing strike plate due for installation, cellar closet.

Interior Items/Areas (Continued)



Heating Boiler System

10. CELLAR Heating System Heating System Operation NOTE: Heating system OPERATED NORMALLY AT INSPECTION. We inspect system for basic function only. Internal components are absolutely not applicable to our report. Install carbon monoxide detectors as recommended by manufacturer. We do not guarantee future operation of heating system. Service Now and annually for remainder of its life.



NOTE: The heating system is AGED and in its normal life expectancy range. Systems have normal life expectancies between 15-30 years depending on type and models. This system was operating at time of inspection. Future useful life is unknown and undeterminable similar to that of an old car with over 200,000 miles. Consider normal life expectancies of system as a reminder that future attention repair or replacement may be needed. We comment on unit at inspection only. Service NOW and annually for remainder of its life.

Water Heater

11. CELLAR Water Heater Water Heater Operation NOTE: Corrosion on valve, correction needed. NOTE: Hot water heater appears OLD/AGED and at the end of its normal useful life expectancy. Replacement may be due at any time. Tanks can leak and cause flooding. Replace now as a precaution or monitor and replace at first sign of a problem.



Fair Summary (Continued)

Plumbing

12. Visible Water pipes: COPPER ~ NOTE: Some CORROSION observed on pipes and valves in areas, typical for age of house. Monitor and correct in future as needed.



unsatisfactory Summary

THE CLIENT MUST READ THE FULL ENTIRE REPORT. The summary IS NOT The entire report. Any problems noted in the report should be corrected and attended to by LICENSED qualified CONTRACTORS.

We comment on a representative number of items inspected and not each and every item or area."

We recommend obtaining estimates now prior to closing on all repair or replacement work from professionals in specific fields relative to item or component defined as (F) or (US). When repairs are performed, concealed defects may be discovered during repair work that was not readily visible at time of inspection. We are available, at a fee, to inspect such areas that may become visible. We make no representations to concealed or inaccessible defects. We do not estimate the cost of repair in Massachusetts and New Hampshire.

We follow the standards of practice of the National Association of Home Inspectors, Inc. and the American Society of Home Inspectors as well as the Massachusetts and New Hampshire Home Inspection Laws.

We comment on a representative number of items inspected and not each and every item or area."

Exterior and additional items

1. General overview of exterior. Exterior Surface Driveway surface: **ASPHALT ~ NOTE: Driveway is settled, cracked, eroded, heaved, etc. POOR CONDITION.**
2. General overview of exterior. Exterior Surface Walkway surface: **FLAGSTONE ~ NOTE: FLAGSTONES ARE LOOSE ,cracked and due for correction.**
3. General overview of exterior. Exterior Surface Exterior steps/stoop/landing. (Not attached to Deck or Porch.) **NOTE: LOOSE TREADS due for correction.**
4. General overview of exterior. Exterior Surface Siding - cladding: **VINYL SIDING, WOOD CLAPBOARDS ~ NOTE: There is SOME WOOD ROT and damage on sections of siding and trim and rear kick plate due for correction.**



NOTE: Some LOOSE PIECES of siding due for correction, Rear...

Exterior and additional items (Continued)



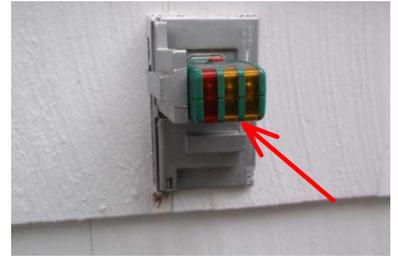
5. General overview of exterior. Exterior Surface Fascia and rake boards overall
NOTE: Sections of DAMAGED FASCIA and RAKE boards due for correction. Bee damage observed. Contact pest co.



6. General overview of exterior. Exterior Surface Corner boards **NOTE: Sections of DAMAGED corner boards due for correction.**



7. General overview of exterior. Exterior Surface Receptacle With GFCI **NOTE: NO POWER, correct now.**



8. General overview of exterior. Exterior Surface Electrical Drip loop **NOTE: The drip loop is NOT CORRECTLY LOOPED and due for correction. Contact electrician.**



unsatisfactory Summary (Continued)

Air Conditioning

9. EXTERIOR REAR YARD AC System Insulation on cold gas Lines: NOTE: Worn and DAMAGED INSULATION on pipes due for replacing.



Deck / Porch

10. REAR DECK Deck / Porch Deck / Porch Condition NOTE: Deck / Porch is due for surface preparation and PAINT/STAIN.
NOTE: Sections of DECAYED, DAMAGED deck/porch due for correction.



11. REAR DECK Deck / Porch Railings NOTE: The railing guards are HORIZONTAL and have a ladder effect which is normally not allowable, question Contractors and correct if and as needed.



12. REAR DECK Deck / Porch Stairs NOTE: LOOSE, DAMAGED treads due for correction.



Kitchen

13. 1ST FLOOR Kitchen Sink drain NOTE: Plumbing drains are S- TRAPS and not installed according to today's standards. Venting and traps do not appear adequate and should be upgraded to today's standards. Pre-existing drainage can at times remain as is until repair or replacement work is needed. Incorrect drains and vents can cause problems with water flow and sewer gas entering the house through drainage. Question plumber for information and recommendations on proper upgrades NOW. The



unsatisfactory Summary (Continued)

inspector's job is to red flag the old type drainage and have clients defer to the plumbing experts.

14. 1ST FLOOR Kitchen GFCI outlet NOTE: FAULTY GFCIs due for correction.



15. 1ST FLOOR Kitchen Hot water temperature: 135 ~ NOTE: Hot water is too hot and due for adjustments between 110-130 degrees F. Showers should be set at 112 degrees F. Adjust now for safety.

Bathroom:

16. 1ST FLOOR Bathroom: Visible sink drain NOTE: SLOW flow drain due for correction.



17. 1ST FLOOR Bathroom: Floor covering: TILE ~ NOTE: Some loose and cracked floor tiles due for correction.



18. 1ST FLOOR Bathroom: Exhaust Ventilation: FAN, WINDOW ~ NOTE: Non functional fan needs correction.



unsatisfactory Summary (Continued)

19. MASTER Bathroom: Tub NOTE: Leaking jet tub pump due for correction.



20. MASTER Bathroom: Toilet NOTE: LOOSE toilet due for correction.



Interior Items/Areas

21. GENERAL OVERALL CONDITION OF INTERIOR ITEMS AND AREAS. Living Space Lights NOTE: Any incandescent light fixtures in closets are due for replacement with fluorescent fixtures now for safety. The incandescent bulbs burn hot and could ignite stored articles in closets. Incandescent fixtures were observed at various closets, correct where needed NOW.



22. GENERAL OVERALL CONDITION OF INTERIOR ITEMS AND AREAS. Living Space Outside lights at doorways NOTE: Damaged light needs correction at rear entry.



23. GENERAL OVERALL CONDITION OF INTERIOR ITEMS AND AREAS. Living Space Ceiling Fans NOTE: Wobbling fan needs correction at master bedroom.

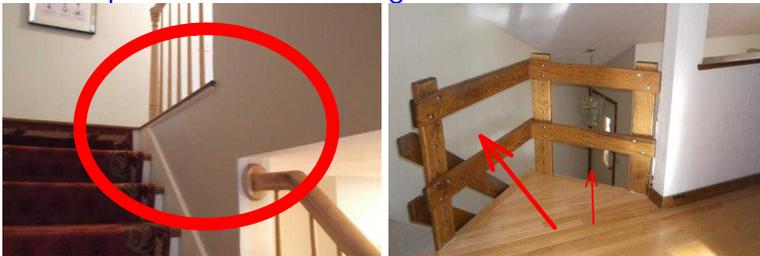


unsatisfactory Summary (Continued)

24. GENERAL OVERALL CONDITION OF INTERIOR ITEMS AND AREAS. Living Space Exterior Doors. NOTE: Broken VAPOR SEAL on rear slider door. Insulated glass can lose their seal over time and create a condensation between panes and loss of efficiency. All broken glass seals would require replacement rather than repair. Question glass company and window contractor about any possible warranties on the existing glass.



25. GENERAL OVERALL CONDITION OF INTERIOR ITEMS AND AREAS. Living Space Hand railings NOTE: Railing is incomplete, Railing must extend the full length of the stairs. NOTE: Spaces between Rail guards at 3rd floor are too wide and should be corrected for safety.



26. GENERAL OVERALL CONDITION OF INTERIOR ITEMS AND AREAS. Living Space Sky windows NOTE: Evidence of broken vapor barrier on sky window. Replace if as needed to solve broken barrier problem in Familyroom.



Attic

27. MAIN HOUSE Attic Roof Ventilation: RIDGE VENT, SOFFIT VENTS ~ NOTE: INSULATION OBSTRUCTING EAVES in attic due for correction now. The obstruction can cause condensation, ice dams, mold, damaged sheathing, and block ventilation if vents are present. Pull insulation away from eave soffit area now. NOTE: Sections of RUSTY NAILS in attic indicate inadequate ventilation. which can cause premature life to roof covering, condensation build up, mold and fungus related problems, ice dams, possibly void roof covering warranty, etc. Question roof ventilation company for their opinions on adequate venting NOTE: This roof has INADEQUATE ATTIC/ROOF VENTILATION which can cause premature life to roof covering, condensation build up, mold and fungus related problems, ice dams, possibly void roof covering warranty, etc. Adequate ventilation is due. Contact roofing ventilation contractor for estimates on correct ventilating now.

Attic (Continued)



Heating Boiler System

28. CELLAR Heating System Visible pipes: **COPPER** ~ NOTE: Some corrosion due for correction on flow check valve. and pipe below air vent.



29. CELLAR Heating System Flue Pipe **METAL** ~ NOTE: **RUST** on flue pipe due for correction, contact plumber for corrections now.



30. CELLAR Heating System Chimney clean out door

Electrical System

31. Readily Visible Wires: **ROMEX** - non metallic cable ~ NOTE: Some **OPEN JUNCTION BOXES** due for covers in attic, cellar.



unsatisfactory Summary (Continued)

Water Heater

32. CELLAR Water Heater Chimney clean out door/cap NOTE: Area visible behind clean out door is FULL OF DEBRIS and soot, contact a qualified chimney sweep company now for evaluation and correction. Safety concern NOW.



Plumbing

33. Visible soil drain pipes: PLASTIC, CAST IRON ~ NOTE: There are sections of corrosion, rust pits, cracks, leaks on soil pipe due for replacement or repairs to affected sections. Contact plumbers now for evaluation and correct as needed.



Foundation/ Basement/ Cellar

34. ALL ACCESSIBLE AREAS Basement Support Lally columns: METAL, HOLLOW METAL ~ NOTE: Replace HOLLOW metal lally columns with cement filled lally columns placed on proper footings. Hollow metal columns can deteriorate over time and could collapse in the event of a fire. Consult with contractors for proper replacement.



*** Summary**

THE CLIENT MUST READ THE FULL ENTIRE REPORT. The summary IS NOT The entire report. Any problems noted in the report should be corrected and attended to by LICENSED qualified CONTRACTORS.
We comment on a representative number of items inspected and not each and every item or area."

We recommend obtaining estimates now prior to closing on all repair or replacement work from professionals in specific fields relative to item or component defined as (F) or (US). When repairs are performed, concealed defects may be discovered during repair work that was not readily visible at time of inspection. We are available, at a fee, to inspect such areas that may become visible. We make no representations to concealed or inaccessible defects. We do not estimate the cost of repair in Massachusetts and New Hampshire.

We follow the standards of practice of the National Association of Home Inspectors, Inc. and the American Society of Home Inspectors as well as the Massachusetts and New Hampshire Home Inspection Laws.
We comment on a representative number of items inspected and not each and every item or area."

Garage/Barn

- 1. ATTACHED Garage Garage Stall Doors **NOTE: Missing SAFETY CABLES in springs due for installation for safety reasons.**



- 2. ATTACHED Garage Stall Door Opener: **ELECTRONIC EYE ~ NOTE: Missing cover on door opener light due for cover.**



Roof Coverings

- 3. Gutters/Leaders/Downspouts: **ALUMINUM ~ NOTE: EXTEND downspouts to divert water away from the home.**



* Summary (Continued)

Kitchen

- 4. 1ST FLOOR Kitchen Refrigerator NOTE: Refrigerator is AGED future life unknown.
NOTE: Non functional ICE and/or WATER dispenser on refrigerator.
- 5. 1ST FLOOR Kitchen Sink NOTE: LOOSE FAUCET due for securing.



Bathroom:

- 6. 1ST FLOOR Bathroom: Tub NOTE: Tub spout does not properly extend beyond the tub rim allowing water to pour onto the floor and due for correction.
- 7. MASTER Bathroom: Sink NOTE: Missing sink stopper.
NOTE: Loose faucet handles.



Interior Items/Areas

- 8. GENERAL OVERALL CONDITION OF INTERIOR ITEMS AND AREAS. Living Space Electrical Outlets: **THREE PRONG** ~ NOTE: LOOSE outlets due for correction. rear bedroom.

NOTE: Install covers on outlets where missing for safety.

Interior Items/Areas (Continued)



9. GENERAL OVERALL CONDITION OF INTERIOR ITEMS AND AREAS. Living Space Windows: **INSULATED** ~
NOTE: Some torn screens.
NOTE: Some wood rot on window sash in diningroom.



Electrical System

10. Readily Visible Wires: **ROMEX** - non metallic cable ~ **NOTE:** Some **OPEN JUNCTION BOXES** due for covers in attic, cellar.



Foundation/ Basement/ Cellar

11. ALL ACCESSIBLE AREAS Basement Exposed foundation: **CONCRETE, BLOCK** ~ **NOTE:** There is a **PATCHED** foundation crack observed. Question owner as to reason for patch, obtain any warranties on patch and monitor.
NOTE: Some **CRACKS** on crawlspace foundation due for correction. Contact foundation crack repair company for suggestions on repairs.

Foundation/ Basement/ Cellar (Continued)

