

Report: cf14g105

Confidential Inspection Report

123 Any Street, Nantucket, MA 02554



**Prepared for:
Sample Report**

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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INTRODUCTION

Dear Client,

Thank you for choosing me to inspect a home for you. I enjoyed gaining a new friend and earning your respect. I trust that you found my services to be professional and helpful. Please take the time necessary to read this report and feel free to telephone me or email any questions you have after reading this report. My services as a consultant are free as long as you own the home. **Understand that you must exercise due diligence regarding problems listed in this report NOW, in order to understand the scope of needed repair and the impact of the cost on your budget.** Best wishes to you and your family.

SCOPE OF SERVICE: This is a **limited, non-invasive visual inspection only**, conforming to the Commonwealth of Massachusetts 266 CMR Standards of Practice for Home Inspectors, except as modified by the **Contract** and the limits set forth in the **Contract** and the **Inspection Report**. (To view MA Standards of Practice, go to: www.mass.gov/dpl/boards/hi. The *Company* shall perform a visual inspection and report on those systems and components that are listed in the Standards of Practice and are **readily accessible** and **observable** at time of inspection. In the event that the **Inspection Report** or oral statements made by the **Inspector** supply any information about any of the **EXCLUSIONS** listed in the **Contract**, this information shall be deemed to be informational only and supplied as a courtesy to the **Client**, and shall not be deemed to be an amendment to or waiver of the **Exclusions** listed in the **Contract** or **Report**.

This **Report** supersedes all previous communications and does not represent an endorsement for or against the purchase of real estate. The **Report** is intended to provide an overview of the existing conditions **at time of inspection only** and should not be used as an indicator of future performance. **No expressed or implied warranties or guarantees of any kind are given in conjunction with the inspection of the home.** A building and its components are subjected to constantly changing conditions and environment, and problems can develop immediately upon completion of the **home inspection**. Therefore, we do not issue a guarantee or warranty on our *home inspection* and **Report**.

By law (Chapter 112 87YY5), the Seller or the Seller's Representative was required to have given you a consumer brochure called "Home Inspectors Facts for Consumers Work Sheet" for your review. If you were not given a copy, please go to www.mass.gov/dpl/boards/hi and review it to fully understand the home inspection process. The **Inspection Report** is not a substitute for honest disclosure required by realtors, property owners, and/or the property transferors'. YOU and your ATTORNEY should review any owner disclosure forms that may influence your purchase decision. **MA Regulations prohibit the home inspector from determining the cost of repairs and from recommending purchase.** It is the **Clients** sole responsibility to research any and all jurisdictional permits required by the local authorities regarding the property, and to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "adverse condition" was concealed by personal property or stored items, or that any damage occurred as the owner moved out. Should any "adverse condition" be revealed that is not addressed within this **Report**, please contact me for free telephone consultation **NOW**. The **Home Inspection Final Report** contains specific information relative to this home. Make sure that it accurately documents the visual problems that were disclosed to you during the hours of the **Home Inspection**. If you have any questions or require any further clarification, please telephone for free consultation. If you should desire a "return visit **Inspection**," please contact my office for a quotation based on minimum trip charge and hourly rate. If you were absent during this inspection or you do not understand the **Final Report**, you must **call the office immediately** for clarification. The *Company* cannot be held liable for your understanding or misunderstanding of this **Report** if you choose not to consult with the inspector. **As with any binding obligation of such significance, it is recommended that you consult an attorney of your own choice to represent you before entering into a contract for the purchase of a home, and that any contract entered into be made expressly contingent upon your attorney's approval of all terms and conditions contained in the contract**

Be advised that a home inspector will not find every little problem during the hours spent at the site and that undisclosed problems are often revealed during repairs or after further evaluation by tradesmen. A **home**

inspector does NOT perform destructive testing, can NOT see through walls, and does NOT move furniture or stored goods or predict the future. Only problems that are **readily accessible** and **observable** at time of **inspection** will be included in the **report**. If the **inspector** recommends further investigations, any such investigations shall be at the **Client's** sole responsibility. Any oral or written comments regarding correction or repair are based on best practices used by contractors in the field. In all cases, licensed and insured specialists should be consulted before any work is undertaken. Correction or repair of problems or conditions noted in this **Report** should be done by qualified licensed and insured professionals in accordance with the requirements of the building code. **Any work done by the homeowner is strictly at the Client's risk.**

Buying real estate is a speculative investment in spite of a limited visual home inspection. While you still incur some risk, the **home inspection Report** does represent an educated & impartial second opinion. This **Report** is subject to correction of incorrect statements, typographical errors and addition of items inadvertently left out during **Report** preparation. Please contact us immediately if any discrepancies or errors are noted. If the **INSPECTION AGREEMENT** is unsigned, delivery and payment for the inspection **Final Report** shall constitute acceptance of all terms on the **INSPECTION AGREEMENT**.

The contents of this **Report** are CONFIDENTIAL and are copyrighted for the exclusive use of the **Client** named in the Inspection Agreement. **The Report is not assignable to third parties and is NOT to be forwarded to the owner(s) of the property.** Should this **Report** be sold or transferred to another party, all opinions are null and void and the **Company** disclaims any and all liability which may result from this **Report** and the opinions contained therein. The **Company** reserves the right to institute legal litigation against any party who distributes or shares information contained within this **Report** with other parties not involved in the sales transaction without our written and/or oral approval. **This Report is the copyrighted work product of Marc Gazaille REPRODUCTION OF THIS REPORT WITHOUT THE EXPRESS WRITTEN CONSENT OF Marc Gazaille IS PROHIBITED.**

NOTICE: As part of your purchase research, I recommend that you visit the local building and zoning departments for assurance that the building complies with applicable building codes and municipal regulations. Make sure a current up-to-date **Certificate of Occupancy** exists for the entire house as it is presently constructed, especially if the home is a multi-family building. This should be on file at the local building department. A certificate of occupancy is issued by the local municipality after a home, or alterations to the home have passed all municipal codes and zoning regulations in force at time of construction and that the dwelling is ready for occupancy.

DISCLAIMER: A. THIS IS NOT A CODE COMPLIANCE REPORT. ANY REFERENCE TO THE BUILDING CODE OR CODE INFRACTIONS IS INTENDED TO PROVIDE A PERFORMANCE BENCHMARK OF WHAT CONSTITUTES ACCEPTABLE CONDITIONS. THE HOME INSPECTOR DOES NOT COVER ALL CODE COMPLIANCE ISSUES. YOU SHOULD CONTACT LOCAL OFFICIALS REGARDING CODE ISSUES. B. PRODUCT RECALLS ARE EXCLUDED FROM THIS REPORT.

DEFINITIONS OF RATING TERMS USED IN THIS REPORT

The **Client** has agreed that the definitions in section 2.01 of 266 CMR 2.00 through 11.00 (the Commonwealth of Massachusetts Regulations Pertaining To Home Inspection, Promulgated January 25, 2008) are to be considered an integral part of the **Inspection and Report** and are hereby attached within the addendum to this **Report**. In addition, to the section 2.01 definitions, 266 CMR definitions, the following ratings are used in this **Report**. Please take the time to read this page concerning contingent and limiting conditions and definition of terms so that you can clearly understand the inspector's **observations, analysis and recommendations**.

KEY TO INSPECTION REPORT AND RATING SYSTEM:

* Items that have an asterisk next to them refer to CONDITION:

- | | | |
|-------|--------|--|
| One | (*) | asterisk = FUNCTIONAL |
| Two | (**) | asterisks = FUNCTIONAL with EXCEPTIONS |
| Three | (***) | asterisks = NOT FUNCTIONAL |
| Four | (****) | asterisks = SAFETY HAZARD |

* **FUNCTIONAL**: The Inspector did not observe any visible problems where **Readily accessible** and **Observable** at time of inspection. (Note: An item may be **fully depreciated** and still be rated functional. No guaranty on remaining life expectancy, warranty or insurance policy on the property is expressed or implied.)

** **FUNCTIONAL with EXCEPTIONS**: The System/component was inspected where **Readily accessible** and **Observable** and was performing **ONLY PART, BUT NOT ALL** of its intended function. The System/component may be **"fully depreciated"**, or repairs are needed as noted in this report. Consult a qualified professional / tradesman or service technician and request examination, analysis and a cost estimate for needed repairs or replacement **NOW** to restore complete function and to determine the impact on your budget. This research may include conditions beyond the scope of the home inspection that require destructive investigation, engineering, research or analysis.

*** **NOT FUNCTIONAL**: NOT performing its intended function. Repairs, corrections or replacement are needed to restore function. Consult a qualified professional / tradesman or service technician and request examination, analysis and a cost estimate for needed repairs or replacement **NOW** to restore complete function and to determine the impact on your budget. This research includes conditions beyond the scope of the home inspection that require destructive investigation, engineering, research or analysis.

**** **SAFETY HAZARD: URGENT** repair / replacement are needed. A condition in a **Readily accessible** and **Observable** installed System or Component, which is judged by the Inspector to be unsafe, 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.)

Note: the underlined & italicized words in this Report are definitions contained in **section 2.00 of 266 CMR (the Commonwealth of Massachusetts Regulations Pertaining To Home Inspection, Promulgated January 25, 2008)**

THIS REPORT WILL LIST EACH OF THE INSPECTOR'S OBSERVATIONS IN THE FOLLOWING FORMAT:

OBSERVATION: A verbal description of what the inspector saw.

ANALYSIS: The inspector's opinion.

RECOMMENDATION: Advice intended to give the client further direction.

The MA Standards of Practice 266 CMR 6.03(4) requires me to notify you of the following questions (a) through (k) are important for your purchase consideration:

(4) The **Home 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.

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 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.
-

1. THIS REPORT IS PREPARED EXCLUSIVELY FOR:

Sample Home Inspection.

2. PROPERTY INSPECTED:

Address:

123 Any Street, Nantucket 02554.



Date:

1/15/15.

Approximate age or year built:

2014 as attested on the listing sheet.

Main entrance faces:

West.

Building Style:

Wood framed colonial reproduction.

State of occupancy:

Vacant and furnished. **(Notice: As inspectors are NOT required to move furniture or stored goods, there is a potential for concealed problems that were not readily accessible and observable at time of inspection. It is critical that you perform a "pre-passing inspection" after the owner has removed all possessions from the home. If you need assistance with this objective, a "return visit inspection" can be arranged for a fee.)**

3. PEOPLE PRESENT:

Buyer.

4. INSPECTOR(S) PRESENT:

The inspection was performed by Marc Gazaille MA Associate License #309 . The Company Contract was reviewed and was signed by the Client prior to the home inspection. The inspection report was reviewed by Chris Feroli, President of A Quality Home Inspection MA License #719.

5. WEATHER CONDITIONS AT TIME OF INSPECTION:

DATA:

Clear sky, soil dry.

Temperature at start of inspection:

At start of inspection, the outside temperature was: 68 degrees F.

6. SYSTEMS OR COMPONENTS THAT WERE NOT INSPECTED OR WERE SHUT-DOWN:

Conditions:

Observation: All utilities or systems were operational at time of inspection, and were inspected where readily accessible and observable.

7. OBSTACLES ENCOUNTERED DURING INSPECTION:

Observation: The owner of the home was not present at time of inspection. I had no opportunity to gather important information about the home. Some real estate firms require that a formal seller disclosure statement be completed and presented to the prospective buyer, but MA has no such requirement. The seller of a home is obligated to disclose known defects but you must ask.

Analysis: **A home inspector will not locate all of the problems during the limited time at the site.** Be advised that the owner of record is a valuable reference source regarding the past history of the home, changes and seasonal problems.

Recommendation: For your protection, you should ask the **Seller/Seller's Representative** if a disclosure form is available and ask for answers to each of your concerns. Important disclosure questions are printed above in this **Report** and a questionnaire was also emailed to you when you made the appointment. The questions should be ascertained from the **Seller** and are relevant to the purchase of a house as not all problems may be **Readily Observable**.

Observation: There is a swimming pool on the property. Pools are wonderful addition to a home but have some inherent risk. In general pools should have safeguards to ensure protection from accidental entry to the pool area.

Analysis: The inspection of the pool is outside the scope of a home inspection.

DISCLAIMER: Be advised that the inspection of swimming pools, attached mechanical systems, decks, pool houses, pool patio, pool heating boilers and ancillary equipment are expressly EXCLUDED from this inspection report per contract. Be advised that pool evaluation is undetermined as much of the piping and structure are hidden from view or the pool may be closed for the season. In the event that the *Inspection Report* or oral statements made by the *Inspector* supply any information about any of the forgoing, this information shall be deemed to be informational only and supplied as a courtesy to the Client, and shall not be deemed to be an amendment to or waiver of the exclusions listed in the *Contract* or *Report*.

For safety, all pools should be protected by a **five foot high security fence with self-closing and self-latching gate hardware**. House exterior doors that lead directly to the pool should have audible alarms. Associated electrical equipment should have modern GFCI shock protection.

Recommendation: You should review all data regarding the age of the pool components, opening & closing procedures and general maintenance requirements with the owner **NOW**. You should consult a qualified pool professional for evaluation of the pool surroundings, systems and components before the expiration of the inspection contingency period. If the pool is in a closed or in a seasonal **shut-down** condition, you should inform your attorney and discuss options regarding your financial protection until such time as the pool can be seasonally evaluated.

Below are information al links on pools and pool safety.

<http://www.cpsc.gov/cpsc/pub/pubs/pool.pdf>

<http://www.poolsafely.gov/parents-families/residential-pool-spa-owners/how-safe/>

<http://www.divingboardsafety.net/Standard-inground-pools.pdf>



POOL ON PROPERTY

8. TIME IN and OUT:

In: Out:

Time in: 830 Time Out: 1030.

9. OPTIONAL FEE BASED SERVICES ELECTED BY CLIENT:

Observation: Two radon test devices (**2761187 & 2761188**) were purchased and are to be placed & retrieved by you following manufacturer's instructions. Mark the 48 hour retrieval date & time on your calendar and save the bar code numbers on the test devices so that you can telephone the lab after 24 hours of receipt and obtain the results faster than the mail. Be sure to cap the test devices, fill out the data sheet completely and place both in the post paid return shipping package.

The final data will be mailed to you by AccuStar Labs., P.O. Box 158, 11 Awl Street, Medway, MA 02053, telephone 888-480-8812. www.accustarlabs.com

The test results are also available on-line at www.accustarlabs.com or by telephone by providing the applicable bar code numbers of the test devices. Questions about radon should be addressed to the lab., or the Mass. State Board of Health. If high radon levels are measured, you should read the information provided in the **Inspection Information Booklet**, given to you at time of inspection, for further advice.

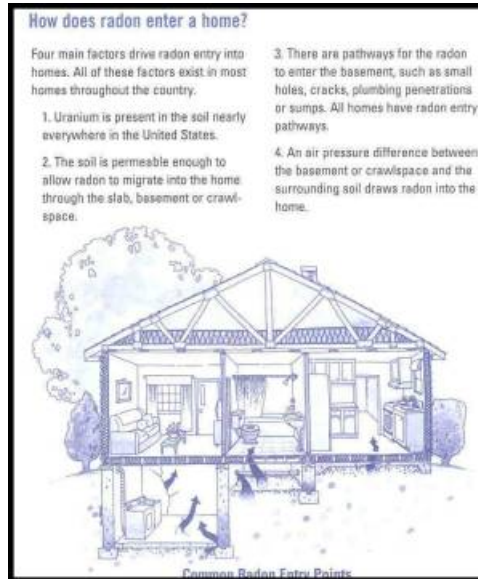
DISCLAIMER: The inspection of this home for radon gas is **EXCLUDED** from this report. The Company retails radon test kits only, for you to place and retrieve. We are NOT licensed, certified or insured to perform radon testing. Please understand that the validity of an unsupervised test site and unsecured test device may not be accurate as each may be tampered with. Nevertheless, testing is advised. Any radon test kits provided by this Company are done so as a courtesy. Placement & retrieval of test kits is your responsibility. For peace of mind, you should retest the home for radon levels after purchase as you were not present to validate the conditions during the test.

For free consumer publications, go to: www.epa.gov/radon/pubs/

<http://www.surgeongeneral.gov/pressreleases/sq01132005.html>

Radon System Video:

http://www.dep.state.pa.us/brp/Radon_Division/RadonVideo/RadonPrevention/RadonVideoPart3.html



10. DISCLOSURE DATA OBTAINED: You and your attorney should contact the Seller/Seller's representative NOW, and request answers to these questions:

Disclosure answers provided by:

Observation: **OWNER NOT PRESENT - ASK FOR DISCLOSURE DATA.** The owner of the home was not present at time of inspection. I had no opportunity to gather important information about the home. The seller of a home is obligated to disclose known defects when asked. Some states and real estate firms require that a formal seller disclosure statement be completed and presented to the prospective buyer, but Massachusetts does not.

Analysis: A home inspector will not locate all of the problems during the limited time at the site. Be advised that the owner of record is a valuable reference source regarding the past history of the home, changes and seasonal problems.

Recommendation: For your protection, you should ask if any disclosure form is available and review it very carefully with your attorney before commitment. If no information is available, then I urge you to ascertain answers to the following questions from the seller as they are relevant to the purchase of the house and may not be readily observable through inspection:

1. How old is the home?
2. How old is the roof? Any past leaks?
3. How old is the heating system? Average monthly heating bill?
4. How old is the central AC system?
5. How old is the water heater? Enough hot water?
6. Has water ever leaked into the basement or crawl space?
7. Has the home ever been inspected or treated for insect infestation?
If treated, with what chemicals?
8. What types of insulation are present and where?
9. Does the home have public water or well water? If a well, how old is the pump?
10. Is the home connected to a public sewage system or is an on-site system present?
11. If an on-site system is present, when was it last pumped?
Has the system passed Title 5 inspection?
12. Are any of the appliances rented?
13. Can you outline any renovations done during your occupancy?
14. Were all required local permits & inspections completed?
15. When was the chimney last cleaned?
16. Are there any special seasonal problems or maintenance needs?
17. Are there any repairs needed at this time?
18. How old are the kitchen appliances?
19. Has the home been tested for lead paint?
20. Has the home been inspected by a home inspector before?
If "yes," are you willing to disclose such a report?
21. Are there any underground oil tanks on the property?
20. Has the home been tested for radon gas? If "yes," are you willing to share such a report?
21. Will all storage, trash and hazardous waste materials be removed with the property?

- 22. Will any appliances be left?
- 23. Are there any budgeted major expense repairs to be done?

11. MODIFICATIONS DONE DURING OWNER OCCUPANCY:

Unknown - owner not present. YOU should consult the owner about the history of the home **NOW**, as the owner may have important historical or seasonal knowledge of value to you.

Additional modifications by owner:

Recommendation: As a home buyer, your due diligence is to research the history of the home by visiting or telephoning the local building & conservation departments **NOW**, prior to the expiration of the inspection contingency expiration period.

DISCLAIMER: Clients who fail to heed this advice assume all risk for structural or mechanical systems modifications or additions that may have been done without local approval and permitting. Home inspectors do NOT perform code compliance inspections, as that is the jurisdiction of the local town or city inspectors.

EXTERIOR INSPECTION

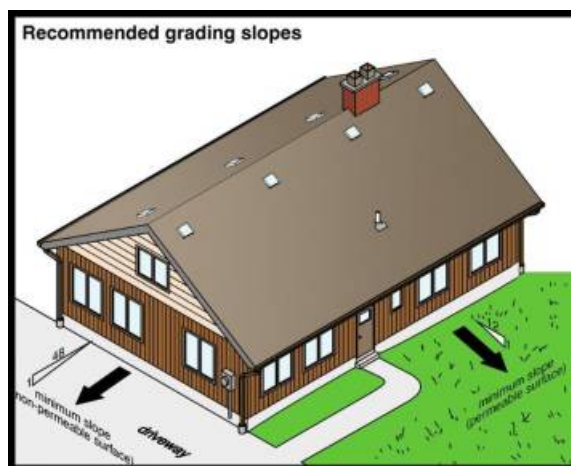
GENERAL COMMENTS: A. There is a risk of concealed defects behind any areas of wood rot, decay or wood in earth contact; further investigation is advised **NOW** if such conditions are reported by the inspector. B. For safety and reduction in liability, the owner of a dwelling is responsible for maintaining all means of egress in a safe, operable condition at all times; and is required to keep all exterior stairways, fire escapes, egress balconies and bridges free of ice and snow. C. A graspable handrail is recommended for every stairway regardless of the height or number of risers. D. Be advised that all siding materials require maintenance and that those siding materials with Southern exposure usually age at a faster rate. Northern exposed siding is more prone to decay from moisture. Be advised that any source of water penetration or ventilation imbalance can cause interior damage and / or mold. E. The Company recommends that the finish on all untreated wood siding materials be restored at 3-5 year intervals, and that wood decks be water sealed annually. F. Monitor exterior drainage conditions annually to identify and reduce conditions that may cause wet basement problems. Lawns and gardens along the perimeter of the foundation should direct water away from the home by gravity flow at a pitch of 1"/FT for a distance of ten feet, and perimeter gardens should be at a higher elevation than the lawn. Likewise, downspouts should have base elbows & splashblocks or extensions to discharge roof water far from the home. G. Maintain a 2-foot clearance between all shrubbery & siding for proper ventilation, access and maintenance. H. **WARNING** - Be advised that before the installation of new thermal replacement windows, old window sash & trim should be tested for LEAD PAINT. I. Purchase a shed and store firewood, gasoline and the lawn mower away from the home. J. Make sure the house number is mounted next to the front door and is visible from the street.

DISCLAIMERS: All items listed in 266 CMR 6.04(2)(e) System EXTERIOR plus the following are **EXCLUDED** from this report plus the following: A. Components covered by SNOW. (True conditions are undetermined and require further research by you). B. Paint or stain finishes on siding & trim. C. The condition of unknown underlying siding materials. D. Outbuildings and detached structures such as sheds, barns, pool house, pump house etc., and all associated plumbing / electrical / heating systems leading to and inside these structures. E. The location of property lines. F. Swimming pools and dedicated equipment and recreational facilities. G. Underground oil tanks. H. Lawn irrigation systems. I. Common elements in multi-unit buildings or condominiums. J. Components & conditions within deck and porch crawl spaces that were obstructed not readily accessible and observable. K. Lot boundaries and the presence of easements.

1. GRADING & SITE DRAINAGE:

CONDITION:

**** FUNCTIONAL with EXCEPTIONS as noted:**



DRAINAGE PROBLEMS:

Observation: There is evidence of "**reversed grading**" along the perimeter of the foundation at: The front inside corner of the house

Analysis: Reversed grading means that the yard, gardens, walks, patio or driveway have an improper pitch that directs and

retains surface water and roof drainage water near the foundation, rather than away from it. When excessive water soaks into the ground near the foundation there is a risk of wet basement or wet crawl space problems, interior water damage and mold. Repair is needed.

Proper grading and lot drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on the home. Perimeter gardens should be higher than the adjacent lawn, walk or patio; and the elevation of the final grade should fall a minimum of six inches within the first ten feet away from the foundation. Downspouts should extend beyond the edge of the perimeter gardens. Ideally, all water should flow away from all four sides of the home by gravity flow and no siding or trim should be in earth contact. New construction requirements state that "drainage must be directed to an approved location, such as a storm drain, storm sewer inlet, or the street gutter that leads to a storm drain." The drainage design must consider the entire lot for any impediments to drainage during heavy rains."

Recommendation: You should ask a landscape contractor or an engineer to design a "**water management plan**" designed to remove surface water and roof water from the property. You would be wise to complete this research **NOW** in order to determine the impact on your budget.

Typical repair options include:

- Elevating the earth along the foundation to create a positive grade away from the home.
- Lowering the elevation of the yard to create a positive grade away from the home.
- Installing a French drain along the foundation to a gravity outlet.

Web Resources: http://landscaping.about.com/cs/lazylandscaping/ht/French_drains.htm

http://www.flex-drain.com/flex_drain_ideas.htm

http://www.ndspro.com/downloads/POED_QuickReview.pdf

http://www.ndspro.com/downloads/POED_ShortCourse.pdf

Reference: 780 CMR 54 section 5401.3 Drainage.



2. VEGETATION:

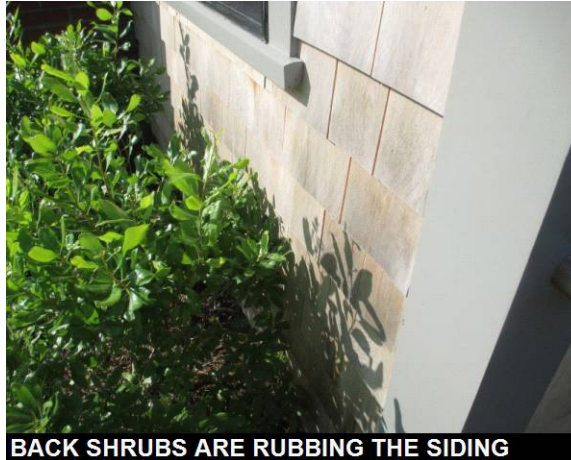
Condition:

**** FUNCTIONAL with EXCEPTIONS noted:**

Observation: The shrubs along the perimeter of the foundation are in contact with the home.

Analysis: The shrubs **obstructed** access for inspection of the grading, foundation and siding & trim. There is a risk of concealed problems that were not **readily accessible** at time of inspection - further investigation is needed. Yard maintenance appears to have been postponed. Be advised that overgrown shrubs in contact with the home prevent proper ventilation for the drying of wood siding & trim, and that continuous damp conditions promote mildew, mold, damp rot and wood boring insect infestation. Repair is also needed.

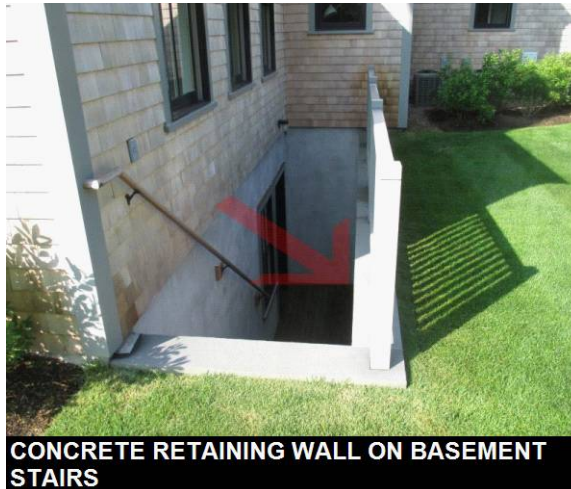
Recommendation: You should hire a landscaper to prune, remove or replace the shrubbery as required to provide a working clearance (24") between the shrubs and the home. Once the problem is corrected, the foundation, basement windows and lower siding & trim should be re-inspected for defects that were **obstructed** at the time of inspection. Be advised that major trees should be at least 20 feet from the home to prevent storm damage and siding and trim should have a minimum 6" clearance from the soil. **WARNING** - be on alert for hidden bees nests. If through your negotiations access becomes possible, components become **readily accessible**, repairs are done or systems are restored, you may desire to schedule a "return visit" inspection with this office, at an additional charge, prior to purchase.

**BACK SHRUBS ARE RUBBING THE SIDING**

3. RETAINING WALLS:

Type(s):

Concrete. (Note: A poured concrete wall with steel reinforcement is the most durable.)

**CONCRETE RETAINING WALL ON BASEMENT STAIRS**

Condition:

* **FUNCTIONAL** , no evidence of retaining wall problems was observed where readily accessible & observable at time of inspection.

RETAINING WALL PROBLEMS:

Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection.

Note: For safety, a guard railing is advised for every retaining wall regardless of height.

4. DRIVEWAY:

MATERIALS:

Gravel with a cobble stone apron (Note: Gravel driveways present seasonal problems with gravel migration, rutting and snow removal. Consider optional updating to asphalt. Seek estimates if desired.) Web Resource:

http://landscaping.about.com/od/drivewaysandwalkways1/f/gravel_driveway.htm.



DRIVEWAY FOR THE HOME

CONDITION:

* **FUNCTIONAL**, no evidence of driveway problems was observed where readily accessible & observable at time of inspection.

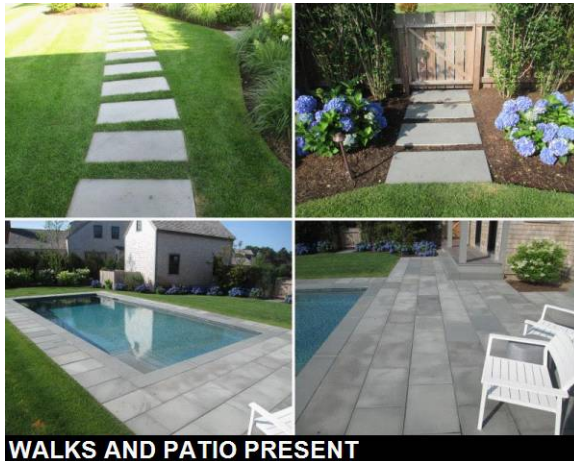
DRIVEWAY PROBLEMS:

Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection.

Web Resource: <http://www.drivewaytips.com/index.asp>

5. WALKS & PATIO:**WALK OR PATIO MATERIALS:**

Blue Stone walks
Blue Stone Pool patio



WALKS AND PATIO PRESENT

Condition:

* **FUNCTIONAL**, no evidence of walkway problems was observed where readily accessible & observable at time of inspection.

WALK PROBLEMS:

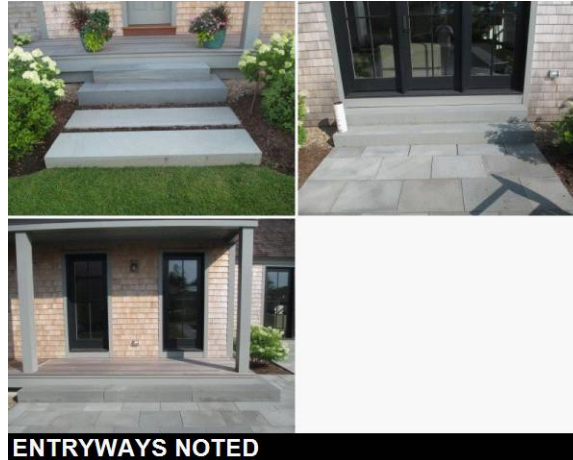
* **FUNCTIONAL**, no evidence of walk problems was observed where readily accessible & observable at time of inspection.

PATIO MATERIALS AND CONDITION:

* **FUNCTIONAL**, no evidence of patio problems was observed where readily accessible & observable at time of inspection.

6. ENTRANCE STAIRS, STOOPS, LANDINGS & RAILINGS:**STEPS, STOOPS, LANDINGS & HANDRAILS TO BUILDING:**

Stone steps & stoop missing hand rail. Add hand rail for safety if there are more than 3 risers or if the platform is more than 30 from the ground.

**CONDITION:**

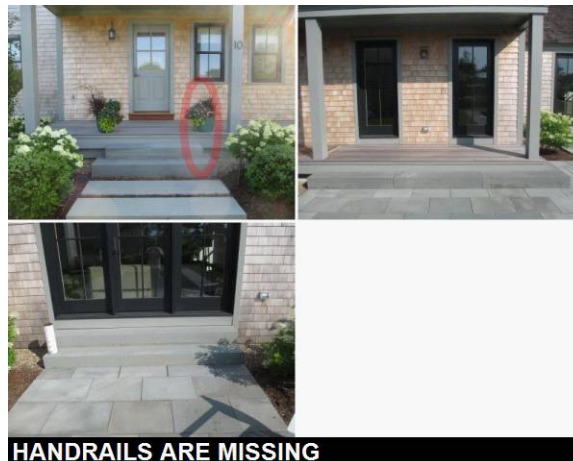
**** Functional with Exceptions as noted: Web Resource: <http://buildingstairs.org/stringercalculator/>**

VISIBLE PROBLEMS WITH ENTRANCE COMPONENTS:

Observation: An egress staircase is missing a handrail.

Analysis: **** **SAFETY HAZARD:** - a missing handrail may cause a personal injury by accidental slip, trip or fall. In my opinion, every staircase should have a handrail regardless of the height and number of risers. A staircase is part of the means of egress from the dwelling and must be maintained in a safe condition. **Urgent** repair is needed.

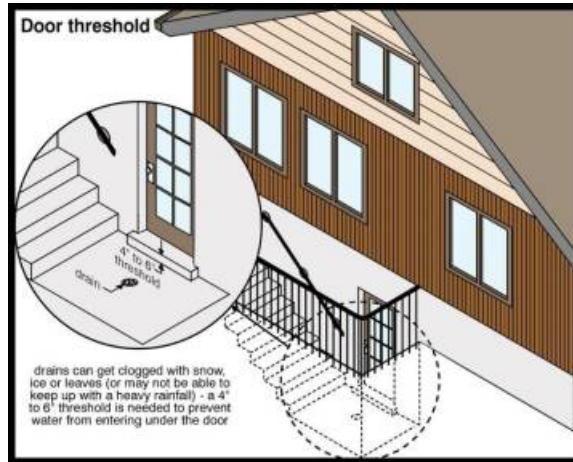
Recommendation: You should hire a licensed and insured contractor to install a handrail **NOW** for safety.

**7. BASEMENT ENTRANCE:****TYPE:**

Observation: The basement entrance to this home consist of an **open areaway and staircase**, with a foundation of concrete, concrete block or wood.

Analysis: Be advised that entrances of this type that are open and exposed to the elements have a poor track record of seasonal moisture problems and frost heave damage. Because an open area way entrance is wide open and exposed to the elements, water will collect at the base of the entrance, and lateral frost forces will push against the sides of the retaining walls. Depending on the presence and condition of any means of drainage at the base of the stairs, water may cause decay to the entrance door components or may even infiltrate into the basement. At a minimum, there should be a gravel base or preferably a drain for water removal at the base of the entrance.

Recommendation: You should ask the owner about the seasonal performance history of the basement entrance. Be advised that you should closely monitor this entrance seasonally for moisture related problems and always clear the drain (if present) of debris. In my opinion, the entrance can be improved upon by several optional upgrades. Firstly, the installation of an overhead metal awning to shield the entrance is one option that will reduce water collection. Secondly, adapting the foundation to accept a metal bulkhead will improve the entrance. Lastly, construction of a dog-house style entrance with a new exterior door will best improve the entrance. You may wish to obtain estimates accordingly.

**CONDITION:**

**** FUNCTIONAL with EXCEPTIONS:**

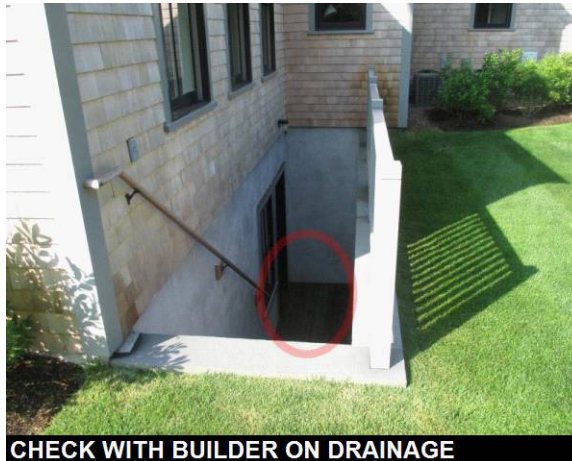
BASEMENT ENTRANCE PROBLEMS:

Observation: Inspection of the open areaway basement entrance revealed evidence of the following problems:

- No evidence of a floor drain to remove water.

Analysis: The above listed problems require repair or further investigation.

Recommendation: You should ask a licensed and insured contractor to examine the open areaway basement entrance and to provide a repair cost estimate **NOW**, in order to determine the impact on your budget.

**8. DECKS & PORCHES & BALCONIES:****DECK / PORCH COMPONENT MATERIALS:**

Pressure treated wood frame with mahogany floor boards.

Note: Because the air in Eastern Massachusetts can contain salt and the rain is slightly acidic joist hangers and deck hardware will be subjected to corrosion. As protection against hardware failure from corrosion, the Company recommends that any hardware other than Simpson Strong-Tie Company type 316 stainless steel hangers and stainless steel screws be replaced for safety.

Mahogany Deck Maintenance:

Clean with ADM Wood Brightener

Apply a clear sealer every 1-2 years.

Suggested products:

Apply Transparent Penofin (transparent redwood) Sealer.

Translucent oil treatment for mahogany. Cabot Australian Timber Oil

UV Plus (www.messmers.com <<http://www.messmers.com>)

Sikkens Products (www.nam.sikkens.com <<http://www.nam.sikkens.com>)

DECK CONDITION:

**** FUNCTIONAL with EXCEPTIONS NOTED:**

Web resource: <http://www.strongtie.com/ftp/fliers/F-DECKCODE13.pdf> Deck Construction guide

VISIBLE DECK/ BALCONY PROBLEMS:

Observation: Inspection of the deck revealed the following evidence of problems that need repair or upgrading:

- Fixed skirting close to earth obstructed access to inspect the deck footings, posts, beam, joists and flooring.
- Untreated wood skirting is in earth contact, risk of decay and pest infestation.
- There spacing between floor boards is excessive.

Analysis: The above listed problems represent potential or real **SAFETY HAZARD** conditions that require **URGENT** safety repairs. There is a risk of concealed defects.

Note: You should verify the age of the deck as all decks over 15 year of age should be considered as **fully depreciated**

Recommendation: You should hire a carpenter to perform repairs in accordance with the requirements of the building code. Seek a cost estimate **NOW** in order to determine the impact on your budget.

(Note: The application of a wood preservative is advised every year to prevent sun damage. Due to current industry trends, metal joist hangers may be subjected to corrosion from the preservatives in treated lumber. All metal joist hangers should be re-inspected by the homeowner every two years. Only stainless steel hangers are advised.)

Web resource: <http://deck-lok.com/index.htm>

<http://www.awc.org/publications/DCA/DCA6/DCA6.pdf> Residential Deck Construction Guide

<http://www.strongtie.com/ftp/fliers/F-DECKCODE13.pdf> Deck Construction guide



DECK ISSUES AS NOTED

PORCH MATERIALS

Not applicable, no porch present.

9. FOUNDATION ABOVE GRADE:**TYPE:**

Concrete (1920's to present)

CONDITION:

**** FUNCTIONAL with EXCEPTIONS NOTED:**

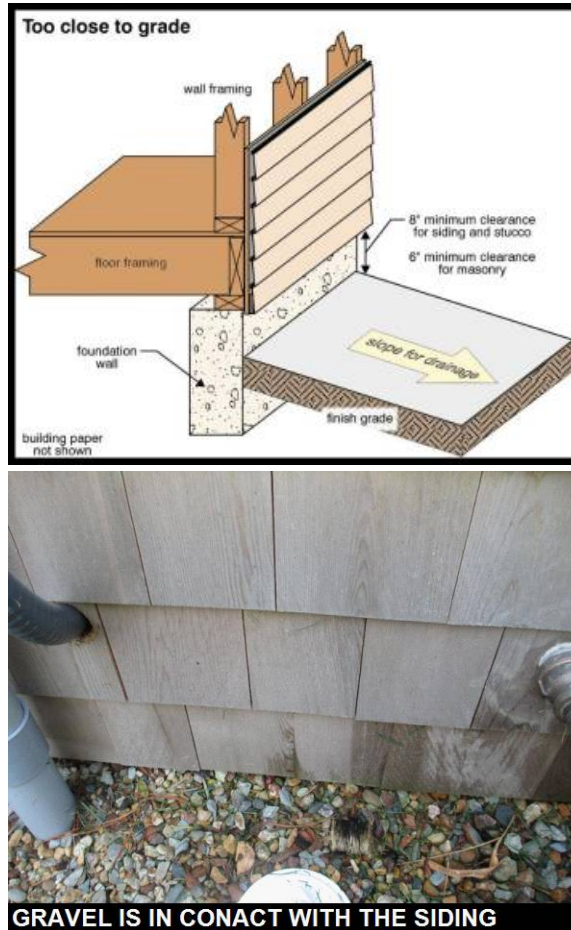
FOUNDATION PROBLEMS:

Observation: The foundation ends very close to grade level.

Analysis: Modern construction requires that a foundation extend a minimum of 6 inches above finished grade to prevent water infiltration and moisture damage. Be advised that any source of water penetration or ventilation imbalance can cause interior damage and / or mold.

Recommendation: Monitor the perimeter of the foundation carefully for signs of moisture problems or insect infestation.

Maintain all drainage away from the foundation area and have the perimeter of the foundation treated annually by a pest control company.



10. SIDING:

TYPE(S) OF SIDING / WALL CLADDING:

CEDAR SHINGLE SIDING GENERAL EXPLANATION:

Applying vertical cedar shingles to the exterior of a home is an old and time proven method of shedding water from the walls. Vertical grain and clear cedar shingles represent the highest quality because it warps less, takes paint better, looks better and is easier to install.

When inspecting for a quality installation, the shingles butt ends should all be in horizontal alignment as you sight down the length of the building. Each edge of each shingle should lap lower shingle joints by at least 1 1/2 inches to prevent leakage. As a general rule of thumb, a 5 inch exposure between shingle courses is preferably to prevent warping. Each shingle should only be fastened with two nails to prevent cracking.

Cedar shingles can be painted, left to weather naturally or can be stained or coated with a wood preservative. When cedar shingles are painted, the paint may eventually peel as moisture migrates from the interior of the home and through the shingles to the exterior. If cedar shingles are allowed to weather naturally, the aging process will produce uneven tones of coloration. While the uneven tones only represent a cosmetic appearance problem, the unprotected shingles may not last as long as treated shingles. In my opinion, the periodic application of a wood preservative or exterior stain is preferable in terms of protecting the cedar shingles from decay, premature aging, mold and maintaining a uniform appearance. For more information on siding maintenance and care go to www.cabotwoodcare.com

Shrubby & vines should be kept away from the siding to allow for proper ventilation & maintenance. The siding should also be kept away from soil contact to prevent pest infestation. Power washing can be utilized to clean the siding and reduce mildew. Generally speaking, the cedar siding on the southern exposed sides of the home will typically age at a faster rate and should be monitored for curling, cracks, weathering and eventual age replacement sooner than other areas. **(DISCLAIMER: The type and condition of underlying siding and sheathing materials are undetermined as they are not readily accessible for inspection).**

Web Resource: <http://www.cedarbureau.org> Cedar Shake and Shingle Bureau

CONDITION:

**** FUNCTIONAL with EXCEPTIONS as noted below:** (Disclaimer: The type and condition of underlying siding materials

is undetermined.)

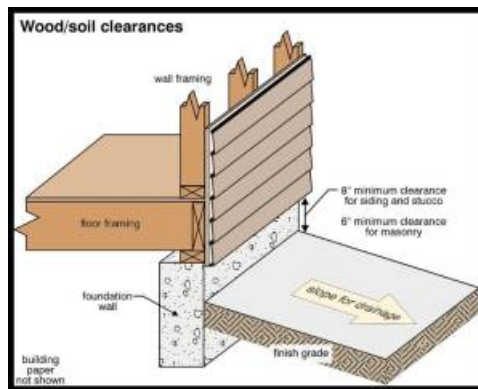
SIDING PROBLEMS:

Observation: Areas of the siding & trim are in direct soil contact or close proximity.

Analysis: This condition can lead to wood boring insect infestation, decay and/ or wood rot. Be advised that closer inspection or exploratory demolition may reveal hidden decay or infestation within the wall frame or siding that was not disclosed in this report - there is a risk of concealed damage. Be advised that any source of water penetration or ventilation imbalance can cause interior damage and / or mold.

Recommendation: The clearance between the earth and the siding should be corrected with a 6 inch minimum space as required. Improve the landscaping as required to fix clearance dimensions while still maintaining gravity flow for water removal away from the foundation. You should request that the owner remove the effected siding / trim **NOW**, as needed to inspect for latent or hidden damage, and then perform repair or replacement as determined. Consult with the owner **NOW** on past insect infestations or treatments. Hire a pest control company to examine the entire dwelling **NOW**, as expensive chemical treatment may be recommended by the pest inspector. For future piece-of-mind, consider replacing the wood trim with new technology materials that are impervious to decay and infestation.

Web Resource: www.azek.com



11. FLASHING:

Condition:

* **FUNCTIONAL**, no evidence of flashing problems was observed where **readily accessible** & **observable** at time of inspection.

Inspection of the flashings revealed the following problems:

Observation: I did not observe any evidence of flashing problems were **readily accessible** and **observable** at time of inspection.

12. EXTERIOR FINISH:

CONDITION OF EXTERIOR FINISH:

* **FUNCTIONAL**, no evidence of exterior finish problems was observed where **readily accessible** & **observable** at time of inspection. Homeowners are responsible for maintaining a functional finish on siding, trim, windows and doors to prevent moisture absorption and decay. You should establish a budget for periodic exterior cleaning and finish restoration as needed.

www.mass.gov/leadsafe

13. WINDOWS:

TYPE(S) OF PRIMARY WINDOWS:

Double hung

Casement windows present. (Be advised that these types of windows are highly prone to opening & closing problems do to expansion and contraction, paint obstructions and hardware failures.)

Insulated, double-glazed windows are present: "Double-paned windows reduce street noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window, depending on the climatic conditions. We cannot assure the seal on each and every window, but we will note in the report the presence of visible condensation at the time of inspection. Unless otherwise noted in the report, no condensation or fogging was present when inspected."

DISCLAIMER: The integrity of self-flashing windows to prevent leakage is undetermined as the flashings are not **readily accessible** for inspection. Only a **representative number** of windows (1/room) are inspected. Windows

obstructed by furniture or interior ornaments are not operated by the home inspector.

CONDITION:

**** FUNCTIONAL with EXCEPTIONS as noted:**

WAS AT LEAST ONE WINDOW PER ROOM OPERATED?

YES.

PRIMARY WINDOW PROBLEMS:

Observation: Inspection of a **representative number** of the windows (1 / room) revealed the evidence of problems:

- HARDWARE FOR THE BLINDS ARE INSTALLED IN A WAY THAT WONT ALLOW THE WINDOW TO BE UNLOCKED

Analysis: Window repairs are needed to correct age deficiencies or to restore function.

(Note: A window should be kept functional at it may have to serve as a 2nd means of egress.)

Recommendation: Hire a contractor to perform all repairs as needed to restore the function of each window, or consider installing insulated replacement windows. Seek a cost estimate **NOW** in order to determine the impact on your budget.

Web resource: www.efficientwindows.org

Contact www.masssave.com and request a free energy audit and discuss available incentives for replacement windows.



14. BASEMENT WINDOW CONDITIONS:

BASEMENT WINDOW / AREAWAY PROBLEMS:

* **FUNCTIONAL**, no evidence of problems was observed where readily accessible & observable at time of inspection.

15. ENTRYWAY DOORS:

Were all entry doors operated by the home inspector?

Yes

CONDITION - PROBLEMS:

* **FUNCTIONAL**, no evidence of entryway door problems was observed where readily accessible & observable at time of inspection.

16. EXPOSED TRIM (eaves, soffits, fascias, rakes & other trim boards):

Exposed trim materials:

- Wood

CONDITION:

* **FUNCTIONAL**, no evidence of trim problems was observed where readily accessible & observable at time of inspection.

Disclaimer: Conditions behind finish materials are undetermined.

GARAGE INSPECTION

SCOPE OF THE GARAGE INSPECTION: (Note: Home inspectors are NOT required to inspect detached garages. Any inspection of the detached garage is done so as a free courtesy only, with no consideration). The inspector shall observe the attached garage roof covering, structure, wall coverings, foundation, doors & windows, fireshielding, door operator and electrical outlets. The **Home Inspector** must **Report on** whether or not an automatic garage door operator will reverse or stop when it meets reasonable resistance during closing. The garage inspection is limited to those areas or components that were visible and readily accessible at time of inspection only. Concealed areas should be re-inspected by YOU prior to commitment.

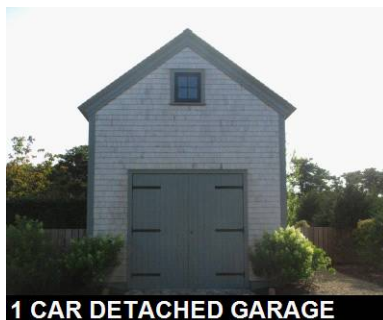
GENERAL COMMENTS: A. For your protection, you should re-examine the garage after the owner has removed all vehicles and storage items as concealed defects may exist. Probing & sounding of the wood sills for hidden decay is especially recommended as their closeness to grade level often invites decay or wood boring insect infestation. Call me if your research reveals hidden concerns. B. All attached garages should have intact fireshielding on the inside surface of the wall adjoining the home and the ceiling if living space is above. C. The garage door operator "safety reversing mechanisms" should be tested monthly to prevent personal injury or property damage. D. For electrical safety, all garage outlets should be equipped with modern ground-fault-circuit-interrupter (GFCI) shock protection. E. Fire doors should have a optional self-closing piston or spring loaded hinges. F. Overhead door openers should be updated by installing infrared sensors when not present.

DISCLAIMERS: A. Stored goods along the perimeter of the garage walls usually limit access for visual examination of the garage structure. Be advised that hidden or concealed defects may exist that were not readily accessible at the time of inspection. B. Locked or inaccessible garages are **EXCLUDED** from this report. C. The true condition of door operators, lights and outlets is undetermined if the electricity is shut-down at time of inspection. D. Overhead door openers will NOT be tested if a car is parked beneath, as malfunctions sometimes occur. E. Conditions behind finished wall and ceiling coverings are undetermined. F. The Company does not evaluate or measure the fire-ratings of the drywall / plaster in the garage or the rating of the door between the garage and the house. Ideally, there should be 5/8-inch Type X drywall or equivalent on the walls and ceiling that separate the garage from habitable rooms, and a 20-minute rated door separating the house and garage. We check for voids or breaches in the firewall. We do not pressure test the garage door openers as there is a risk of damage to the overhead door.

1. TYPE OF GARAGE:

Description:

1 car detached garage. (Note: The Massachusetts Standards of Practice do NOT require a *Home Inspector* to inspect a detached garage. Any inspection, oral comments and *Report* of the detached garage shall be deemed to be informational only and supplied as a courtesy to the *Client* with no consideration, and shall not be an amendment to or waiver or the exclusions listed in the *Contract* or *Report*.)



ROOF, CHIMNEY, GUTTERS INSPECTION

GENERAL COMMENTS: A. Most 3-tab asphalt / fiberglass roof coverings have a 15-20 year life expectancy depending on brand, ventilation, installation and exposure. A roof covering is not designed to last the life of the home and future replacement should be budgeted. Estimates for any repairs or replacement should be obtained from a licensed & insured roofing contractor. B. I recommend that all chimneys be inspected annually by a certified member of the chimney sweep guild. Such safety precaution will ensure that harmful combustion gases are safely vented outside. C. Gutters should be cleaned and inspected for proper drainage control annually. Each downspout should discharge water away from the foundation to prevent wet basement problems. D. Evidence of water penetration or leakage is not required to determine if a roof has failed and needs replacement. E. A roof may loose shingles at anytime due to high winds. Most roofs have no wind warranty. F. Be advised that any source of water penetration or ventilation imbalance can cause interior damage and / or mold.

6.04:(d)1. "MA Home Inspectors are NOT required to 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." The method of roof inspection is a judgment call based upon access and the inspector's safety. The Client understands that roof coverings often contain hidden defects and that if this is cause for concern, a professional roofer should be brought in prior to the close of escrow to determine such defects. Unless otherwise stated, all roofing, flashing and chimneys are examined and conditions stated are as visible from ground level. Problems and defects may exist which could not be determined, from ground level, and for which the Company, and its inspectors, cannot and do not assume responsibility. The only way to insure that hidden problems or defects do not exist is to hire a professional roofer to climb and walk on the roof.

Chimney and Fireplace Inspections:

6.04:(d)2.b. "Inspectors shall not be required to Observe and Report On the interior of chimney flues." For that reason, the Company and the National Fire Protection Association, recommend an NFPA 211, **Level II inspection of any chimney and fireplace when a home is sold. Such an inspection, performed by a qualified chimney sweep, might uncover additional problems that were not readily accessible and observable at time of inspection. For safety reasons, all chimney and fireplace problems should be corrected before use. A list of Chimney Safety Institute of America Certified Chimney Sweeps' is available online at <http://www.csia.org/>. **You should have a Level II inspection done NOW, before purchase.****

Web Resource:

http://www.inspectionnews.net/home_inspection/autolink.php?id=9&script=showthread&forumid=7

DISCLAIMERS: All items listed in 266 CMR 6.04(1)(d) System ROOFING: plus the following are EXCLUDED from this report, plus the following: A. The true condition of roof components covered by SNOW is undetermined and **EXCLUDED** from this report. B. The inspector is not required to observe attached accessories including but not limited to solar systems, antennae and lightning arrestors. C. Because of the many factors contributing to the adequacy of a roofing installation, the COMPANY cannot warrant such adequacy and can only comment on those installation features that are readily accessible and observable by visual inspection - inaccessible areas or obstructed areas are **EXCLUDED**. Any additional investigation would require "destructive testing" of the installation to explore roof decking, underlayments, nailing schedules and many other factors not evident in a visual examination. D. **THIS REPORT IS NOT A GUARANTEE AGAINST ROOF LEAKAGE** as climatic conditions such as high winds, wind driven rain, snow loads, winter ice dams and sun degradation can cause unpredictable leakage with any roof. **NOTICE: UNLESS THE ATTIC WAS VIEWED DURING RAIN, NO GUARANTY AGAINST ROOF LEAKS IS IMPLIED.** YOU should monitor the attic area for signs of roof or flashing leakage after heavy rain or snow conditions. E. **MA HOME INSPECTORS ARE NOT REQUIRED TO INSPECT AND REPORT ON THE INTERIOR OF A CHIMNEY.** Any information provided is done so as a courtesy only. We recommend installing proper liners in all unlined chimney flues **NOW** for modern fire safety. Install chimney caps on all chimneys **NOW**. F. The suitability of a chimney for the fuel that it vents is **EXPRESSLY EXCLUDED** from this report. G. The type and condition of roof covering fasteners (nails, staples, etc.) are undetermined as they are not readily accessible and observable

without destructive testing.

1. ROOF GEOMETRY:

Style:

Intersecting gables, Low sloped areas, Window dormers present.

2. HOW ROOF(S) WERE VIEWED?

The roofs were viewed from:

Viewed by 10 x 50 Bushnell brand binoculars from the ground.

Viewed from a second story window.

Recent weather conditions have been:

NOTICE regarding water or moisture problems: "I did NOT have the opportunity to inspect the home for visible leaks or water penetration because it was not raining at time of inspection. While I may not have disclosed any evidence of leakage or water seepage problems, there could be problems when it rains." You should monitor the basement, windows, eaves, roof, gutter and chimney for water / moisture problems; and you should ask the owner or owner's representative if there is any past history of roof or flashing leakage problems **NOW**.

3. ROOF COVERING AREA #1:

TYPE OF MAIN ROOF COVERING:

CEDAR ROOFING SHINGLES PRESENT: As viewed, the roof covering on this gable shaped roof consist of wood or cedar shingles.

Analysis: Cedar shingles are viewed as a quality roof covering with colonial tradition. They have withstood the test of time and can provide many years of service life with annual inspection and maintenance. Cedar shingles expand & contract in response to wet / dry cycles and are installed with staggered joints and small exposures to insure water shedding objectives. However, no roof covering is designed to last the life of the home; eventual replacement should be a budgeted item and the likelihood of leakage increases as a roof ages.

The service life of a cedar roofing shingles varies in response to variables including: the quality of the shingle itself, the pitch of the roof, the exposure of the shingle, the ventilation between the shingle & roof deck, the orientation toward the sun, the nailing pattern and the workmanship of the installation.

Locally, builders are installing wood cedar roofing shingles in one of two ways. The best installation method is with plywood decking covered by a fiberglass ventilation mesh blanket and the wood shingles on top. The fiberglass mesh allows the even drying of both side of the wood shingles thereby reducing curling and the extending the service life to 20-25 years with maintenance. This method simulates the colonial construction method of installing wood shingles over spaced roofing boards.

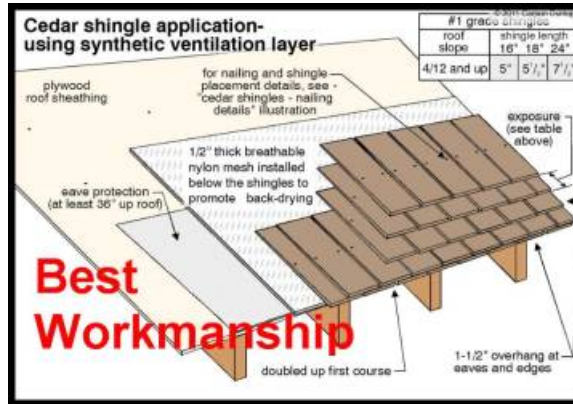
A less desirable method, but one that is often used to keep down the cost of construction, is the application of cedar shingles directly over the plywood roof decking. This method is cheaper but causes uneven shingle drying and promotes curling of the shingles. The service life of this type of installation is 15-20 years with maintenance. Notice: Excessively curled cedar shingles may allow wind driven rain leakage.

Cedar roofing shingles require on-going maintenance regardless of the application method. The roof needs periodic cleaning and the application of a wood preservative to retard the formation of decay causing fungi. While you may elect to maintain the roof yourself, it may be best left to a professional. Walking on a wood roof can be very slippery and dangerous and may also damage the shingles. Professional power washing and periodic treatment with a suitable preservative will extend the service life of a cedar roof.

DISCLAIMER: THE TYPE AND CONDITION OF THE NAILS USED TO SECURE THE ROOF COVERING ARE UNDETERMINED AND EXCLUDED FROM THIS REPORT AS THEY ARE NOT *READILY ACCESSIBLE* FOR INSPECTION.

Web Resource: http://www.cedarbureau.org/installation/roof_manual/page21.htm

<http://www.cedarbureau.org/images/pdfs/CMBrochurerev.pdf> Care and Maintenance Brochure



Approximate age of roof:

"New" as attested by the realtor.

CONDITION:

* **FUNCTIONAL**, no evidence of problems where readily accessible & observable, as viewed, and with wear & tear appropriate for the type of material and estimated age. (Note: A roof covering is a disposable component, not designed to last the life of the home. All homeowners should budget for future roof covering replacement when the material reaches end of service life.)

VISIBLE PROBLEMS:

Observation: I did not observe any evidence of roof covering problems where readily accessible and observable at time of inspection.

Analysis: Where accessible and by the method observed, the roof covering appears functional with wear & tear appropriate for its estimated age.

Recommendation: You should ask the owner whether they have had any problems with the roof, and to disclose the age of the roof covering so that you can establish a budget for future age replacement.

4. ROOF COVERING AREA #2:

TYPE OF MAIN ROOF COVERING:

RUBBER ROOFING: Rubber membrane roofing is present on the low sloped roof. (EPDM - Ethylene Propylene Diene Monomer)

Analysis: Rubber membrane or single ply membrane are relatively new products used for flat roof applications. Manufacturer's boast of a 20-30 year design life, but true life expectancy is unknown due to the limited age of the product on site. In my opinion, this is the material of choice for flat roof applications in terms of weather shedding protection, resistance to the elements and longevity.

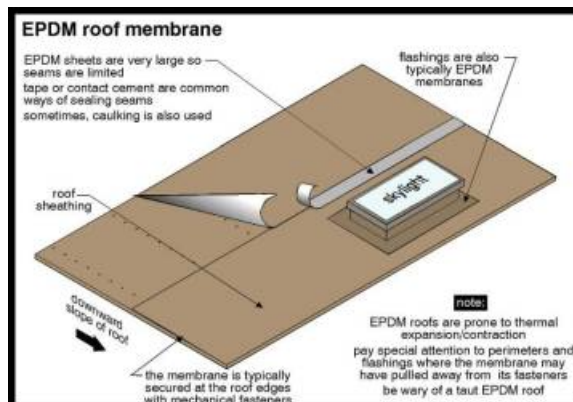
Most rubber roofs are contact cemented in place in large sheets with few joints. Joints are heat sealed and uncured rubber is used to form corners or cover other difficult areas.

Problems associated with such rubber membrane roofing products are usually due to workmanship and seam failure rather than product failure.

Ethylene Propylene Diene Monomer (EPDM), or rubber roofing is the most popular single-ply roofing system used nationally and may be black or white in color.

Recommendation: Semi annual inspections are advised.

Resource: <http://www.epdmroofs.org>



Approximate age of roof:

SAME as Line #3 above.

CONDITION:

**** FUNCTIONAL with EXCEPTIONS as noted below: UNDETERMINED.**

VISIBLE PROBLEMS:

Observation: I was unable to examine a portion of the roof due to its height, pitch, architecture or lot depth.

Analysis: The true condition of the roof covering at this area is undetermined.

Recommendation: Further close up or on-roof inspection is advised.



5. ROOF COVERING AREA #3:

TYPE OF MAIN ROOF COVERING:

N/a, no third roof coverings observed.

7. EXPOSED ROOF DRAINAGE SYSTEM:

TYPE OF GUTTERS:

Observation: The home has no gutters.

Analysis: Gutters are recommended at the bottom edge of all sloped roofs to properly control roof run-off and divert it away from the building. **Uncontrolled & misdirected roof drainage is harmful to the exterior of the house & may infiltrate into the basement.**

Recommendation: I advise that you ask a gutter contractor to provide a cost estimate for gutter installation **NOW**, in order to determine the impact on your budget.

Web Resource: <http://www.nrgca.org> National Rain Gutter Contractors Association

<http://www.gutterworks.com/Gutterchecklist.htm>

CONDITION:

**** FUNCTIONAL with EXCEPTIONS NOTED:**

GUTTER & LEADER PROBLEMS:

Observation: The sloped roofs lack gutters and downspouts.

Analysis: All sloped roofs should have gutters to properly control roof drainage and drainage away from the home. Roof water spills downward and may cause decay of siding, windows, trim and decks; erosion of soil, erosion of brick steps, premature paint failure, soil erosion and wet basement problems. Roof water can damage air conditioning components and water and ice will spill on entrances.

Recommendation: You should ask a gutter contractor to provide a complete gutter & downspout installation cost estimate **NOW**, in order to determine the impact on your budget.

Web resource and animation: <http://www.doityourself.com/stry/h2repairedownspout>

<http://www.gutterworks.com/Gutterchecklist.htm>

8. EXTERIOR OF CHIMNEY #1:

How viewed:

- From ground
- From Attic.
- From fireplace

Type of chimney:

Brick chimney with a suspected clay lined flue where **readily accessible** only.

(Note: The presence of a flue liner and the condition of the interior of the chimney are undetermined. A Level 2 inspection of the interior chimney is advised during every real estate transfer to ensure safety.)

**Condition:**

**** FUNCTIONAL with exceptions noted below:** (Note: Not all parts of a chimney are accessible for inspection.)

Chimney problems:

Observation: The chimney top lacks a rain cap.

Analysis: While a chimney cap is not required, the benefits gained by installing a cap are important. According to the Chimney Safety Institute of America (www.csia.org), "chimney caps are the most inexpensive preventive measure that a homeowner can employ to prevent water penetration and damage to the chimney."

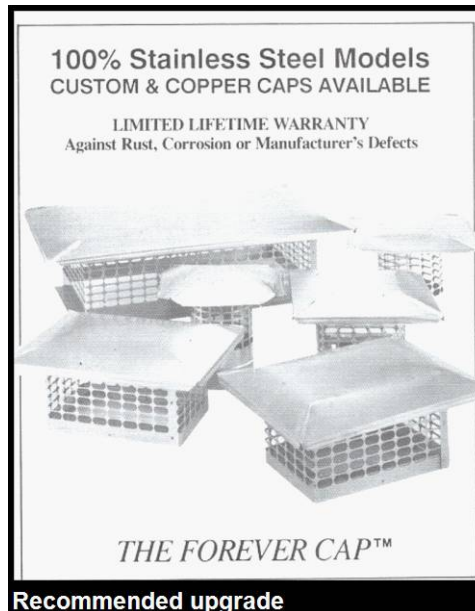
An uncapped chimney is a hole in the roof that readily admits rain, snow, ice, sleet, and wildlife, some carrying infection and disease. Rain water may damage the interior of the chimney and damage the lining system. Water may appear in the fireplace, in a connector pipe from the furnace or in a cleanout door at the base of the chimney. A proper stainless steel cap, incorporating a spark screen, can reduce flue fire damage, by containing pieces of hot, flaming creosote attempting to spew from the chimney and ignite everything it touches. Also, almost all costly chimney restoration projects are the result of water getting inside where it doesn't belong and helping the acids eat the chimney. In short, good chimney caps enhance safety while they're saving you money.

Recommendation: I advise that you hire a chimney sweep to clean the chimney, examine the interior for any concealed problems and finally to install an optional protective stainless steel metal cap. (See illustration)

Web resources: www.chimneys.com

www.csia.org

<http://www.woodlanddirect.com/>





9. EXTERIOR OF CHIMNEY #2:

How viewed:

N/a, no second chimney observed.

11. ROOF PENETRATIONS:

TYPES OBSERVED:

- Copper plumbing vent pipe.
- Chimney
- PVC Vent Pipe for attic AC unit

CONDITION:

* **FUNCTIONAL**, no evidence of problems where readily accessible & observable.

VISIBLE PROBLEMS:

Observation: I did not observe any critical problems where readily accessible and observable at time of inspection.
(Note: Be advised that roof penetrations represent a weak link in any roof. Flashings or seals at such points should be monitored for deterioration caused by age and exposure, and repaired as required.)

12. FLASHINGS where exposed readily accessible & observable:

TYPE OF FLASHINGS: (Note: Flashings are partially concealed.)

- Flashing boot at vent pipe.
- Metal step flashing is present at the chimney / roof intersection.
- Metal step flashing where roof meets siding. (Note: Most of this flashing is hidden from view.)
- Metal flashing at valley.

CONDITION:

** **FUNCTIONAL with EXCEPTIONS as NOTED:**

FLASHING PROBLEMS:

Observation: The roofer omitted metal drip edge flashing along the rake trim boards at the gable ends of the roof or the eaves.

Analysis: Most shingle manufacturers specify metal drip edge flashing along the rake edge trim boards in their installation directions on the bundle of shingles. Better roofers will install flashing at this area to decrease the potential for wind driven rain leakage at the rake edges. The Asphalt Roofing Manufacturers Association (ARMA), strongly recommends that drip edge flashing be installed at the rake and eave areas." In my opinion, the workmanship does not appear to comply with generally acceptable building practices.

The benefits of metal drip edge flashing are:

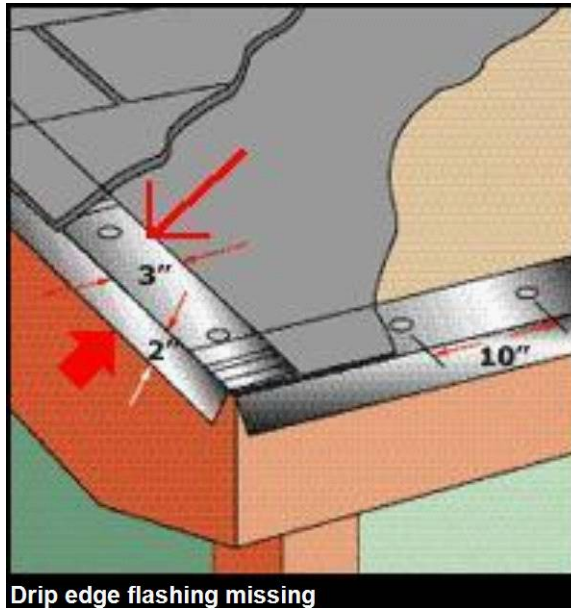
- It provides a finished look.
- It adds water proofing.
- It improves water shedding at the edges of the roof by pushing water away.
- It protects the underlying roof decking from water damage.
- It helps guard against movement in the roof decking and trim.
- It keeps wind driven rain from reaching the edges of the roof decking & trim.

Recommendation: Hire a licensed and insured roofing contractor to install drip edge flashing along all rake edges NOW or at

time of next roof covering age replacement as elected. (See illustration)

Web Resources: <http://www.ci.bloomington.mn.us/handouts/53/53ccshingles.pdf>

Video: <http://www.gaf.com/How-To-Video-Library/The-Importance-of-Drip-Edge.aspx>



13. SKYLIGHTS:

N/a, no skylights observed on the roof.

14. SIGNS OF PREVIOUS OR ACTIVE LEAKS ON BUILDING COMPONENTS:

ROOF LEAKS OR AREAS OF POTENTIAL PROBLEMS:

Observation: Inspection of the roof and related components revealed a potential for leakage at the following locations:

- Open chimney top

Analysis: Defects in any of the above roof components may allow leakage, interior water damage and mold. Note: There is a potential for concealed damage.

Recommendation: You should ask a licensed and insured roofing contractor to provide a cost estimate for repairs **NOW**, in order to determine the impact on your budget.

15. OVERALL CONDITION / RECOMMENDATIONS:

Opinions of inspector:

In my opinion, as viewed the **readily accessible & observable** roof coverings appear to be in an over-all **FUNCTIONAL** condition with no evidence of problems and with wear & tear appropriate for the disclosed or approximated age on this date. You should understand that roof coverings are not designed to last the life of the building. The inspector did his best to inspect the roof in the time allotted, but he is not a professional roofer. If you have concerns, you have the right to hire a roofer to further investigate prior to closing. Your due diligence is to monitor the roof coverings and establish a budget for future age replacement when the design life is reached. You should verify the age of the roof covering with the owner **NOW**.

In my opinion, gutter installation is highly recommended to direct roof drainage away from the home. Seek estimates **NOW** in order to determine the impact on your budget.

HEATING SYSTEM & AC INSPECTION

GENERAL COMMENTS: A. Equipment that is "**SHUT-DOWN**," not seasonally functional, out of fuel or does not respond to normal operating controls cannot be functionally evaluated. Reappraisal by a heating or air conditioning technician is recommended prior to purchase. B. As preventative maintenance, all heating and cooling systems should be inspected and serviced annually by a HVAC technician. Annual service and repair contracts and automatic fuel delivery agreements are recommended. C. If you buy the home, I recommend that you have the heating & cooling systems completely evaluated and fully serviced to establish a base date of good annual maintenance. D. Owners of rental property are required to keep heating systems in good working order and to provide adequate heat between September 15th and June 15th, unless lease agreements define occupant responsibility. E. Today's construction requires that the "emergency shut-off switch" be located outside of the basement or boiler room so that the door remains closed for safety. Relocation of older nonconforming switch locations is advised. F. Be advised that when the outside temperature is less than 65 degrees F., the inspector cannot operate the central air conditioning system due to possible damage to the compressor. G. Be advised of the following average appliance life expectancies depending on brand, maintenance and use: hot air furnace 15-20 years, steel boiler 20 years, cast iron boiler 30-40 years, compressor unit 10-12 years. H. Consult with the owner **NOW** on any known underground, abandoned oil tanks or oil leaks or hazardous waste on the property. Any known problems should be discussed with your attorney **NOW**. I. Set back/programmable thermostats are now required in every occupied building (780 CMR 6 and 7th edition). J. If the permit for the heating system is not posted, I recommend you secure a copy of the permit from the **Owner** to ensure that the installation has been inspected and approved by the municipal fire department. Note: **In the event of a fire, the insurance company can require a copy of the permit as a requirement prior to making payment.**

DISCLAIMERS: All items listed in 266 CMR 6.04(6)(e)1-7 System HEATING and 6.04(7)(e)1-7 System Central Air Conditioning plus the following are **EXCLUDED** from this Report: A. The **Inspector** is not required to operate systems when weather conditions or other circumstances may cause equipment damage. B. The **Inspector** is not required to operate automatic safety controls. Systems shall be operated using normal operating controls and shall be observed via readily openable access panels. C. The **Inspector** is not required to ignite or extinguish fires or pilots. D. The **Inspector** is not required to observe non-central air conditioners. E. The uniformity of the supply of conditioned air to the various parts of the structure is not calculated. F. No representation is made regarding line integrity or coolant charges since the inspector does not perform pressure tests on coolant systems. G. The **Inspector** does not check the electric draw (current) or the system. H. Testing is only performed on those systems that will respond to user controls during appropriate prevailing temperature, humidity and climate conditions. I. Systems known to be or appearing to be faulty, defective, unsafe or **shut-down** are not tested. J. The **Inspection** and **Report** do NOT include determination of adequacy of any system with regard to personal comfort needs, nor do the **Inspection** and **Report** include any determination of the efficiency of any system with regard to energy usage. K. Except where otherwise noted, we do not judge compliance with manufacturers instructions or regulatory codes, test specialized accessories, determine clearance to combustibles, or verify adequacy of combustion air. L. Product recalls are excluded. M. The determination of combustion efficiency, heating capacity cooling system tonnage and their compatibility are excluded as being "engineering services" that exceed the scope of this limited visual home inspection. N. **THE INSPECTION AND REPORTING ON LATENT DEFECTS, SUCH AS RECALLED SYSTEMS AND COMPONENTS IS EXCLUDED FROM THIS REPORT.**

DISCLAIMER: THE EVALUATION OF OIL TANKS AND HEAT EXCHANGERS IS EXPRESSLY EXCLUDED FROM THIS REPORT PER MA RULES & REGULATIONS AS STATED ABOVE, AS THEY ARE NOT READILY ACCESSIBLE FOR COMPLETE VISUAL INSPECTION. OIL TANKS CAN BE INSPECTED BY ULTRASONIC TESTING BY SPECIALISTS.

DISCLAIMER: PER 266 CMR 6.00 (6)(E)1. STANDARDS OF PRACTICE, "the Inspector shall not be required to Observe and Report On the following: Test and or inspect the heat exchanger. This requires dismantling of the furnace Cover and possible removal of controls. (Engineering services/Heating services)." THE EVALUATION OF A FURNACE HEAT EXCHANGER IS EXPRESSLY EXCLUDED FROM THE INSPECTION AND REPORT AS IT IS NOT READILY ACCESSIBLE AND OBSERVABLE. THE COMPANY ADVISES THAT YOU HIRE A HVAC SYSTEM

PROFESSIONAL TO PERFORM DIAGNOSTIC TESTING OF THE HEAT EXCHANGER PRIOR TO THE EXPIRATION OF THE INSPECTION CONTINGENCY PERIOD. IF YOU FAIL TO HEED THIS ADVICE, THEN THERE IS A POSSIBILITY THAT THE UTILITY COMPANY WILL DISCOVER A FAILED HEAT EXCHANGER DURING A CHANGE OF OWNERSHIP AND "RED TAG" THE APPLIANCE AS BEING UNSAFE AND IN NEED OF COSTLY TOTAL APPLIANCE REPLACEMENT. (Note: A furnace may be rated at functional by the home inspector and still have a defective heat exchanger.)

NOTICE: The 2012 International Energy Conservation Code (IECC) will require blower-door testing for buildings and duct-blaster testing for air conditioning and heating air ducts.

1. TYPE OF FUEL / ENERGY SOURCE:

TYPE OF FUEL:

Propane gas. (Notice: Understand that propane is heavier than air, and that piping propane to basement appliances is less than desirable.)

2. OIL TANK OR GAS PIPING:

TYPE:

TracPipe® CounterStrike® flexile stainless steel gas tubing is present. TracPipe has a special energy dissipating black jacket which helps protect the stainless steel pressure liner as well as other fuel gas system components if the CounterStrike becomes energized due to lightning

Web site:

<http://www.tracpipe.com/CSST_Gas_Pipe_Products/CounterStrike_CSS_T/>

Brochure:

<<http://www.tracpipe.com/Literature/newsView.asp?NewsId=4096810>>

COMMENT: While bonding may not be required in MA, the Company advises that the TracPipe be bonded back to the main panel for security.



TRACPIPE FLEXIBLE TUBING USED

LOCATION OF MAIN FUEL SHUT-OFF VALVES:

The main fuel shut-off valve is located at the outside propane tank(s). (Notice: You should ask the owner or his / her representative if the propane tank(s) is owned or rented.)



CONDITION OF TANK OR GAS PIPING:

* **FUNCTIONAL**, no evidence of problems where readily accessible & observable at time of inspection and reported free, as a courtesy and without consideration. Notice: 266CMR 6.00: Standards of Practice state "that a home inspector is NOT required to **Observe, Describe** or **Report** on Oil tanks." As oil tanks are not readily accessible for complete inspection, and as they corrode from the inside, true conditions cannot be determined during a home inspection. If you want assurance of condition, then you should hire a specialist to perform an ultrasonic test on the tank. Comments on the oil tank are provided as a free courtesy only.

CONDITION OF GAS PIPING:

* **FUNCTIONAL** gas piping where readily accessible at time of inspection.

GAS PIPING PROBLEMS:

Observation: No visible gas piping problems observed where readily accessible and observable at time of inspection.

3. HEATING SYSTEM EQUIPMENT:

TYPE(S) OF HEATING SYSTEMS PRESENT:

The home is heated by a high efficiency furnace.

How a high efficiency furnace works:

In a new high efficiency furnace, combustion gases generated by the burner pass across a heat exchanger and release heat before being exhausted to the outdoors through a chimney. High-efficiency furnaces use additional heat exchange surfaces made of corrosion-resistant materials to further cool and condense the combustion gases (causing them to liquefy), thus releasing more heat for the home. The small amount of waste water produced by this process is piped to a drain. This condensing process has another important benefit - it reduces the temperature of the flue gases to the point where they can be vented through a PVC or ABS plastic pipe out a side wall of the house. This new technology reduces heat loss, reduces fuel consumption and eliminates the need for a chimney, which is a major source of heat loss in homes with old furnaces.

SAFETY WARNING: Sidewall direct vents for heating or hot water appliances must be kept clear of snow to prevent deadly carbon monoxide from back-drafting into the home.

Equipment of this type can be identified by the following features:

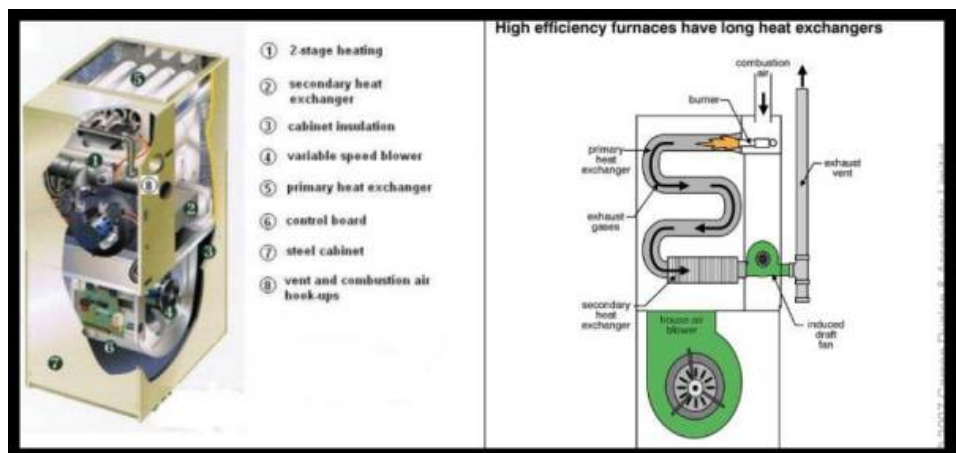
- Condensing flue gases in a second heat exchanger for extra efficiency
- Sealed combustion chamber
- 90% to 98.5% AFUE.

HOW YOUR GAS FURNACE WORKS

Your furnace is a very easy appliance to take for granted. Season after season, it sits there in your home, keeping you warm and comfortable. For this reason, you may never have given much thought to the way your furnace operates. In order to get the safest and most efficient operation from your furnace, you should understand how your furnace does its job.

When you set your thermostat to provide more heat in your home, you are starting the heating cycle of the furnace. First, the inducer motor starts to purge the heat exchanger of any remaining gases. Next, the hot surface igniter glows and after a warm-up period the gas valve opens and ignition occurs. A short time later, the blower starts and distributes the warm air throughout the home. When the temperature setting on your thermostat is reached, the gas valve closes, the main burners are turned off, and the blower continues to run until the remaining warm air in the system is distributed. When the blower stops, the heating cycle has ended.

***** **DISCLAIMER: THE EVALUATION OF THE FURNACE HEAT EXCHANGERS IS EXPRESSLY EXCLUDED FROM THIS REPORT PER MA RULES & REGULATIONS, AS STATED ABOVE; AS THEY ARE INACCESSIBLE FOR COMPLETE VISUAL EVALUATION. IF YOU HAVE CONCERNS, THEN YOU SHOULD HIRE A HVAC SYSTEM PROFESSIONAL TO PERFORM DIAGNOSTIC TESTING. IF YOU FAIL TO HEED THIS ADVICE, THEN THERE IS A POSSIBILITY THAT THE UTILITY COMPANY WILL DISCOVER A FAILED HEAT EXCHANGER DURING A CHANGE OF OWNERSHIP AND "RED TAG" THE APPLIANCE AS BEING UNSAFE AND IN NEED OF COSTLY TOTAL APPLIANCE REPLACEMENT.**



WERE THE MAINTENANCE / ACCESS PANELS REMOVED?

YES, the readily accessible operable access panels provided by the manufacturer or installer for routine homeowner maintenance were opened.

APPROXIMATE AGE(S):

Observation: The heating system is new.

Observation: The estimated age = 1 years:

Brand: YORK

Model: TG9S060B12MP11B

Serial: W1E3755217

Btu rating: UNKNOWN

Analysis: The precise age of the heating appliance is undetermined.

Recommendation: You should verify the age of this appliance with the owner & your heating service company.

(Note: Legible appliance data is recorded for the water heater, furnace or boiler and central air conditioner only.)



FURNACE IN BASEMENT AND ATTIC

CONDITION OF HEATING SYSTEM:

* **FUNCTIONAL**, no evidence of problems where readily accessible & observable.

Observation: The heating system responded to normal operator controls and heat was distributed to those habitable rooms serviced.

Analysis: While operational, understand that a heating system is not designed to last the life of the home.

Recommendation: A home owners should budget for eventual heating system age replacement. Annual cleaning & safety inspection by a licensed HVAC contractor are advised.

HEATING APPLIANCE PROBLEMS:

Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection. The heating system responded to normal operational controls and delivered heat to those rooms serviced.

4. DISTRIBUTION SYSTEM:**TYPE OF DISTRIBUTION SYSTEM:**

Observation: The heating distribution system has both metal ducts and insulated flexible ducts.

(Note: Flexible ducts have an 8-10 year service life. Expect future replacement.)

DISCLAIMER: Inspection and reporting on the interior of ducts is **EXCLUDED** from this report as the interior is obstructed and not readily accessible.

Recommendation: Because furnaces and heating ducts can accumulate dirt and potential contaminants that are conducive for mold, I advise that every homeowner hire a professional duct cleaning company to further inspect, clean and sanitize their ducts before moving into the home and routinely thereafter. Maintenance of this type is as a wise investment in environmental hygiene.

Resource: www.flexduct.org

CONDITION:

* **FUNCTIONAL**, no evidence of problems where readily accessible & observable. The distribution system carried heat to those habitable rooms serviced.

CIRCULATOR PUMP OR BLOWER UNIT PROBLEMS:

Observation: No visible problems observed where readily accessible.

Analysis: The furnace blower unit was functional at time of inspection. (Note: blower unit is a replaceable component NOT expected to last the life of the heating system. Depending on it's age, it may or may not have a fan belt that will need annual inspection for age replacement.)

Recommendation: Monitor for future age replacement. Have the system inspected, cleaned and tuned-up upon purchase of the home, then annually for safety and fuel economy.

DISTRIBUTION SYSTEM PROBLEMS:

Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection.. The heating system responded to thermostatic controls and heat was distributed to those habitable rooms serviced.

5. NORMAL OPERATING CONTROLS:

WAS THE HEATING SYSTEM OPERATED USING NORMAL OPERATING CONTROLS?

YES.

(Comment: New technology thermostats contain batteries that need annual replacement. You should familiarize yourself with the type of battery needed and how to replace them.)

CONDITION OF CONTROLS:

* **FUNCTIONAL.** Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection. Homeowner operated devices such as a thermostat, wall switch or safety switch appear to be operational where readily accessible. I recommend the use of new setback type thermostats for energy conservation and efficiency. (Note: The inspector only verified the presence of an emergency shut-off switch, he did **NOT** test it's function. You should test the emergency shut-off switch when you move into the home.)

6. AUTOMATIC SAFETY CONTROLS:

CONDITION OF SAFETY CONTROLS:

Massachusetts Standards of Practice prohibit a home inspector from testing automatic safety controls. While the safety controls are present and may appear to be functional, their true operational condition is undetermined and requires further investigation. You are advised to ask your service company to test all automatic safety controls during regular annual cleaning & tune-ups.

SAFETY CONTROL PROBLEMS:

Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection. Required automatic safety controls are present.

Analysis: No visible problems observed where readily accessible, but true operational condition is undetermined.

Recommendation: Be advised that controls are not tested during the inspection. You should ask your heating technician to evaluate the automatic safety controls upon occupancy and annually thereafter.

LOCATION OF EMERGENCY SHUT-OFF SWITCH:

N/A with gas.

7. VENTING:

METHOD OF VENTING:

Observation: The high efficiency BASEMENT furnace is vented via a draft inducer fan and a plastic pipe connected to an exterior wall vent.

SAFETY ALERT: Outside wall vents can be blocked by snow, causing deadly carbon monoxide to backup into the home. Be sure to remove snow from such vents and install carbon monoxide detectors in the home for added safety. If not already present, I advise that a sign be installed on the exterior side of the building at a minimum height of 8-feet above grade directly in line with the exhaust vent. The sign should read, in print size no less than 1/2 inch in size, **"GAS VENT DIRECTLY BELOW. KEEP CLEAR OF ALL OBSTRUCTIONS."** Note: The Company advises that a CO detector be installed at the water heater in the event of a venting failure.

DISCLAIMER: As venting requirements are so varied and specific, the determination of compliance with any manufacturers specifications or codes regarding proper venting for this heating appliance is EXCLUDED from the inspection and report. YOU should immediately check with the manufacturer to determine if the venting is in compliance with the manufacturer's specifications and any local requirements.

Observation: The high efficiency ATTIC furnace is vented via a draft inducer fan and a plastic PVC air make-up and exhaust vent pipe through the roof.

Note: The Company advises that a CO detector be installed at the water heater in the event of a venting failure.

DISCLAIMER: As venting requirements are so varied and specific, the determination of compliance with any manufacturers specifications or codes regarding proper venting for this heating appliance is EXCLUDED from the inspection and report. YOU should immediately check with the manufacturer to determine if the venting is in compliance with the manufacturer's specifications and any local requirements.

CONDITION OF VENTING:

**** FUNCTIONAL with EXCEPTIONS:** The heating system venting system was FUNCTIONAL at time of inspection WITH EXCEPTIONS noted:

VENTING PROBLEMS:

Observation: The high efficiency furnace is vented via a draft inducer fan and a plastic pipe connected to an exterior wall vent. A GAS VENT WARNING SIGN is missing on the siding above the vent.

SAFETY ALERT: Outside wall vents can be blocked by snow, causing deadly carbon monoxide to backup into the home. When a vent is less than 7 feet above grade, a tag is required on the exterior side of the building at a minimum height of 8-feet above grade directly in line with the exhaust vent. The sign should read, in print size no less than 1/2 inch in size, **"GAS VENT**

DIRECTLY BELOW. KEEP CLEAR OF ALL OBSTRUCTIONS."

Recommendation: Install the required warning sign **NOW** for safety.



NO SIGN FOR APPLAINE VENTING

IS A THIMBLE PRESENT WHERE THE FLUE PIPE CONNECTS TO THE CHIMNEY?

N/a, not applicable, no thimble required with this type of venting system.

8. COOLING SYSTEM:

Type of equipment:

Observation: The home has two electric powered split-system central air conditioning systems. The two prime components of the systems include the outside compressor units and the two air handler evaporator units or fan/coil units located in the basement and attic. (Notice: The outside compressor unit has an average ten year service life with proper maintenance.) Two refrigerant lines run between the compressor and evaporator. The larger line (vapor line) should always be insulated to maintain temperature and prevent it from sweating. A condensate drain line runs from the attic evaporator to a drainage point, usually at the soffit or gutter. This drain line may be connected to a device called a condensate pump if the installation elevation requires lifting the condensate to an outside drain. A large metal safe pan should be installed beneath the attic evaporator unit to catch any condensate leakage before it damages ceilings beneath. Combinations of metal or insulated ducts lead from the attic air handler to ceiling diffusers to distribute cool conditioned air to those rooms serviced by the system. Air conditioning efficiency is measured by "Seasonal Energy Efficiency Ratio" or "SEER" value. Higher ratings of 10 or higher give you increased savings.

CARE & TROUBLE SHOOTING TIPS:

1. Monitor the outside compressor unit for levelness. The compressor may not function properly if tilted more than 5 degrees.
2. Keep shrubbery or vegetation several feet away from the compressor unit for proper cooling.
3. The air coming from the outside compressor unit should be slightly warmer than the ambient air temperature.
4. The cool air coming from the registers in each room should have a 15-18 degree F. differential as compared to the air at the return register. This indicates proper function.
5. If the supply & return temperature differential is 25 degrees F. or more, then it should be checked by a technician.
6. Keep male dogs away from the compressor as urine can rot out the cooling coils. Monitor the compressor for salt spray corrosion if the property is near the ocean.
7. Be careful not to bump the compressor cooling coils when mowing the lawn.
8. Monitor the insulation on the larger refrigerant line and replace as needed.
9. Monitor the end of the condensate drain line. It should drip water indicating proper function.
10. Monitor the attic air handler for signs of leakage or unusual noises.
11. Keep the evaporator coil unit and air handler clean by replacing or cleaning the filter monthly. Most filters located behind a central hallway return grill for easy access and cleaning.
12. Cover the outside compressor unit when shut-down for the winter, and shut-off the electrical disconnect next to the

compressor.

13. Have the entire central air conditioning system inspected and serviced annually by a licensed HVAC technician.

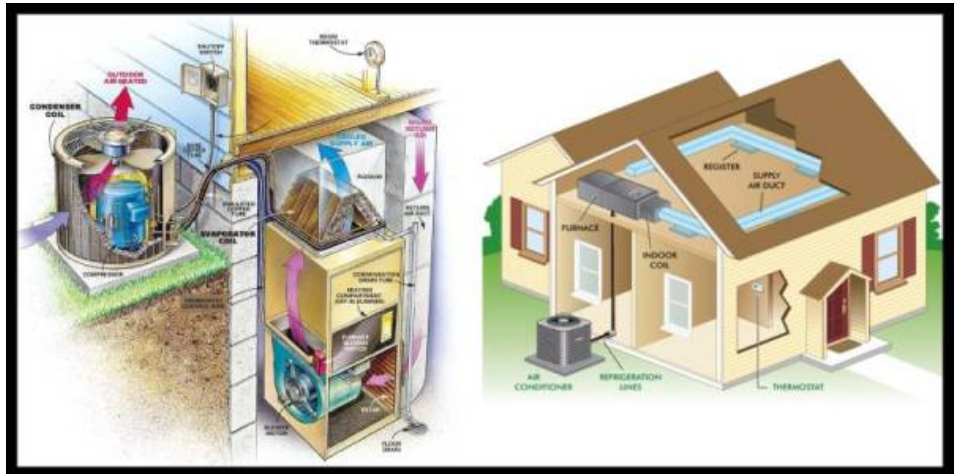
Service should include:

- * Check air flow and pressure.
- * Check condensate pump and drain.
- * Check control box & electrical connections
- * Check electrical controls.
- * Check fan motor and blades.
- * Check refrigerant charge.
- * Check cabinet and condenser coil
- * Check air filters.
- * Check for leaks & tighten connections.

NOTICE TO HOMEOWNER

A PART OF YOUR AIR CONDITIONING SYSTEM, THE AIR HANDLER, IS LOCATED IN THE ATTIC. FOR PROPER, EFFICIENT, AND ECONOMIC OPERATION OF THE AIR CONDITIONING SYSTEM, YOU MUST ENSURE THAT REGULAR MAINTENANCE IS PERFORMED. YOUR AIR CONDITIONING SYSTEM IS EQUIPPED WITH ONE OR BOTH OF THE FOLLOWING:

- 1) A DEVICE THAT WILL ALERT YOU WHEN THE CONDENSATION DRAIN IS NOT WORKING PROPERLY OR
- 2) A DEVICE THAT WILL SHUT THE SYSTEM DOWN WHEN THE CONDENSATION DRAIN IS NOT WORKING. TO LIMIT POTENTIAL DAMAGE TO YOUR HOME, AND TO AVOID DISRUPTION OF SERVICE, IT IS RECOMMENDED THAT YOU ENSURE PROPER WORKING ORDER OF THESE DEVICES BEFORE EACH SEASON OF PEAK OPERATION.



DISTRIBUTION SYSTEM:

SAME AS Line #4 Above.

WAS THE CENTRAL AIR CONDITIONING SYSTEM OPERATED?

YES, the two central AC systems responded to thermostatic controls, and the differential between the supply and return temperatures provided a "snap shot" indication of functional condition. Duct cleaning, improvements in duct runs, cleaning of coils and refrigerant charging may change differential temperatures.

WERE THE MAINTENANCE / ACCESS PANELS REMOVED?

NO readily accessible operable access panels were observed.

Home inspectors are NOT required to **Observe, Describe or Report On** evaporator coils (Requires dismantling of the plenum cover and possible removal of controls) HVAC technician work.

Is a service disconnect present in the area of the condenser and air handling equipment?

Yes.

Is a service receptacle present in the area of the condenser and air handling equipment?

YES.

Is the cold gas line insulated?

Yes, the cold gas line is insulated and there were no visible problems where readily accessible.

AC CONDITION & PROBLEMS:

* **FUNCTIONAL.** Observation: I did not observe any evidence of problems where readily accessible and observable at time

of inspection. The central air conditioning system responded to operational controls at time of inspection and cool air was distributed to those rooms serviced. The exterior compressor and the interior fan/coil unit were each operational. Be sure to discuss the age of the equipment and past maintenance record with the owner. An annual service contract is advised.

Brand, Model and Estimated Age:

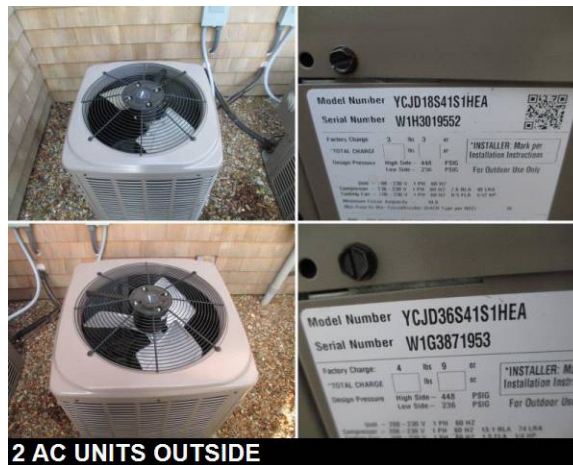
Brand: YORK
Model: YCJD18S41S1HEA
Serial: W1H3019552
Est. age: 1 YEAR

Brand: YORK
Model: YCJD36S41S1HEA
Serial: W1G3871953
Est. age: 1 YEAR

Web Resource for Maintenance advice:

http://www.eere.energy.gov/consumer/your_home/space_heating_cooling/index.cfm/mytopic=12390

(Note: Legible appliance data is recorded for the water heater, furnace or boiler and central air conditioner only.)



2 AC UNITS OUTSIDE

9. OVER-ALL CONDITION / RECOMMENDATIONS:

HEATING SYSTEM / COOLING SYSTEM SUMMARY:

The heating system responded to normal operating controls and appears to be in a functional condition where **readily accessible** and **observable** at time of inspection. I did not observe any problems indicating a need for repair or further investigation. Select a heating contractor and secure a maintenance contract for annual appliance cleaning, tune-up, safety inspection, efficiency testing and posting of dated maintenance tag.

NOTICE: The furnace has an internal major component called the "heat exchanger" that is **EXCLUDED** from this report as is inaccessible for complete visual analysis. All heat exchangers eventually develop cracks or holes due to expansion & contraction and metal fatigue. To protect your investment and for peace of mind, I recommend that every furnace heat exchanger be tested by a licensed heating contractor prior to purchase - a smoke test is advised. If you elect not to follow this advice, then there is a possibility that the utility company may discover a faulty heat exchanger and "RED TAG" the appliance as UNSAFE and in need of costly replacement when service changes are requested.

The central cooling system responded to normal operating controls and was fully functional at time of inspection. No evidence indicating a need for repair was observed. (Average compressor warranty = 10 years) Secure an annual service contract with a HVAC contractor.

ELECTRICAL INSPECTION

GENERAL COMMENTS: A. Important Safety Note: **Repairs attempted by untrained or unlicensed individuals to any electrical component may result in injury or death from electric shock or create a future and/or hidden safety hazard. It is recommended that all repairs or improvements be performed by a licensed electrician.** Any electrical repairs attempted by the home owner should be approached with caution as personal injury or fire could result. The power to the entire home should be turned off prior to beginning any repairs, no matter how trivial the repair may seem. B. The main disconnect and individual circuit breakers or fuses were NOT opened or tested during the inspection for to do so would disrupt energized parts of the home and upset the owner. Upon occupancy and twice a year, you should trip the main breaker and circuit breakers as preventative maintenance. C. Be advised that a 100 amp electrical service is now considered the modern minimum for all single family homes. The Company recommends that all 60 amp services be retired unless gas major appliances are utilized. D. While older 2-slot outlets may be typical for an older home, they are rated as "**poor**" by the CPSA and updating to modern U-type non-tamperable receptacles is recommended for safety. E. Be advised that modern homes now have outlets within 6 foot reach to prevent the use of extension cords. F. Be advised that ground-fault-circuit-interrupters (GFCI) are now required at all water hazard areas such as outside outlets, swimming pools, garage, basement, bathrooms and all outlets above kitchen countertops. Updating is advised if such devices are not present. G. Be advised that as of 2002, all new homes must have arc-fault-circuit-interrupters (AFCI) devices to protect all bedroom and general living space circuits from causing a fire. Older homes can be updated with such devices. H. Be advised that all electrical equipment has a finite life of approximately 40-years, after which all components should be evaluated for age replacement. I. Any flush-mounted ceiling light fixture installed before 1985 has a potential for brittle insulation in the outlet box above the fixture. Further inspection is advised for fire safety. J. The Company recommends that every home have a SURGE PROTECTOR installed for the protection of electronic equipment.

DISCLAIMER: All items listed in 266 CMR 6.04(4)(e) **System ELECTRICAL** plus the following are **EXCLUDED** from this **report**: low voltage systems, smoke & CO detectors, telephone systems, security systems & alarms, cable TV systems, intercoms, landscape lighting, outside pole lamps or other ancillary wiring that is not part of the primary electrical distribution system. The **Home Inspector** will NOT test all switches, receptacles or fixtures; only a representative number are tested. The **Inspector** will NOT remove switch or outlet cover plates, nor will he trace wiring origins or destinations.

DISCLAIMER: Per 266 CMR 6.00 STANDARDS OF PRACTICE 6.04(6)(e)6.d **the inspection of smoke & carbon monoxide detectors is EXCLUDED** from the inspection and report as the requirement is the "Sellers responsibility, M.G.L. c. 148 § 26E and 577 CMR 31.06)."

Web Resource: **A Guide to the Massachusetts Smoke & Carbon Monoxide Requirements**

<http://www.mass.gov/eopss/docs/dfs/osfm/pubed/flyers/consumers-guide-w-sell-1-and-2-fam.pdf>

1. TYPE OF SERVICE:

Type:

Observation: The home has an underground or lateral Edison 3-wire service.

Disclaimer: Evaluating the integrity of under ground feeder wires is **EXCLUDED** from this report as they are not **readily accessible** and **observable**.

Analysis: Both ends of an underground service raceway couplings are required to be sealed to prevent water infiltration and condensation from exposure to different temperatures, but the evaluation of the obstructed buried components is beyond the scope of a limited visual home inspection. There is a risk of concealed problems.

Recommendation: At your election, hire an electrician to evaluate the underground service equipment.

2. SERVICE EQUIPMENT:

EXPOSED CABLE OR RACEWAY:

Observation: The service wires are encased in a plastic pipe raceway (conduit) leading to the meter box. (Note: The service raceway, service wires & meter box belong to the home owner.) In my opinion, a plastic raceway is a sign of better quality electrical service installation.

METER LOCATION:

Observation: The home has an outside meter. (Note: The meter box belongs to the homeowner.)



MATERIAL OF SERVICE LINES:

The service entry materials are copper. (Note: Copper service wires indicate a quality service installation.)

LOCATION & TYPE OF MAIN SERVICE DISCONNECT:

Observation: The main circuit breaker disconnect is located at the top of the circuit breaker panel. The main panel is **Readily Accessible** and **Observable**.

(Note: The main service switch was NOT tested during the home inspection so as not to disturb the owner's timers, appliances, computers and lifestyle. You should test the main disconnect when you move into the home.)

AMPERAGE & VOLTAGE RATING OF MAIN DISCONNECT:

200 amps - 115 / 230 volts (Note: 100 amps is the required minimum service size.)

AMPERAGE RATING OF MAIN CIRCUIT PANEL:

200 amps. (Note: A 100 amp service equals modern minimum requirements for single family homes.)

LOCATION OF SERVICE PANEL:

Basement.



OVERLOAD PROTECTION DEVICES (fuses or circuit breakers):

Circuit breakers. (Note: Circuit breakers are a sign of a newer electrical panel. Be advised that circuit breakers should be manually switched on & off twice a year to lubricate the internal parts.)

GROUNDING EQUIPMENT: (All conductive materials should be bonded.)

* **FUNCTIONAL** grounding electrode conductor to two grounding rods, plus bonded to the water piping within the first five feet of entry through the foundation.

ANY SIGNS OF UNDERSIZED SERVICE?

Analysis: In my opinion, the electrical service size appears appropriate for this home. (Note: The determination of precise service needs can only be done by a licensed electrician, by performing a "load profile," adding up all of the electrical needs and figuring out a 30% need for the home.)

ELECTRICAL SERVICE CONDITIONS:

** **FUNCTIONAL with EXCEPTIONS. SEE NOTES BELOW:** (Note: Any electrical defects should NOT be taken lightly. Further evaluation by an electrician is advised to determine needed safety repairs or updating.)

OUTDOOR SERVICE PROBLEMS:

* **FUNCTIONAL.** Observation: I did not observe any evidence of problems where **readily accessible** and **observable** at time of inspection.

DISTRIBUTION PANEL PROBLEMS:

Observation: Mini-back breakers or piggy-back breakers are present in the distribution panel.

Analysis: Breakers of this type are not to be used unless the panel is designed for them. Often such breakers are installed when space in the panel is limited, and no one wants to pay an electrician to install a larger panel or a subpanel. The mini-breakers may exceed the number of circuits in the panel specified by the panel manufacturer.
Recommendation: Further investigation by an electrician is advised. A larger panel may be needed.

3. SUB-PANELS:

LOCATION & CONDITION:

N/a, no subpanel observed in the building.

4. BRANCH CIRCUIT CONDUCTORS:

NUMBER OF OVERCURRENT DEVICES IN THE PANEL(S):

Observation: The main panel has the following number of circuits for household use:

- 14 circuits @ 15 amps
- 16 circuits @ 20 amps
- 2 circuits @ 20 amps, 220 volts
- 1 circuits @ 30 amps, 220 volts
- 1 circuits @ 100 amps, 220 volts

NUMBER OF BRANCH CIRCUITS IN THE PANEL:

34 Circuits appear to enter the panel where **readily accessible**.

TYPES OF EXPOSED BRANCH CONDUCTOR MATERIALS:

Observation: Copper wiring (non-metallic sheathed (NM) cable, (1985-present) leading from the main panel to branch circuits was observed.

Analysis: Copper is a desirable type of branch wiring.

CONDITION:

**** FUNCTIONAL with exceptions as viewed in unfinished areas: (See comments below)** (Please understand that the inspector can NOT fully evaluate the "concealed" wiring within finished walls, floors & ceilings as it is inaccessible.)

Observation: The branch wiring was not **readily accessible** due to INSULATION IN THE basement areas.

Analysis: The condition of concealed wiring is undetermined.

Overcurrent devices in OFF position

Observation: Overcurrent devices were in the "OFF" position.

Analysis: Home inspectors cannot energize a **shut-down** overcurrent device and it may be shut-down for a reason. The condition of the **shut-down** overcurrent device is undetermined, further investigation is needed.

Recommendation: You should **ASK THE SELLER** of the **SELLER'S REPRESENTATIVE** to demonstrate those shut-down circuits as functional.

5. INTERIOR OUTLETS, SWITCHES, FIXTURES:

TYPES OF RECEPTACLES:

Observation: Tamperproof receptacles are present (marked TR).

Analysis: As of 2008, all new or renovated construction must have "tamperproof receptacles (marked TR)." This new type of receptacle has built-in shutters that prevent anything but a two pronged plug from being inserted, and thus protect children from the hazards of dangerous electrical injury. Things like hairpins, keys and other household objects will usually be locked out.

Web Resource: www.leviton.com

CONDITION:

* **FUNCTIONAL**, no evidence of problems where **readily accessible** & **observable**. (Note: Inspectors are only required to test a **representative number** of receptacles, switches and fixtures.)

PROBLEMS:

Observation: I did not observe any critical interior outlet, light or switch problems where **readily accessible** and **observable** at time of inspection. A **representative number** (one component per room) of receptacles, switches & fixtures tested by random sampling (1 / room) were tested.

Analysis: No visible problems were observed at those outlets tested. As there is an incurred risk of a defective or mis-wired outlet behind furniture or stored goods.

Recommendation: You should consider the optional purchase an inexpensive outlet tester and further investigate all outlets for peace-of-mind.

6. EXTERIOR OUTLETS, SWITCHES, FIXTURES:

TYPES OF RECEPTACLES:

Observation: GFCI protected exterior outlets are present.

CONDITION:

* **FUNCTIONAL**, no evidence of problems where readily accessible & observable. (Note: Inspectors are only required to test a representative number of receptacles, switches and fixtures.)

PROBLEMS:

Observation: I did not observe any critical exterior outlet problems where readily accessible and observable at time of inspection.

7. GFI & AFCI DEVICES:

GFCI TYPE & CONDITION:

* **FUNCTIONAL** GFCI outlet devices where readily accessible & observable. (Note: Test each device monthly.)

GFCI RESOURCE: http://www.codecheck.com/gfci_principal.htm

- * 1st floor bathroom
- * 2nd floor bathroom
- * Master bathroom
- * Kitchen countertop outlets
- * Basement outlet near main panel
- * Exterior
- * Swimming pool circuit

Observation: A GFCI device is missing at:

**** Missing at the dishwasher outlet (2014 requirement)

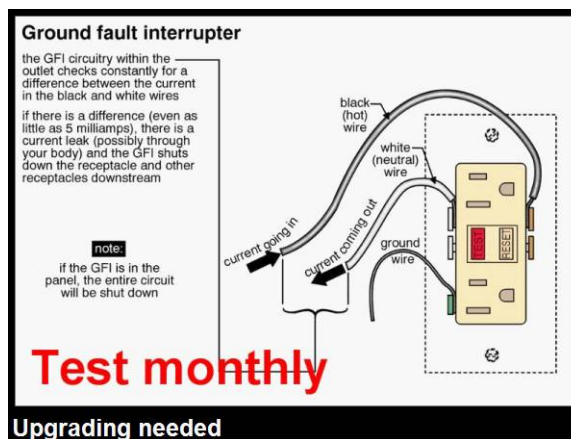
Analysis: **** **SAFETY HAZARD:** A ground-fault-circuit-interrupter (GFCI) is a relatively new device that can prevent electrocution by stopping the flow of electricity faster than a fuse or circuit breaker. You can recognize A GFCI outlet as one having two little buttons that say "test & re-set." Such devices are now required in all new homes or when remodeling takes place.

Recommendation: While no repairs may be required due to the age of the home, I advise optional GFCI upgrading by electrician prior to occupancy, at all water hazard areas.

GFCI RESOURCES: http://www.codecheck.com/gfci_principal.htm

<http://www.cpsc.gov/CPSC/PUBS/99.html>

Good video: http://www.michaelholigan.com/Departments/TVShow/seg_index.asp?ts_id=5402&text_type=Mtext_page=1



AFCI DEVICES:

* **FUNCTIONAL**, no evidence of problems where readily accessible & observable.

Observation: The bedroom, living room and office circuits in the home are protected by new devices called arc-fault-circuit-interrupters (AFCI) that were functional at time of inspection, but other living spaces lack AFCI protection.

Analysis: An AFCI device is a new 2002 requirement for bedrooms and are designed to prevent fires in a bedroom. You can recognize the AFCI breakers in the main panel by the typically blue colored test buttons. As of 2008, the National Electrical Code requirement for AFCI protection has been expanded: "Dwelling Units: All 120 volt, single-phase, 15- and 20- amp branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by listed arc-fault-circuit-interrupter,

combination-type, installed to provide protection of the branch circuit." Just like a GFCI, you should press the "test button" on each AFCI breaker monthly to test its function. Push the test button, and the AFCI breaker should trip to the off position. Push it further towards the off position and then to on to reset the device. If any AFCI or GFCI devices fail, consult an electrician for urgent replacement.

Recommendation: Consider optional AFCI upgrading in those areas described above. See CPSC publication below:

**Arc Fault Circuit Interrupter
(AFCI)
FACT SHEET**

THE AFCI

The "AFCI" is an arc fault circuit interrupter. AFCIs are newly-developed electrical devices designed to protect against fires caused by arcing faults in the home electrical wiring.

THE FIRE PROBLEM

Annually, over 40,000 fires are attributed to home electrical wiring. These fires result in over 350 deaths and over 1,400 injuries each year¹. Arcing faults are one of the major causes of these fires. When unwanted arcing occurs, it generates high temperatures that can ignite nearby combustibles such as wood, paper, and carpets.

Arcing faults often occur in damaged or deteriorated wires and cords. Some causes of damaged and deteriorated wiring include puncturing of wire insulation from picture hanging or cable staples, poorly installed outlets or switches, cords caught in doors or under furniture, furniture pushed against plugs in an outlet, natural aging, and cord exposure to heat vents and sunlight.

HOW THE AFCI WORKS

Conventional circuit breakers only respond to overloads and short circuits; so they do not protect against arcing conditions that produce erratic current flow. An AFCI is selective so that normal arcs do not cause it to trip.

The AFCI circuitry continuously monitors current flow through the AFCI. AFCIs use unique current sensing circuitry to discriminate between normal and unwanted arcing conditions. Once an unwanted arcing condition is detected, the control circuitry in the

AFCI trips the internal contacts, thus de-energizing the circuit and reducing the potential for a fire to occur. An AFCI should not trip during normal arcing conditions, which can occur when a switch is opened or a plug is pulled from a receptacle.

Presently, AFCIs are designed into conventional circuit breakers combining traditional overload and short-circuit protection with arc fault protection. AFCI circuit breakers

(AFCIs) have a test button and look similar to ground fault circuit interrupter (GFCI) circuit breakers. Some designs combine GFCI and AFCI protection. Additional AFCI design configurations are anticipated in the near future.

It is important to note that AFCIs are designed to mitigate the effects of arcing faults but cannot eliminate them completely. In some cases, the initial arc may cause ignition prior to detection and circuit interruption by the AFCI.

The AFCI circuit breaker serves a dual purpose - not only will it shut off electricity in the event of an "arcing fault", but it will also trip when a short circuit or an overload occurs.

The AFCI circuit breaker provides protection for the branch circuit wiring and limited protection for power cords and extension cords. Single-pole, 15- and 20- ampere AFCI circuit breakers are presently available.

WHERE AFCIs SHOULD BE USED

The 1999 edition of the National Electrical Code, the model code for electrical wiring adopted by many local jurisdictions, requires AFCIs for receptacle outlets in bedrooms, effective January 1, 2002. Although the requirement is limited to only certain circuits in new residential construction, AFCIs should be considered for added protection in other circuits and for existing homes as well. Older homes with aging and deteriorating wiring systems can especially benefit from the added protection of AFCIs. AFCIs should also be considered whenever adding or upgrading a panel box while using existing branch circuit conductors.

INSTALLING AFCIs

AFCI circuit breakers should be installed by a qualified electrician. The installer should follow the instructions accompanying the device and the panel box.

In homes equipped with conventional circuit breakers rather than fuses, an AFCI circuit breaker may be installed in the panel box in place of the conventional circuit breaker to add arc protection to a branch circuit. Homes with fuses are limited to receptacle or portable-type AFCIs, which are expected to be available in the near future, or AFCI circuit breakers can be added in separate panel boxes next to the fuse panel box.

TESTING AN AFCI

AFCIs should be tested after installation to make sure they are working properly and protecting the circuit. Subsequently, AFCIs should be tested once a month to make sure they are working properly and providing protection from fires initiated by arcing faults.

A test button is located on the front of the device. The user should follow the instructions accompanying the device. If the device does not trip when tested, the AFCI is defective and should be replaced.

AFCIs vs. GFCIs

The AFCI should not be confused with the GFCI or ground fault circuit interrupter. The GFCI is designed to protect people from severe or fatal electric shocks while the AFCI protects against fires caused by arcing faults. The GFCI also can protect against some electrical fires by detecting arcing and other faults to ground but cannot detect hazardous across-the-line arcing faults that can cause fires.

A ground fault is an unintentional electric path diverting current to ground. Ground faults occur when current leaks from a circuit. How the current leaks is very important.

If a person's body provides a path to ground for this leakage, the person could be injured, burned, severely shocked, or electrocuted.

The National Electrical Code requires GFCI protection for receptacles located outdoors; in bathrooms, garages, kitchens, crawl spaces and unfinished basements; and at certain locations such as near swimming pools. A combination AFCI and GFCI can be used to satisfy the NEC requirement for GFCI protection only if specifically marked as a combination device.

Web Resources: <http://www.cpsc.gov/CPSCPUB/PUBS/afci8.PDF>

Preventing Fires In Homes: <http://www.cpsc.gov/CPSCPUB/PUBS/afci.html>

National electrical Manufacturers Association: <http://www.afcisafty.org>

8. OVERALL CONDITION / RECOMMENDATIONS:

ELECTRICAL SUMMARY:

In my opinion, minimal electrical **SAFETY HAZARD** conditions were noted. While the problems may be simple in nature, **electrical hazards should not be taken lightly, safety repairs are needed.** Consult an electrician to further evaluate the system and to perform repairs as determined and in accordance with the requirements of the electrical code.

SECURITY ALARM SYSTEM PRESENT.

DISCLAIMER: Equipment of this type is very specialized in nature and is far beyond the scope of this limited visual home inspection. For reasons of security, the home inspector can not examine or tamper with a private security system. The evaluation of alarm systems is expressly **EXCLUDED** from this report per contract. While I consider an alarm system a positive feature of a home, its mechanical operation and maintenance is beyond my knowledge. I advise that you discuss the operation and maintenance of the alarm system with the owner and the installer prior to passing.



ALARM SYSTEM PRESENT

PLUMBING & HOT WATER HEATER INSPECTION

GENERAL COMMENTS: A. New England public & private water supplies tend to have a high mineral content that is slightly corrosive to copper pipes, fittings, valves, boilers and hot water heaters. There is always a possibility of future leaks or blockages that did not exist at the time of inspection. You should inspect your plumbing system annually for greenish or whitish signs of corrosion and perform maintenance repairs as required. Expect future repair or replacement of faucet & toilet components through normal wear & tear. B. If your prospective older home has a remaining old steel service pipe, the future replacement will be your financial responsibility. The lifespan of old water service pipes is unpredictable but weak water pressure may be a telltale sign of needed age replacement. C. Be advised that the main shut-off valve was not tested during the inspection as they often can develop maintenance leaks or upset the owner. You should test the valve if you buy the home. D. Be advised that well pumps have an average life expectancy of 10-12 years. E. Be advised that new homes now have 3/4" dia. water lines across the basement and 1/2" dia. piping leading to each fixture. Older 1/2" piping systems or brass or steel water piping are candidates for age replacement. E. Older homes may not have local shut-off valves, P-shaped traps and re-vent connections. While appropriate for an older home, such old plumbing will have to undergo required major updating to comply with current codes during any kitchen or bathroom remodeling. F. Be advised that hot water heaters have a short 5-12 year lifespan depending on brand, budget for eventual age replacement. Set water temperature control no higher than 130 degrees F. max. at the faucets and 112 degrees F. max. at the shower heads to prevent scalding. G. Private waste disposal systems should be pumped out for general maintenance at least every three years to protect the leaching field. H. If your prospective new home has a "tankless coil" at the boiler for domestic hot water production, then updating the system by installing a modern "indirect water heater" is highly recommended to insure adequate hot water. I. Homes built before 1987 are likely to have 50:50 lead / tin soldered joints in the copper water pipes. Be advised that lead is a health hazard in high concentrations. There is a controversy that the old lead solder is not a problem as it has been coated by minerals within the pipes over the years that prevent the lead from leaching into the water. Be further advised that this argument may be correct but true lead content in the water supply is undetermined. If you have health concerns, then suggested options include: further testing of the solder for lead content, further testing of the water for lead content or replacement of all old lead soldered joints if present. J. If the home has a public sewage connection, then you should verify the disclosure with the local public waste disposal department. **Disclaimer: The determination and inspection of private waste disposal systems is excluded from this inspection and report. The Company advises that you consider hiring your own Title 5 Inspector to evaluate the system, plus complete a "sewer line lateral pipe inspection or video scan" prior to expiration of the inspection contingency period** K. If the home has a private waste disposal system, then the owner is required to give you a complete copy of the Title 5 inspection report. L. If well water is present, the Company advises that you have the water tested **NOW** for its chemistry, bacteria and radon levels. M. **Fixtures are only briefly tested for functional flow and drainage. There is a risk that prolonged fixture use could reveal undetermined leaks or drainage problems. I advise that you ask the owner / occupant about any known current or prior plumbing problems in the home NOW.** J. "If the permit for the water heater installation is not posted. I recommend you secure a copy of the permit from the **Owner** to ensure that the installation has been inspected and approved by the municipal fire department. Note: **In the event of a fire, the insurance company can require a copy of the permit as a requirement prior to making payment.**" K. The company recommends that a **self-balancing, thermostatic mixing valve be installed at all water heaters** to prevent scalding and Legionella Pneumophila.

Important Note: Repairs attempted by untrained or unlicensed individuals to any plumbing component may result in malfunctions in the supply and waste piping or water leaks that can lead to hidden damage, including mold. It is recommended that any of the listed repairs or improvements below be performed by a licensed plumber in accordance with the requirements of the plumbing code.

EXCLUSIONS: All items listed in 266 CMR 6.04(5)(e)1-6 **System PLUMBING** are EXCLUDED from this **Report**.

1. PROBABLE TYPE OF WATER SERVICE:

TYPE:

Observation: A water meter indicates that the home has a public water service connection to a street main. NOTE: Massachusetts has a "**sunshine law**" that allows you to go to the water supplier and ask for a copy of the most recent water test near the home your are purchasing. The report does not necessarily indicate the quality of the water at the home site, but it may help in determining if a private filtration system is needed and what type of filtration may be helpful.



WATER SERVICE INTO HOME

PRIVATE WELL EQUIPMENT & CONDITION:

NOT APPLICABLE. Metered public water service present.

TYPE OF SERVICE/ SUPPLY PIPING:

Observation: The home has a modern plastic water (polyethylene) service pipe.

Analysis: This is a desirable and corrosion resistant type of water service piping material that is now often used in place or copper.

Recommendation: Monitor pipe connections near the water meter for leakage.

CONDITION:

*** FUNCTIONAL.**

WATER SERVICE PROBLEMS:

Observation: I did not observe any critical problems where **readily accessible** and **observable** at time of inspection.

(DISCLAIMER: The condition of buried or concealed piping is undetermined.)

2. MAIN VALVE:

LOCATION:

@ a utility meter pit in the front yard. (A secondary shut-off valve is located within the home.)

CONDITION / PROBLEMS:

**** FUNCTIONAL with exceptions noted: NOTICE:** Be advised that the main water shut-off valve was not tested during the home inspection and that its true operational condition is undetermined. The valve was not tested as the inspector would be liable for breakage, leakage or loss of water. Further investigation and testing are needed by YOU or by a plumber.

Observation: The main valve was NOT **readily accessible** and **observable** at time of inspection.

Analysis: The condition of the main shut-off valve is undetermined. It should be accessible at all times for emergency use.

Recommendation: Correct clearances or remove obstructions and test the main valve.

3. WATER DISTRIBUTION PIPING MATERIALS:

TYPE OF DISTRIBUTION PIPING MATERIAL/S:

Observation: The home has copper distribution piping as observed in the unfinished spaces.

Analysis: Copper is a sign of modern pressure piping. However the copper piping will still need to be monitored for corrosion and future maintenance repairs.

DISCLAIMER: The **Inspection** and **report** make no distinction between the type of copper piping being "Type M or Type L," as the legend identification marks are often oxidized and not legible for reading.

Observation: PEX PIPING IS PRESENT:

PEX (or *crosslinked polyethylene*) is part of a water supply piping system that has several advantages over metal pipe (copper, iron, lead) or rigid plastic pipe (PVC, CPVC, ABS) systems. It is flexible, resistant to scale and chlorine, doesn't corrode or develop pinholes, is faster to install than metal or rigid plastic, and has fewer connections and fittings.

PEX tubing is made from crosslinked HDPE (high density polyethylene) polymer. The HDPE is melted and continuously extruded into tube. The crosslinking of the HDPE is accomplished in one of three different methods.

PEX plumbing has been in use in Europe since about 1970, and was introduced in the U.S. around 1980. The use of PEX has been increasing ever since, replacing copper pipe in many applications, especially radiant heating systems installed in the slab under floors or walkways. Interest in PEX for hot and cold water plumbing has increased recently in the United States.

Advantages of PEX Plumbing

- Flexible PEX tube is manufactured by extrusion, and shipped and stored on spools, where rigid plastic or metal piping must be cut to some practical length for shipping and storage. This leads to several advantages, including lower shipping and handling costs due to decreased weight and improved storage options.
- PEX plumbing installations require fewer fittings than rigid piping. The flexible tubing can turn 90 degree corners without the need for elbow fittings, and PEX tubing unrolled from spools can be installed in long runs without the need for coupling fittings.
- Attaching PEX tube to fittings does not require soldering, and so eliminates the health hazards involved with lead-based solder and acid fluxes; PEX is also safer to install since a torch is not needed to make connections..
- PEX resists the scale build-up common with copper pipe, and does not pit or corrode when exposed to acidic water.
- PEX is much more resistant to freeze-breakage than copper or rigid plastic pipe.
- PEX tubing does not transfer heat as readily as copper, and so conserves energy.
- Water flows more quietly through PEX tube, and the characteristic "water hammer" noise of copper pipe systems is virtually eliminated.
- PEX plumbing installations cost less because:
 - o PEX is less expensive than copper pipe.
 - o Less time is spent running pipe and installing fittings than with rigid pipe systems.
 - o Installing fewer fittings reduces the chances for expensive callbacks.

Web Resource: <http://www.pexinfo.com/>

CONDITION:

* **FUNCTIONAL**, no evidence of problems where readily accessible & observable.

Disclaimer: The condition of piping concealed within walls or finished ceilings is undetermined as they are not readily accessible and observable. Renovations may reveal problems that are not documented in this limited visual inspection report.

PRESSURE PIPING PROBLEMS:

Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection.

Water pressure was functional at the three highest fixtures during simultaneous testing.

Analysis: While no problems were observed at time of inspection, future leaks can occur in any home. The condition of piping concealed within walls, floors and ceilings is undetermined.

Recommendation: All plumbing systems should be monitored for wear and periodic maintenance repairs.

Disclaimer: Water pressure may vary depending on time of day and public usage.

Are hot water pipes insulated?

Yes.

4. OUTSIDE FAUCETS:

Condition:

* **FUNCTIONAL**, no evidence of problems where readily accessible and observable at time of inspection.

(Note: Home inspectors are not required to inspect exterior faucets or hose bibs. Faucets are reported as a courtesy only, without consideration.)

5. DRAIN, WASTE & VENT PIPING (DWV):

Types of DWV materials visible:

Plastic. (Note: Plastic PVC piping is now the most common material used in DWV piping. For your knowledge, plastic waste pipes are a little more noisy but are much more corrosion resistant.)

Condition:

* **FUNCTIONAL**, no evidence of problems where readily accessible & observable.

Observation: No waste piping leaks observed as fixtures drained.

Analysis: While readily accessible DWV piping appears functional at time of inspection, the condition of waste piping concealed by floors, walls and ceilings is undetermined.

Recommendation: All plumbing systems must be monitored for maintenance repairs and parts replacement.

Drain, Waste or Vent piping problems:

Observation: I did not observe any critical drain, waste or vent piping problems where readily accessible and observable at

time of inspection.

Analysis: Be advised that future leaks can occur in any piping system.

Recommendation: Plumbing systems should be monitored for needed maintenance repairs.

6. HOT WATER SYSTEMS:

FUEL & TYPE OF EQUIPMENT:

Observation: The hot water is produced by a **propane gas** fired hot water heater. (5-10 year typical lifespan depending on brand - monitor for future are replacement.)

APPROXIMATE CAPACITY:

75 gallons capacity.

Approximate age:

Observation: As indicated by the data plate, the water heater appears to be approximately 1 years old:

Brand: RUDD

Model: PVP75PFW

Serial: RULPQ171341433

(Note: Legible appliance data is recorded for the water heater, furnace or boiler and central air conditioner only.)



CONDITION / PROBLEMS:

* FUNCTIONAL.

A. Observation: I did not observe any evidence of problems where **readily accessible** and **observable** at time of inspection. Hot water was available at each fixture serviced. The required automatic safety devices (shut-off valve, temperature/pressure relief valve and vacuum relief valve) are present and appear visually **FUNCTIONAL** as designed to protect the hot water systems & components from excessively high or low pressures & temperatures, excessive electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other unsafe conditions. (Note: Controls are NOT tested.)

EXTERIOR OF THE CHIMNEY, THIMBLES AND VENTS:

** FUNCTIONAL with EXCEPTIONS as noted:

Observation: The high efficiency gas water heater is vented via a draft inducer fan and a plastic pipe connected to an exterior wall vent. A **GAS VENT WARNING SIGN** is missing on the siding above the vent.

SAFETY ALERT: Outside wall vents can be blocked by snow, causing deadly carbon monoxide to backup into the home. When a vent is less than 7 feet above grade, a tag is required on the exterior side of the building at a minimum height of 8-feet above grade directly in line with the exhaust vent. The sign should read, in print size no less than 1/2 inch in size, **"GAS VENT DIRECTLY BELOW. KEEP CLEAR OF ALL OBSTRUCTIONS."**

Recommendation: Install the required warning sign **NOW** for safety. (See illustration)



7. SECONDARY FIXTURES:

Type & condition:

* **FUNCTIONAL** LAUNDRY SINK Observation: I did not observe any evidence of problems where **readily accessible** and **observable** at time of inspection.

8. LAUNDRY FACILITIES:

TYPES:

Washer hook-ups are present.

[Note: In new construction, a washing machine must now have a dedicated 20-amp circuit, separate from all other circuits.]

Disclaimer: Laundry appliances are NOT operated and are NOT evaluated as the requirement is EXCLUDED in the MA Standards of Practice.

Hook-ups are present for an electric dryer.

CONDITION / PROBLEMS:

** Observation: Laundry facilities are **FUNCTIONAL with exceptions noted:**

Observation: The washing machine is installed level with or above living space and a protective safe pan is missing beneath the appliance.

Analysis: Without a safe pan under the washing machine, there is a potential for interior water damage if leakage occurs.

Recommendation: The installation of a safe pan with a drain is advised. Consult a plumber for an upgrading cost estimate.

Web Resource: <http://www.floodsaver.com/Resources/BROCHURE.pdf>

Observation: The washing machine hot and cold shut-off valves are not **readily accessible** for daily and emergency use.

Analysis: Be advised that the rubber hoses running from the supply valves the washing machine are not designed to be under constant pressure as they can burst and cause flooding. Hoses develop rubber fatigue, blisters and cracks with age. Valves should be accessible so that they can be closed after each wash. Newer laundry installations have one modern ball type shut off valve which is more conveniently used (ex. Watts Regulator Co. No. 2 Duo-cloz).

Recommendation: While not required, you may want to hire a plumber to relocate the washing machine supply valves to simplify shutting them off and thereby preventing possible water damage. Braided stainless steel fill hoses are advised. Consult a plumber for a cost estimate as elected.



LAUNDRY ISSUES AS NOTED

9. SIGNS OF VISIBLE LEAKS: (DISCLAIMER: The condition of concealed piping is undetermined.)**CONDITIONS:**

Observation: No active pressure piping, waste piping or gas piping leaks were visible where readily accessible and observable at time of inspection.

Analysis: All piping systems are subject to varying rates of age deterioration.

Disclaimer: The condition of concealed piping is undetermined.

Recommendation: You should monitor each piping system for future maintenance repairs.

ANY SIGNS OF SUBSTANDARD WORKMANSHIP OR CROSS CONNECTION?

Observation: A suspected **CROSS CONNECTION** was noted.

Analysis: **** **Safety Hazard.** A cross connection is a possible point of contamination between potable & non-potable water and is a serious health risk to the occupants and the community.

Recommendation: A plumber is needed to perform urgent safety repairs.



POSSIBLE CROSS CONNECTION NOTED

10. WATER FLOW & DRAINAGE:**WATER FLOW:**

* **FUNCTIONAL.** Observation: I did not observe any evidence of water flow problems where readily accessible and observable at time of inspection. The water flow was **FUNCTIONAL** at all fixtures and during simultaneous brief testing of the three highest fixtures.

Disclaimer: Prolonged fixture use may reveal plumbing leaks that were not visible during brief flow testing.

Note: Water pressure varies widely. On a well system, the normal pressure is 20 to 60 psi, with a delta pressure of approximately 20 psi. The delta is determined by the pressure difference between when the pump comes on and when it is switched off again. City water pressure is normally 40 to 60 psi.

DRAINAGE:

* **FUNCTIONAL.** Observation: I did not observe any evidence of drainage problems where readily accessible and observable at time of inspection.

(Disclaimer: The drainage was only evaluated by running water briefly at each fixture. There is a risk that prolonged fixture use may reveal drainage problems, leaks or back-ups that were not visible during the short duration of drainage evaluation. The evaluation of appliance drainage is beyond the scope of this limited home inspection.)

11. WERE ALL FIXTURES AND FAUCETS OPERATED?

YES. All readily accessible and observable fixtures and faucets were operated by the inspector.

12. OVER-ALL CONDITION / RECOMMENDATIONS:**Plumbing system summary:**

In my opinion, inspection of the plumbing system disclosed the need to perform maintenance repairs.

Observation: The home has an **underground sprinkler system** for watering the lawn.

Analysis: **DISCLAIMER - the inspection of this system is EXCLUDED from this report as it is buried and not readily accessible and observable for visual evaluation - conditions are undetermined.**

Recommendation: Prior to purchase, you should ask the owner to demonstrate the use of the system, including timers, valves,

sprinkler heads, maintenance etc. If that is not possible I recommend having a qualified "Landscaping, Sprinkler System Professional" fully evaluate the system and go over its operation with you. Be sure to ask where the water pipes are buried so that they are not damaged during future landscaping or gardening.

TWO THINGS THAT ARE VERY IMPORTANT:

(1) Sprinkler heads should be directed away from siding and/or foundation areas, to prevent failure of siding, water pooling near foundation and probable seepage into the basement or crawl space.

(2) It is very important to have the system winterized (all water blown out/removed from system) in the fall before any freezing weather. Failure to completely winterize (every fall) can damage the irrigation system resulting in significant expense repairs. Every Fall, you should hire a sprinkler system tradesman to winterize the system by blowing high pressure air through the lines to prevent freeze-ups and other steps as required, and then to restore the system in the Spring.

Web Resource: http://irrigationrepair.com/understand_lawn_irrigation_sprinkler_system.html

STRUCTURE INSPECTION

GENERAL COMMENTS: A. A dry basement cannot be guaranteed because a basement is a hole in the ground that is vulnerable to infiltration when exposed to prolonged rain, ground saturation, changes in seasonal hydrostatic ground water pressure and fluctuation in the water table. If you want a guaranty of a dry basement, then you should hire a basement waterproofing contractor to install a perimeter French drain system along the perimeter of the basement walls and connected to a sump pump with battery back-up. Ideally, the site should have hard surfaces and soils that slope away from the residence, functional gutters & downspouts and a difference in elevation between the exterior grade and the interior floors. If the site does not live up to this ideal, then the Company disavows all responsibility for water penetration problems. Be advised that evidence of prior dampness is often concealed by the owner's stored goods, painted surfaces or finished surfaces below grade level. You should ask the owner about honest disclosure of any prior wet basement problems prior to purchase. Most basement dampness can be reduced by directing all surface water and roof run-off away from the foundation. B. You should request in writing that the basement, garage and attic be emptied and broom swept clean prior to purchase. Then you should return to re-inspect for concealed defects. C. Owners are required to maintain structural elements in good repair and fit for intended use. D. Be advised that any source of water penetration or ventilation imbalance can cause interior damage and / or mold. E. The condition of hidden wall substrate is undetermined as it is not readily accessible and observable for inspection.

DISCLAIMERS: All items listed in 266 CMR 6.04(3)(a)5.a-d, plus 6.04(3)(b)5a-e. System STRUCTURE plus the following are EXCLUDED from this Report:

- A. This report does NOT GUARANTEE A DRY BASEMENT. (see General Comment #A below)
- B. The Inspector is not required to enter under-floor crawl spaces or attics when entry could damage the property, or when dangerous or adverse conditions are suspected. Be advised that areas not entered may contain hidden defects.
- C. The Client understands that the inspection does not include invasive inspection or exploratory demolition. Structural components or mechanical systems concealed by finished surfaces or stored goods are inaccessible for visual inspection and are therefore EXCLUDED from this Report. Be advised that hidden problems may exist.
- D. The Client understands that the inspection & final report do not provide an engineering service or architectural service as assessing structural integrity of a building is beyond the scope of a limited visual inspection. A certified engineer is recommended when there are structural concerns about the building. No engineering calculations are performed during this inspection.
- E. The Client understands that the Home Inspection & Report do NOT INCLUDE A TERMITE OR WOOD BORING INFESTATION REPORT. No inspection was made by this COMPANY to detect past or present insect or rodent activity. Wood boring insects that can appear anytime, even if there were no signs of infestation or damage at time of inspection. This Company is NOT a licensed pest control company or exterminator. The inspection for rot is done by line of sight and is done in conjunction with the responsibility to examine structural condition. I ADVISE THAT EVERY HOME BE INSPECTED BY A LICENSED PEST CONTROL COMPANY NOW, PRIOR TO THE CLOSE OF ESCROW to protect your right to negotiate for repairs or chemical treatment if needed. I emphasize that your only assurance of arresting or preventing infestation, whether concealed or discovered, is to obtain treatment and a warranty from a state licensed pest control company.

1. DESCRIPTION OF BUILDING:

STYLE OF ARCHITECTURE:

Wood framed colonial reproduction.

TYPE OF SPACE BENEATH BUILDING:

Full basement unfinished.

2. OBSTRUCTIONS THAT RESTRICTED INSPECTION:

TYPE OF OBSTACLE:

Observation: The basement ceiling is insulated.

Analysis: While this is a good feature, the insulation obstructed complete access for evaluation of the floor frame. The true condition of structural elements, mechanical systems and distribution systems that are not readily accessible and observable is undetermined. Hidden defects may exist beneath the insulation that are not documented in this report. If through your

negotiations access becomes possible, components become **readily accessible**, repairs are done or systems are restored, you may desire to schedule a "return visit" inspection with this office, at an additional charge, prior to commitment.

3. SIGNS OF PREVIOUS AND/OR ACTIVE WATER PENETRATION :

SIGNS OF BASEMENT / CRAWL SPACE WATER PENETRATION:

NOTICE: I did not have the opportunity to inspect the home for visible leaks or water infiltration because it was not raining at time of inspection. While efforts are made to locate and disclose telltale clues, leakage or water seepage could be a problem in any home when it rains. You should monitor the roof, basement, chimney, soffits, gutters and windows for water / moisture problems.

SUMP PUMP:

Observation: A sump pump is present in the basement.

Analysis: A sump pump is a mechanical appliance that removes water from the basement. Be advised that home inspectors are "prohibited from activating the sump pump." It is virtually impossible to test the sump pump under simulated conditions, because of the number of unknown variables (the amount of water expected to be pumped, ground water level, capacity of the pump, availability of power, etc. to name a few) and prove the pump operation unless there are actual flooding conditions. Therefore, the inspection Company cannot offer an opinion on the effectiveness of the existing system.

Recommendation: You should ask the Seller or the Seller's Representative NOW to disclose any known seasonal water penetration into the basement, to activate and demonstrate the function of the sump pump and to certify that it has been properly sized.

COMMENT: A battery back-up system is advised for every sump pump.

Observation: Inspection of the sump pump installation revealed evidence of the following problems:

- Not functional

Analysis: Repair or replacement is needed to prevent wet basement problems, interior water damage and mold; or exterior problems.

DISCLAIMER: The proper sizing of the sump pump for the anticipated amount of water to be removed requires engineering that is beyond the scope of a limited visual inspection. Further investigation is needed.

Recommendation: You should ask a basement waterproofing contractor to further investigate the sump pump installation and to provide a cost estimate for repair or replacement as determined. You should perform this research **NOW** in order to determine the impact on your budget.



FRENCH DRAIN PRESENT

Observation: There is a disclosed French drain system beneath gravel in the yard. The builder disclosed this to the homeowner at time of the inspection. This was done instead of using gutters on the property.

Analysis: **DISCLAIMER: "Home inspectors are NOT required to inspect or report on buried drainage systems."** The true extent, condition, capacity and discharge location of the French drain system is undetermined, further investigation is needed.

COMMENT: A French drain system typically consists of a 4-inch diameter flexible drain pipe buried in a trench beneath the basement floor and leading to a sump pump or a gravity drain outside. The system is supposed to keep the basement dry by collecting water and directing to a removal source by gravity flow. The buried system is not **readily accessible** and **observable** for inspection and cannot be inspected. While the presence of a system should not dissuade your purchase consideration, you should understand its function and perform further investigation **NOW**.

Recommendation: You should ask the owner the following questions:

- Who installed the French drain system?
- How old is the system?

- Where does the French drain system discharge?
- Has the system ever failed?
- Does the basement waterproofing system have a transferable warranty?

4. DEHUMIDIFIER:

No - not present:

Observation: A portable dehumidifier is not present and is recommended for every basement.

Analysis: Be advised that a dehumidifier is simply advised as preventative maintenance. Dampness can cause mold, fungi, mildew and respiratory problems.

Note: Maintain the humidity at about 35% to retard mold.

Recommendation: I advise that you ask the owner if the basement has had moisture problems.

"I recommend a large, expensive dehumidifier such as Therma-Stor's Santa Fe www.thermastor.com; 800-533-7533). This machine removes over 100 pints of water a day, plugs into a standard outlet, uses less than 7 amps, has an automatic defrost system that operates down to 55°F, and has an optional duct kit to serve different rooms. The blower moves 250 CFM and the 36-inch high unit is 20 X 17 inches. Therma-Stor also offers four Ultra-Air models that are horizontal and can be connected to an air conditioning system. A two inch MERV 11 (very efficient media filter) must be used to minimize the amount of biodegradable dust that can accumulate on a dehumidifier coil. The pre-filter should be cleaned regularly and the interior checked every few years for mold growth. And when a dehumidifier is in use, whatever kind, a hygrometer should also be in the space to measure the RH, which in basements should be below 50% to keep mildew growth and mold-eating mite populations at a minimum.

Does air conditioning dehumidify air? Most HVAC technicians would say yes, but unfortunately, most AC systems are operated by a thermostat which only controls temperature. If the temperature were 75°F and the RH 60%, the air would be much more comfortable than if the temperature were the same, yet the RH 75%. That is why I recommend a modified AC system that also contains a separate component for dehumidification (such as a Thermoator Ultra-Air model) and a dehumidistat for control.

This would not only create drier conditions, it would also allow for higher air temperatures, which would lead to energy savings." Jeff May (author of "[My House Is Killing Me](#)")

5. EXPOSED FOUNDATION SYSTEM:

TYPE OF EXPOSED FOUNDATION MATERIALS:

Poured concrete walls and floor. (1920's to present)

Note: The presence, absence and condition of any steel reinforcement within the foundation is undetermined as it is not readily accessible and observable.

TYPE OF EXPOSED BASEMENT FLOOR SYSTEM:

CONCRETE where exposed and readily accessible. (Note: The inspector is not required to move storage or floor coverings to examine the basement floor. There is a risk of concealed damage, shrinkage cracks, cold joint separations or hidden water stains behind the storage or finished surfaces).

CONDITION OF EXPOSED FOUNDATION:

**** FUNCTIONAL with EXCEPTIONS: (See visible problems below)**

FOUNDATION PROBLEMS:

Observation: Metal snap tie rods, used to hold forms together during the construction of the foundation, were not broken off as required after form removal.

Analysis: **** Safety Hazard. While this condition in no way effects the function of the foundation, the protruding metal rods are UNSAFE as they may cause personal injury.

Recommendation: As a safety priority, I advise that all remaining exposed snap ties be removed and that the ends of each rod be sealed with hydraulic cement to retard water infiltration.



1 SNAP TIE LEFT IN PLACE

6. CRAWL SPACE(S):

ACCESSIBILITY:

Observation: Not applicable. No under floor crawl spaces were observed beneath the conditioned part of the home where readily accessible at time of inspection. You should ask the owner if there are any concealed crawl spaces.

7. EXPOSED COLUMNS AND POSTS:

TYPES:

Steel (fixed) columns are present.

CONDITION OF EXPOSED COLUMNS:

* **FUNCTIONAL**, no evidence of problems where readily accessible & observable at time of inspection.

COLUMN PROBLEMS:

Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection.

8. EXPOSED BASEMENT SUPERSTRUCTURE SYSTEM:

TYPE OF EXPOSED FRAMING:

Observation: Modern platform & box sill floor frame construction present, wood sills, wood joists, wood beams.

DISCLAIMER: NO ENGINEERING OR LOAD CALCULATIONS ARE EXPRESSED OR IMPLIED BY THE IDENTIFICATION OF THE STRUCTURE OR MATERIALS.

CONDITION OF EXPOSED SILLS, GIRDERS, HEADERS, JOISTS, SUBFLOOR:

**** FUNCTIONAL with EXCEPTIONS as NOTED:**

Observation: INSULATION between the floor joists or along the sills restricted access for visual inspection of the floor frame.

Analysis: The true condition of hidden components is undetermined. While the insulation is a positive feature, hidden problems could exist.

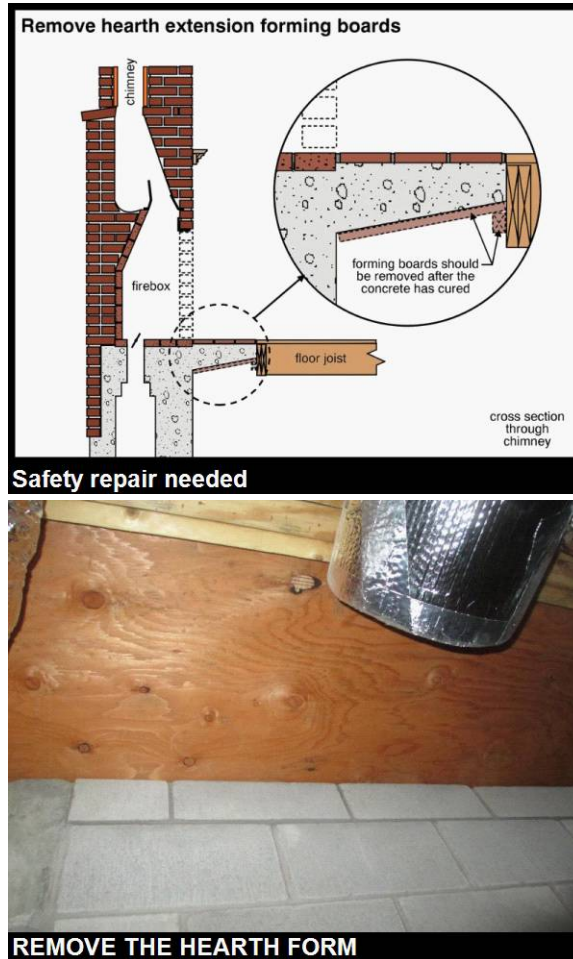
Recommendation: If through your negotiations access becomes possible, components become readily accessible, repairs are done or systems are restored, you may desire to schedule a "return visit" inspection with this office, at an additional charge, prior to commitment.

VISIBLE PROBLEMS OBSERVED:

Observation: The mason left combustible wood forms beneath the fireplace hearth extension as viewed from the basement.

Analysis: **** **SAFETY HAZARD:** The hearth extension should be self-supporting. If hot coals from the above fireplace should reach the combustible forms, a fire could result and burn the house down. Simple but **URGENT** repair is needed before using the fireplace.

Recommendation: I advise that you hire a licensed contractor to remove the wood forms **NOW** for fire safety.



9. EXPOSED WALL FRAMES:

TYPE:

Wood.

CONDITION WHERE EXPOSED:

**** FUNCTIONAL wood framed walls with the following EXCEPTIONS:**

(Note: The actual wall framing members are covered by siding, drywall or plaster. The condition of the concealed framing and substrate is undetermined as such components are not readily accessible for direct visual evaluation.)

Observation: There were no exposed or readily accessible areas for inspection and evaluation of the wall frame and substrate.

Analysis: **Disclaimer: Be advised that while there may be no visible signs of problems as viewed from the living spaces, the true condition of the wall structure and substrate behind finished surfaces is undetermined.** Most residential wall structures are composed of wood 2 x 4 or 2 x 6 studs or metal studs, and plywood, OSB or boards as substrate.

10. EXPOSED INTERIOR STAIRS, RAILS & GUARD RAILS:

CONDITION:

* **FUNCTIONAL**, no evidence of problems where readily accessible & observable at time of inspection.

INTERIOR STAIRCASE PROBLEMS:

* **FUNCTIONAL.** Observation: I did not observe any evidence of staircase, railing or guard railing problems where readily accessible and observable at time of inspection.

11. EXPOSED ROOF STRUCTURE AND CEILING FRAMES:

Type of roof framing and roof sheathing:

Observation: Portions of the attic have Spray insulation that prevented visual inspection of the roof frame.

Analysis: While no critical areas of settlement or decay were noted where accessible, hidden problems could exist.

Recommendation: You should ask the owner to describe the condition of the roof frame prior to finishing the attic space and to outline the specifications of the alterations.

CONDITION - PROBLEMS:

**** FUNCTIONAL with EXCEPTIONS noted:**

Observation: Portions of the attic have Spray insulation that prevented visual inspection of the roof frame.

Analysis: While no critical areas of settlement or decay were noted where accessible, hidden problems could exist.

Recommendation: You should ask the owner to describe the condition of the roof frame prior to finishing the attic space and to outline the specifications of the alterations.

12. Did the inspector probe exposed and readily accessible structural components where deterioration is suspected?

YES - Suspected areas of deterioration were probed where readily accessible at time of inspection.

13. Did the inspector enter readily accessible under floor crawl spaces and attic spaces?

The home inspector was only able to extend his head through the attic hatch due to obstructions. The attic was NOT entered. There is a risk of concealed problems.

14. OVER-ALL CONDITION / RECOMMENDATIONS:

Structural summary:

Recommendation: Due to the above listed defects you should ask a licensed carpenter to further examine the suspect areas and to provide estimates for repairs as required and in accordance with the requirements of the present building code. Seek a cost estimate **NOW**, in order to determine the impact on your budget.

KITCHEN INSPECTION

SCOPE OF THE KITCHEN INSPECTION: The Inspector shall observe: countertops and a representative number of installed cabinets, plumbing fixtures, lights and outlets, walls, floor and ceiling. **266 CMR 6.00 STANDARDS OF PRACTICE, 6.09 Interior System (8) (e) c: General Interior Conditions: Home inspectors are NOT required to inspect household appliances.** In the event that the Inspection Report or oral statements made by the Inspector supply any information about any of the forgoing, this information shall be deemed to be informational only and supplied as a courtesy to the Client without consideration, and shall not be deemed to be an amendment to or waiver of the exclusions listed in the Contract or Report.

NOTICE: As the inspection company cannot guaranty the service life and the operational condition of kitchen appliances and each of their options, you should ask the owner or the owners representative to demonstrate that each is functional during your pre-passing walk-through inspection.

GENERAL COMMENTS: A. The inspection of appliances of is EXCLUDED in the MA Standards of Practice, as kitchen appliances are subject to unpredictable life expectancy and may require repair or replacement although functional at the time of inspection. B. Appliances cannot be moved or run through "full cycles" and timers cannot be evaluated during a limited visual home inspection. C. You should question the owner regarding the age and maintenance of each appliance NOW, prior to purchase. D. Be advised that while functional, the plumbing to older kitchen fixtures or appliances may not conform with modern requirements. During kitchen remodeling, a plumber may be needed to update the fixture supply lines, shut-off valves, and DWV piping. E. Be advised that "a kitchen must contain a kitchen sink, space and proper facilities for the installation of a refrigerator and, unless otherwise stated in the lease, a stove and oven in good repair". F. If any fixtures or appliances were shut-down or not operational at time of inspection, further research is advised. G. You should examine the interior of ALL cabinets and closets during your pre-passing walk through as you may find defects such as water damage, mold, leakage, rodents or vermin that were hidden by storage and were not readily accessible and observable at time of inspection. H. Self-cleaning and continuous cleaning operations, timing devices, clocks, thermostat accuracy and lights are not checked during this inspection. I. The ability of the dishwasher to wash dishes is not tested. The Inspector does not test any device requiring the use of special keys, codes or combinations. The inspector does not operate any programmable feature of devices. J. You should consult with the owner NOW on the location and operation of any kitchen & bathroom exhaust lines and clean and inspect such lines NOW and annually. K. When observable, legible appliance data is recorded for the water heater, furnace or boiler and central air conditioner only, not for kitchen appliances.

DISCLAIMERS: All items listed in 266CMR 6.04(8)(e) **System GENERAL INTERIOR CONDITIONS** plus the following are EXCLUDED from this report: A. Household appliances, appliance timers & thermostats. B. Water filtration devices, ice makers and instant hot water makers. C. Clothes washer & dryer operation. D. Areas obstructed by storage. E. The functional evaluation of fixtures or appliances that are "shut-down" is undetermined and EXCLUDED from this report. F. MA home inspectors are NOT required to report on "venting equipment which is integral with household appliances." G. Fixture over-flow devices. H. Central vacuum systems. I. Lawn irrigation & house fire sprinkler systems and controls. J. Product recalls. K. Microwave ovens. L. The structural capacity of the floor frame and cabinets to support the weight of heavy granite or other stone countertops (requires engineering). M. **Oven function is EXCLUDED due to the time needed to pre-heat the appliance and to evaluate timed baking and broiling options.** N. An appliance rated as functional at time of inspection is not a guaranty or warranty of future performance.

Find Product Recalls By Product Type: <http://www.cpsc.gov/cgi-bin/prod.aspx>
Appliance Age Calculator: <http://www.appliance411.com/service/date-code.php>

1. KITCHEN SINK:

CONDITION:

* **FUNCTIONAL.** Observation: I did not observe any critical problems where readily accessible and observable at time of inspection. Both water flow & drainage were functional at time of inspection.
(Note: Stored items within the sink base cabinet may have obstructed inspection of the sink base cabinet itself, piping and the wall. During the pre-passing walk through after the owner have removed all possessions from the home, all sink base cabinets should be re-inspected for problems that may have been concealed by storage.)

2. GARBAGE DISPOSER:

CONDITION:

Observation: The home has no garbage disposer.
Analysis: A disposer is an option. (Note: A disposer may be detrimental to a private waste disposal system and is NOT advised.)

3. DISHWASHER:

CONDITION:

* **FUNCTIONAL.** Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection. The dishwasher was run through a brief cycle. It appeared to fill, wash and drain properly at time of inspection.
(Note: The dishwasher was briefly tested as a courtesy only and without consideration, as Inspectors are not required to Report on appliances.)

4. RANGE:

CONDITION:

* **FUNCTIONAL.** Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection.
(Note: Ovens, timers & self-cleaning features were not evaluated due to the limited nature of the home inspection. Further testing is advised. The range was briefly inspected as a courtesy only and without consideration and Inspectors are not required to report on appliances.)

5. HOOD OR EXHAUST FAN:

CONDITION:

* **FUNCTIONAL.** Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection. Notice: Testing of microwave ovens is **EXCLUDED** from this report.

6. CABINETS:

CONDITION:

* **FUNCTIONAL.** Observation: I inspected a representative number of cabinets and did not observe any evidence of problems where readily accessible and observable at time of inspection.
(Note: The inspector did not inspect every cabinet and is not required to move stored goods to evaluate the inside of cabinets. After the owner has moved out and prior to passing, you should inspect the interior of all cabinets for potential hidden defects not documented in this report.)

7. COUNTER TOPS:

CONDITION:

* **FUNCTIONAL.** Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection.
(Note: Small appliances, clutter and condiments may have obstructed access for inspection. You should reinspect the countertops during your pre-passing inspection.)

Granite countertops need special attention. Granite is strong and very durable, but still needs yearly maintenance. The countertop should be sealed on a yearly basis.

8. ELECTRICAL OUTLETS & LIGHTS:

CONDITION:

* **FUNCTIONAL,** no evidence of problems where readily accessible & observable U-type outlets and GFCI shock protection devices at outlets above the kitchen countertops.

9. FLOOR, WALLS, CEILING:**CONDITION:**

* **FUNCTIONAL.** Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection.

10. OVER-ALL CONDITION / RECOMMENDATIONS:*Kitchen summary:*

The kitchen appears to be in an over-all **FUNCTIONAL** condition where readily accessible and observable at time of inspection, no evidence of problems observed.

(Note: The evaluation of mechanical devices is limited in scope to observations made at the time of inspection only, and does NOT imply the future longevity of the component(s). All kitchen appliances have built-in obsolescence and require eventual repair or replacement. **DISCLAIMER: Appliance inspection is NOT required and may have been done in part as a courtesy only, without consideration.**)

BATHROOMS INSPECTION

SCOPE OF THE BATHROOM INSPECTION: The Inspector shall observe: Plumbing fixtures, means of ventilation, functional flow & drainage, and readily accessible and observable floor, walls, ceiling lights & outlets and cabinets.

GENERAL COMMENTS: A. A bathroom is required to have either a functional window or exterior vented exhaust fan as a means of ventilation. Fans must be vented outside and NOT into the attic. Be advised that improper bathroom ventilation is often a cause of moisture deficiencies in the home. B. Bathroom facilities must include a toilet with a toilet seat and a bathtub or shower. These must be situated in a room which allows a person privacy, which is fitted with a door capable of being closed and which is not used for the purpose of living, eating, sleeping or cooking. In addition a washbasin other than the kitchen sink must be located either in the room containing the toilet or near the entrance to that room." C. Be sure to examine the interior of all cabinets and closets during your pre-passing walk through as you may find defects that were hidden by storage at time of inspection. Call the Company for free consultation if additional problems are discovered.

DISCLAIMERS: A. The condition of hidden supply, drain, waste and vent piping hidden within wall cavities is undetermined as they are not readily accessible and observable for visual inspection. B. If the water service or service to any fixture was shut-down at time of inspection, then the true function of that fixture is undetermined and is **EXCLUDED** from this report. C. No warranty against leakage is offered regarding the condition of a shower stall pan as it is not readily accessible and observable for inspection. D. **All items listed in 266CMR 6.04(8)(e) System**

GENERAL INTERIOR CONDITIONS plus the following are **EXCLUDED** from this report: **DISCLAIMER:** The inspection and reporting on fixture overflows is **EXCLUDED** as being beyond the scope of this limited visual inspection. To accurately test fixture overflows for leakage, it is necessary to "flood test" each sink, tub and shower stall fixture, placing the Company at risk of a claim for interior water damage. Your due diligence is to ask the owner or the owners representative or the builder to demonstrate that each fixture overflow device is functional, or otherwise assume all risk for concealed problems.

1. BATHROOMS:

Number of bathrooms:

Three and 1/2.

2. WATER FLOW & DRAINAGE CONDITIONS:

Water flow & drainage:

Observation: No evidence of problems at time of inspection, the water flow & drainage were **FUNCTIONAL** at readily accessible and observable fixtures during simultaneous fixture testing.

3. BATHROOM HEAT SOURCE:

Condition of HEAT source:

* **FUNCTIONAL.** Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection.

4. BATHROOM VENTILATION:

Ventilation methods & conditions:

* **FUNCTIONAL.** Observation: I did not observe any evidence of exhaust fan problems where readily accessible and observable at time of inspection.

(Note: Investigate the fan discharge point; it should discharge outside and not into the attic.)

5. TOILETS:

Condition of toilets:

** **FUNCTIONAL with EXCEPTIONS noted:**

Observation: Inspection of the bathroom toilet revealed that it easily rocks from side to side.

Analysis: **** **SAFETY HAZARD:** The toilet is not secured to the floor flange beneath it. Be advised that movement of the toilet presents a **sanitary concern** as the wax seal beneath the fixture may allow sewage leakage. There may be concealed damage to the subfloor or framing. Further investigation and repair are needed.

Recommendation: I advise that you hire a licensed plumber to remove the toilet, investigate for hidden problems and to properly

seal and secure the toilet. Consult a plumber for a cost estimate.

Web Resource: <http://www.toiletology.com/index.shtml>



6. SINKS:

Condition sinks-faucets:

* **FUNCTIONAL.** Observation: I did not observe any evidence of sink problems where **readily accessible** and **observable** at time of inspection.

(Note: The inspector could not fully examine the interior of the sink base cabinet(s) do to stored goods. All sink base cabinet interiors should be re-examined during the pre-passing walk through inspection, after the owner has moved.)

7. TUBS & SHOWERS:

Condition tubs-showers:

** **FUNCTIONAL with EXCEPTIONS noted:**

Observation: The bathroom has a handheld showerhead that is long enough to sit in the dirty bath water.

Analysis: This problem is called a "cross connection," as there is a risk of potable (clean water) mixing with non-potable (dirty) water and polluting the public water supply. In a neighborhood fire situation, backsiphonage (negative pressure) may occur when the fire department attaches hoses to hydrants. The backsiphonage can draw the dirty bath water into the handheld showerhead and water supply creating a sanitary hazard. Repair is needed.

Recommendation: I advise that a handheld showerhead with a shorter hose be installed or that the handheld showerhead be removed.



8. CABINETS & CLOSETS:

Condition cabinets-closets:

* **FUNCTIONAL.** Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection.

(Note: Sink base cabinets & closets containing stored goods were not fully accessible for inspection - hidden problems could exist. You would be wise to re-examine all such area during the pre-passing walk-through inspection after the owner has moved out.)

9. LIGHTS & ELECTRICAL OUTLETS:

Condition lights-outlets:

* **FUNCTIONAL.** Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection.

10. WALLS, FLOOR, CEILING:

Condition walls-floors-ceiling:

* **FUNCTIONAL.** Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection.

11. OVER-ALL CONDITION / RECOMMENDATIONS:

Bathroom summary:

Observation: Inspection of the bathroom(s) revealed problems which need repairs to restore proper function (see notes above).

LIVING SPACES, FIREPLACE, WOODSTOVE.

GENERAL COMMENTS: A. Not all problems will be found as the inspector is NOT required to move furniture, stored goods or other obstructions to view interior spaces. When the owner has removed the obstructions, it is imperative that YOU return and examine the entire home for concealed problems that were obstructed at time of inspection. You should consult the home inspector if problems are found that were not readily accessible and observable at time of inspection. Consultation is free, but a fee will be charged for a optional "return visit." B. Fireplace & wood stove & chimney flues should be inspected by a member of the chimney sweep guild as not all interior flue areas are readily accessible and observable during a limited home inspection. C. You should ask the owner to provide you with a copy of the wood or coal stove "building permit," documenting that the appliance and the installation meet all fire code, safety and UL requirements. This documentation is needed for your homeowner's insurance file. D. In MA, the owner of the property, not the home inspector, is required to have the fire department examine and evaluate smoke detectors, fire alarm systems and CO detectors prior to purchase and to provide you with documentation indicating compliance at time of closing. E. Small cracks & nail pops in walls and ceilings are usually minor cosmetic defects caused in part by the expansion & contraction of the wood frame beneath the drywall or plaster wall covering and by wood frame vibration. Unless the wall or ceiling coverings are in danger of falling, the repairs are of a cosmetic nature and should require maintenance patching, caulking, priming and painting. F. The condition of walls and framing behind wallpaper, drywall, paneling, other coverings and furniture cannot be determined. There is a risk that drywall installed before the 1980's may contain asbestos. G. Determining the presence of asbestos in floor tiles, acoustic ceiling tiles or sprayed ceilings is beyond the scope of this inspection. H. The inspector will not determine the origin of odors or stains in carpets. I. All closets and cabinets should be further inspected for concealed problems after all storage is removed. J. A "Home Buyer's and Seller's Guide to Radon" is available at: <http://www.epa.gov/iaq/radon/pubs/hmbyguid.html> K. The Company recommends having all fireplace(s) / flue(s), solid burning appliance(s) and gas fireplaces cleaned, inspected and serviced NOW, (a LEVEL 2 inspection) and annually by a licensed & certified chimney sweep. (Resource: www.csia.org) Obtain ALL proper permits and instruction manuals NOW on the installation and use of solid fuel appliances and gas fireplaces. Do NOT use gas fireplace(s) or solid burning appliance(s) without proper servicing and / or signed installation permits. L. The Company recommends "indoor air quality testing" NOW, if you have the slightest concern about mold, mildew or any other potential respiratory irritant. Any potential contaminant or environmental hygiene problem that may effect health is a deeply personal responsibility that requires further investigation by specialists. Such testing is beyond the scope of this limited visual inspection. M. The inspection and reporting of minor, easily correctable, or cosmetic defects and deficiencies is not the intent or focus of the inspection; if such conditions are reported it is as a courtesy only. If certain conditions are mentioned, verbally or in the report, it is not meant to imply that there are not other unreported conditions.

EXCLUSIONS: All items listed in 266 CMR 6.04(8)(e) System GENERAL INTERIOR CONDITIONS plus the following are EXCLUDED from this Report: A. Paint, wallpaper or other finish treatments on the interior walls, ceilings and floors. B. The condition of walls & floors beneath wall or floor coverings or where hidden by furniture. C. Carpeting. D. Draperies, blinds, or other window treatments. E. Portable appliances. F. Recreational facilities. G. Alarm, security, intercom and stereo systems. H. Fire sprinkler or alarm systems & smoke & CO detectors. I. Inaccessible fireplace or chimney flue spaces. J. Central vacuum systems. K. Determining odors or stains. L. Determining the condition of thermopane window & exterior glass door seals when the glass is dirty. M. Determination of type or brand of drywall, gypsum wall board or paneling materials and the condition of concealed floor, wall or ceiling coverings and framing. N. Firewall rating. O. Household appliances. P. INSPECTION, IDENTIFICATION AND REPORTING ON MOLD, INDOOR AIR QUALITY and bed bugs.

COMMENT: Make your new home SAFE FOR KIDS: www.safekids.org

NOTICE: Please understand that the inspection of the living spaces is greatly restricted by the owner's furniture, window treatments, carpeting and stored goods. Hidden defects could exist that were not readily accessible and observable at time of inspection. For that reason, you should schedule a "pre-passing walk"

through inspection" to examine the home after the owner has removed furniture and storage. You may elect to perform this inspection yourself or request that the inspector return. (Call for fee schedule.) If concealed problems are found, please call the inspector for free consultation.

1. FLOOR COVERINGS:

TYPES OF EXPOSED FLOOR MATERIALS:

- Areas of hardwood.
- Areas of ceramic tile.

CONDITION:

* **FUNCTIONAL**, no evidence of problems where readily accessible & observable at time of inspection.

FLOOR PROBLEMS:

Observation: Other than normal wear & tear, I did not observe any visible floor covering problems where readily accessible and observable at time of inspection.

(Note: The inspector is **NOT** required to move furniture, carpeting or stored goods to examine the floors - hidden or concealed problems could still exist. **Your due diligence is look for problems that were obstructed at time of inspection by scheduling a pre-passing return visit to examine the home after the owner has moved out and removed area carpets, furniture and storage.**)

2. WALL COVERINGS:

TYPES OR EXPOSED MATERIALS:

Gypsum board (drywall - brand undetermined). Web Resources: <http://www.usg.com/>

CONDITION:

* **FUNCTIONAL**, no evidence of wall covering problems where readily accessible & observable at time of inspection.

WALL COVERING PROBLEMS:

Observation: I did not observe any evidence of wall covering problems where readily accessible and observable at time of inspection.

DISCLAIMER: CONDITIONS BEHIND FURNITURE, STORAGE AND OTHER OBSTRUCTIONS ARE UNDETERMINED. BE SURE TO EXAMINE ALL WALLS DURING YOUR PRE-PASSING WALK-THROUGH INSPECTION AS THERE IS A RISK OF CONCEALED PROBLEMS.

3. CEILINGS:

TYPES OF EXPOSED CEILING MATERIALS:

Gypsum wallboard (brand undetermined).

Observation: The home has a cathedral ceiling in the master bedroom (brand and type of ceiling covering undetermined).

Analysis: While a cathedral ceiling certainly makes the home appear spacious, it prevented the home inspector from viewing the space beneath the ceiling coverings. Be advised that there is a potential for hidden problems and that the true condition of the hidden structure, insulation, ventilation, mold and mechanical systems problems above the ceiling are undetermined.

Recommendation: If any problems are suspected, then you should hire a specialist to remove ceiling materials to provide access for further inspection.

CONDITION:

* **FUNCTIONAL**, no evidence of ceiling problems where readily accessible & observable at time of inspection.

CEILING PROBLEMS:

* **FUNCTIONAL**, no evidence of ceiling problems where readily accessible & observable at time of inspection.

(Note: Cosmetic defects may not be documented in this report.)

Disclaimer: Per contract, the Company makes no guarantee expressed or implied against future roof leaks, water penetration and interior damage. Make sure that you ask the Seller or the Seller's Representative to disclose any known prior water penetration problems NOW.

4. HALLWAYS:

PROBLEMS OBSERVED

No hallway problems were observed where readily accessible at time of inspection.

5. CLOSETS:

CONDITION & PROBLEMS:

* **FUNCTIONAL.** Observation: I did not observe any evidence of closet problems where readily accessible and observable at time of inspection.

(Note: Inspectors are not required to move stored goods, there is a risk of concealed problems. Be sure to examine all closets when empty during your pre-passing inspection.)

Web resource: <http://www.closets.org> Association of Closet and Storage Professionals

6. INTERIOR DOORS:

CONDITION & PROBLEMS:

* **FUNCTIONAL.** Observation: I did not observe any evidence of interior door/ trim problems where readily accessible and observable at time of inspection.

WAS AT LEAST ONE INTERIOR DOOR PER ROOM OPERATED?

YES.

WAS AT LEAST ONE WINDOW PER ROOM OPERATED?

YES (Not all windows are tested.)

7. WINDOW TRIM:

CONDITION & PROBLEMS:

** **FUNCTIONAL with EXCEPTIONS noted:**

Observation: Inspection of a representative number of windows were readily accessible and observable from inside the home revealed evidence of the following problems:

- Casement Windows in the master were stuck closed and would not open.

Analysis: Window trim repairs are needed.

Recommendation: You should hire a window contractor to provide a cost estimate for trim repairs or as needed to restore the smooth opening and closing function of each window. Seek a cost estimate **NOW** in order to determine the impact on your budget.



WAS AT LEAST ONE WINDOW PER ROOM OPERATED?

YES (Not all windows are tested.)

8. FIREPLACE HEARTH, FIREBOX, DAMPER & SMOKE CHAMBER:

DISCLAIMER:

* **DISCLAIMER:** 266 CMR 6.07 (3)(g)1: "Inspectors are not required to observe the interior of chimneys." THE INSPECTION AND REPORTING ON CHIMNEY INTERIOR OR FLUE LINERS IS BEYOND THE SCOPE OF THIS LIMITED VISUAL INSPECTION, AND ARE EXCLUDED FROM THIS REPORT PER CONTRACT. THE CHIMNEY SAFETY INSTITUTE RECOMMENDS A LEVEL II INSPECTION BY A CHIMNEY SWEEP DURING A PROPERTY TRANSFER.

Chimney and Fireplace Inspections:

The National Fire Protection Association and I, recommend an NFPA 211, **Level II** inspection of any chimney and fireplace when a home is sold. Such an inspection, performed by a qualified chimney sweep, might uncover additional problems that were not readily accessible for me. For safety reasons, all chimney and fireplace problems should be corrected before use. A list of

Chimney Safety Institute of America Certified Chimney Sweeps' is available online at <http://www.csia.org/>

Differing inspection levels:

Level I : is a visual inspection of readily accessible areas of the chimney structure and flue and basic appliance installation and connection. There must be a lack of obstructions or combustible deposits in the flue.

Level II: includes Level I visual inspection. Proper clearances from combustibles in accessible locations, proper construction and condition of accessible portions of the chimney structure and all enclosed flues, all accessible portions the chimney exterior and interior, including areas within accessible attics, crawl spaces, and basements. Most Include inspection by video camera scanning.

Level III: includes Level II inspection. Proper construction and condition of concealed portions of the chimney structure and flues (this requires demolition or removal of portions of the building where necessary). This type of inspection is used for cause and origin fire investigations

http://www.inspectionnews.net/home_inspection/autolink.php?id=9&script=showthread&forumid=7 or when a chimney has known damages such as a chimney fire or lightning strike.



TYPE & CONDITION:

* **FUNCTIONAL**, no evidence of hearth extension, hearth, firebox, damper or smoke chamber problems where **readily accessible & observable** at time of inspection.

FIREPLACE PROBLEMS:

Observation: I did not observe any critical fireplace hearth, firebox, damper or exposed flue (in smoke chamber only) problems where **readily accessible** and **observable** at time of inspection.

Recommendation: A new inspection tool offered by professional chimney sweep companies consist of a video inspection to determine the true condition of the interior flue surfaces and joints. The technique is called a chim-scan and is the only way to fully evaluate the interior of the chimney.

You should consider hiring a certified chimney sweep to perform for a "**Level 2 Inspection**" for peace-of-mind that there are no concealed problems within the interior of the chimney.

Web Resource: http://www.hpba.org/fileadmin/factsheets/product/FS_FireplaceSafety.pdf.

9. WOOD / COAL STOVE:

TYPE & CONDITION:

No wood / coal stove observed in this home.

10. SIGNS OF WATER PENETRATION:

Signs of water penetration on interior surfaces?

Observation: Where exposed and **readily accessible** and **observable**, there were no evidence of water penetration within the general interior living spaces at time of inspection.

Analysis: The above statement should NOT be considered as a guaranty against water penetration problems as not all surfaces are **readily accessible** for inspection and all homes are vulnerable to water penetration from roof leaks, ice dam leaks, flashing leaks, chimney leaks, skylight leaks, window leaks, door leaks, siding leaks, plumbing leaks and heating system leaks.

Recommendation: Each of the above listed components or systems, along with the interior surfaces of each room should be monitored for signs of water penetration. Areas that were concealed by furniture should be investigated by YOU during a "pre-passing walk-through inspection." YOU should also ask the owner to disclose any knowledge or past water penetration problems prior to purchase.

11. OVER-ALL CONDITION / RECOMMENDATIONS:*Interior summary:*

The exposed interior spaces of the home appear to be **FUNCTIONAL** at time of inspection. No evidence of floor, wall or ceiling deficiencies, leaks or signs of stress were observed where readily accessible and observable. (Note: No effort was made to move furniture or stored goods. A pre-purchase inspection is recommended immediately prior to closing. This will provide you with one last opportunity to view areas that were hidden by furniture and stored goods during the home inspection. Be sure to view all closets, sink cabinets, basement spaces and attics after the owner has removed all stored goods.)

INSULATION AND VENTILATION

GENERAL COMMENTS: A. FREE or inexpensive **ENERGY AUDITS** by local utility companies are recommended to further identify & estimate areas in need of energy saving improvements. Visit www.masssave.com B. YOU should re-inspect the attic space after the owner has removed all possessions as hidden problems may exist. C. New homes are now required to have a light in the attic. D. New homes are required to have a vapor barrier of 1.0 perm or less installed on the warm side of walls, ceilings and floors enclosing a conditioned space. E. Typical insulation requirements for residential applications include: Ceilings (R = 30) 9" fiberglass or equivalent, walls (R=20), basement (R = 12.5), basement wall R-10 3 1/2" fiberglass or equivalent, slab R-10 under. F. Typical ventilation requirements for new residential applications include: Attics with a ceiling vapor barrier shall have a screened opening of at least 1 SF of free vent area for each 300 SF of ceiling space. Attics without a ceiling vapor barrier shall have a screened opening of at least 1 SF for each 150 SF of ceiling area. G. YOU should ask the owner about any prior roof/flashing leakage and should monitor the attic to determine if corrective action is needed. Be advised that active roof or flashing leaks can occur at anytime regardless of the age or condition of the roof coverings and flashings.

DISCLAIMERS: All items listed in 266 CMR 6.04(3)(b)5. **System INSULATION and VENTILATION plus the following are EXCLUDED from this report:** A. The types(s) of/or amounts of insulation and/or its material make-up. B. Concealed insulation and vapor retarders. C. Venting equipment that is integral with household appliances. D. The venting of kitchens. E. The adequacy, uniformity and capacity of the in place system(s) to ventilate the various areas of the dwelling (Engineering/Heating services.) F. Attic/eaves spaces that had no safe access insufficient lighting, unsafe flooring or were not readily accessible and observable. G. Inspection for MOLD. I. NO GUARANTY AGAINST ROOF LEAKS IS IMPLIED.

1. PRIMARY ATTIC ACCESS:

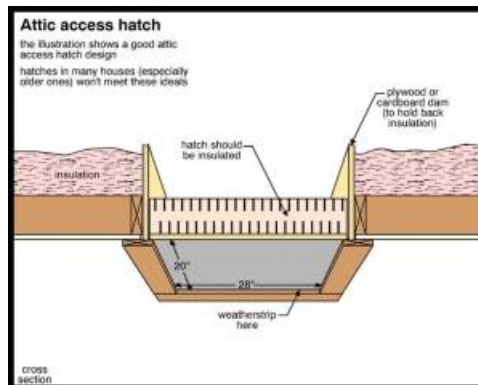
METHOD USED TO OBSERVE ATTIC:

Observation: The attic was VIEWED (not entered) from a step ladder at a closet hatch opening, head through hatch only. Safe access to the attic was obstructed by problems such as a small hatch size, low head room, incomplete flooring or no light.

Analysis: As the attic was not readily accessible and observable, and not all of the attic was inspected, hidden problems could exist. (Note: Minimum hatch size should be 22" x 30" when a clear headroom of 36" is present in the attic. Hatch covers should be weatherstripped & insulated to prevent heat loss, as non-insulated openings are responsible for 1/3 of attic heat loss.)

Recommendation: Further inspection suggested when access, clearances, walking surfaces or lighting are improve. If you would like us to examine the attic in total, we can make suitable arrangements after the owner of the property has signed a waiver allowing us access and waiving all liability for property damage and claims.

Insulation Resource: <http://www.eere.energy.gov/buildings/info/documents/pdfs/26447.pdf>



IS AN ATTIC LIGHT PRESENT?

Observation: The attic was viewed by flashlight only as no electric light was present.

Analysis: **** **SAFETY HAZARD:** The insufficient lighting obstructed access for inspection. Further investigation is needed. Newly constructed homes are required to have a light in the attic.

Recommendation: For safety and convenience, I advise that a light be installed to conform with modern construction requirements. When the lighting is upgraded, the attic space should be further investigated for concealed problems.

ADVERSE CONDITIONS THAT PREVENTED INSPECTION:

Observation: The following problems **obstructed** the complete inspection of the attic(s):

- SMALL attic hatch

Analysis: As the attic inspection was obstructed by the above listed items, there is a risk of concealed problems. Further investigation is needed.

Recommendation: You should ask the owner or the owner's representative to make all attic spaces accessible for safe and complete inspection by a professional or your choice and hire prior to the expiration of the inspection contingency period.

2. SUB-ATTIC ACCESS:

METHOD USED TO OBSERVE THE SUB-ATTIC:

N/A, no sub-attic present.

3. SIGNS OF PREVIOUS AND/OR ACTIVE WATER PENETRATION:

EVIDENCE OF LEAKS OR CONDENSATION PROBLEMS:

Observation: No evidence of moisture stains in the **readily accessible** and **observable** parts of the attic at time of inspection.

Analysis: **This is NOT a guarantee against future roof covering leakage, flashing leakage or ice dam leakage.**

Recommendation: Monitor the attic for leaks. Ask the owner if the home has any areas of previous roof leaks, flashing leaks or seasonal problems such as ice dam leakage?

4. VENTILATION:

TYPE OF ATTIC VENTILATION:

Observation: The attic space is vented by the following means:

- Ridge & soffit vent (Note: This is an indication of a modern attic ventilation system).

CONDITION:

* **FUNCTIONAL**, no evidence of ventilation problems where **readily accessible** & **observable** at time of inspection.

ATTIC VENTILATION PROBLEMS:

Observation: I did not observe any evidence of attic ventilation problems where **readily accessible** and **observable** at time of inspection.

Analysis: The attic ventilation appeared to be adequate at time of inspection.

Recommendation: Annual attic inspection is advised to make sure that the moisture generators in the home and your different lifestyle do not over burden the ventilation system.

Web resources: www.airvent.com

<http://www.airvent.com/pdf/literature/PAVbooklet.pdf#>

<http://www.ventmasterinc.com/> Vent Master Attic Ventilation 781-643-7501

CONDITION OF FOUNDATION / CRAWL SPACE VENTILATION:

* **FUNCTIONAL**, I did not observe any evidence of basement ventilation problems where **readily accessible** and **observable** at time of inspection.

CONDITION OF KITCHEN VENTILATION:

* **FUNCTIONAL**, I did not observe any evidence of kitchen ventilation problems where **readily accessible** and **observable** at time of inspection.

CONDITION OF BATHROOM VENTILATION:

* **FUNCTIONAL**, I did not observe any evidence of bathroom ventilation problems where **readily accessible** and **observable** at time of inspection.

CONDITION OF DRYER VENTILATION:

** **FUNCTIONAL with EXCEPTIONS noted:**

UNKNOWN AS THE DRYER IS INSTALLED INSIDE OF A BULTIN AREA. THE INSPECTOR WAS UNABLE TO VERIFY THE TYPE OF VENTING USED.



5. INSULATION IN UNFINISHED SPACES:

ATTIC:

Types of exposed and readily accessible attic insulation:

Icynene foam insulation is suspected:

The Icynene Insulation System® is state-of-the-art water based soft foam insulation that is sprayed into walls, floors and ceilings by Icynene Licensed Dealers. Sprayed on as a liquid, it expands in seconds to create a superior insulation and air barrier.

1). Icynene® is 100% water-blown and does not emit harmful gases once cured.

Icynene® contains no ozone-depleting substances and does not off-gas over time, unlike some conventional insulation that can deteriorate as time passes. Icynene maintains its efficiency with no loss of R-value to provide healthy indoor air (and energy savings) for its occupants today and for years to come. Selecting products that provide longevity, like Icynene®, reduces the impact on the environment because it eliminates the need for the installation of additional material in the future.

2). Icynene creates a continuous air barrier in the walls, ceilings and floors, which minimizes the intrusion of outdoor allergens and pollutants.

Icynene® is certified by [Enviroidesic <http://www.enviroidesic.com/>](http://www.enviroidesic.com/)™ for its contribution to improving air quality in homes across North America and helps buildings achieve **U.S. Green Building Council's** [<http://www.usgbc.org/>](http://www.usgbc.org/) Leadership in Energy & Environmental Design (LEED™) credits.

3) As an integrated insulation and air barrier, Icynene effectively minimizes air leakage and accompanying moisture (air leakage accounts for as much as 99% of moisture movement in a structure). So effective is Icynene at minimizing condensation, moisture build-up, and the growth of mold or mildew, the product is often specified for use in museums, art galleries, and libraries where condensation control is critical to preserving the integrity of valuable collections.

4) The Icynene Insulation System® significantly minimizes unwanted sounds that can invade living spaces, creating a much more enjoyable indoor environment. Icynene® helps to reduce noise levels that originate from within building structures (like home theaters and children's play areas) as well as those that originate from the external environment (such as street traffic or airports)

Web Consumer Brochure:

<http://www.icynene.com/assets/documents/PDFs/Icynene%20Spray%20Formula.pdf>

<http://healthyhomeinc.com/pdf/ConsumerBrochure.pdf>

Good Video:

http://www.michaelholigan.com/Departments/TVShow/seq_index.asp?ts_id=7007&text_type=M&text_page=1&zoom_highlight=icynene
<http://icynene.com/>



SPRAY FOAM INSULATION IN ATTIC

BASEMENT / CRAWL SPACE:

Types of insulation where exposed and readily accessible:

- Fiberglass batt type insulation is present.

* **FUNCTIONAL.** Observation: I did not observe any evidence of basement / crawl space insulation problems where readily accessible and observable at time of inspection.

Basement insulation web resource: <http://www.eere.energy.gov/buildings/info/documents/pdfs/26455.pdf>

WALLS where exposed:

Observation: There were no unfinished wall spaces readily accessible or observable at time of inspection.

Analysis: The presence and condition of any insulation within the wall spaces is undetermined. **Be advised that homes built before the 1950's were most often constructed without insulation in the exterior walls.** While the lack of insulation may be typical for a home of this era, heat loss will be excessive as compared to new construction, making the home more expensive to heat. During new construction, homes must pass an insulation inspection before walls before they are closed in with wall coverings.

Recommendation: You should question the owner about any known wall insulation. To precisely identify wall insulation, it is necessary to remove part of the wall covering such as in a closet, and then patch the wall afterwards or to hire a professional to perform an infrared scan of the home. If your research reveals the absence of wall insulation, then an energy audit and insulation updating are advised for energy conservation and comfort. You may desire to seek estimates from an insulation contractor for blown-in loose fiberglass or loose cellulose within the exterior wall cavities.

Web resource on wall insulation: <http://www.eere.energy.gov/buildings/info/documents/pdfs/26451.pdf>

6. VAPOR BARRIERS IN UNFINISHED SPACES:**VAPOR BARRIER PRESENT OR ABSENT IN UNFINISHED SPACES?**

Observation: Where exposed and readily accessible, a vapor barrier is present in the following locations:

Web Resource: <http://www.vapor-barrier-insulation.com/>

- ATTIC
- Basement ceiling

* **FUNCTIONAL**, no evidence of vapor barrier problems where readily accessible and observable at time of inspection. (Note: The type and condition of vapor barriers concealed by finished surfaces or insulation is undetermined.)

7. OVER-ALL CONDITION / RECOMMENDATIONS:**Insulation / ventilation summary:**

Observation: Insulation or ventilation problems or upgrades are documented above.

Analysis: Insulation and ventilation problems can lead to imbalance conditions resulting in air quality problems, mold, decay, pest infestation and energy waste.

Recommendation: The above problems should be repaired or upgraded. Consult appropriate insulation or ventilation tradesman for cost estimates.

TRADESMEN TO CONTACT FOR REAPPRAISAL:

IMPORTANT FINAL COMMENTS: As you compare & contrast the issues disclosed by the home inspection, you should keep them in perspective relative to the age of the home and its sale price. The task of a home inspector is to function as a "general practitioner" who identifies visible problems, adverse conditions, needed repairs, areas of suspected concealed problems and then refers clients to applicable tradesmen to determine the scope and estimated repair cost. **(NOTE: 266 CMR 6.06 PROHIBITIONS: (6) HOME INSPECTORS ARE PROHIBITED FROM DETERMINING THE COST OF REPAIRS ON ANY ITEM NOTED IN THEIR REPORT AND/OR INSPECTED BY THEM AND/OR THEIR FIRM.**

Here is a web resource for cost estimation: <http://homedepotestimator.com/>

NOTICE: In Massachusetts, a realtor is NOT required to provide you with a formal "seller disclosure document". If such an optional document is available, then you and your attorney should carefully review it **NOW**, before making any final decisions.

I advise that YOU perform the following research at the local town or city offices NOW.

- [x] Visit the local building department **NOW** and research the permit history of the home.
- [x] Visit the local conservation commission **NOW** and ask if any portion of the property is considered to be on or near wet lands as the presence of wet lands could seriously effect the present & future use of the property.
- [x] If any suspected MOLD was observed, then you should hire a microbiology laboratory to take swaps and air samples for analysis prior to commitment. Many homes have excessive moisture issues which might lead to mold, but the ability to detect mold is beyond the scope of this home inspection and is **EXCLUDED** from this report.

Web sources:

- * A Massachusetts Consumer Guide: Buying and Selling a Home in Massachusetts
<http://www.state.ma.us/consumer/Pubs/buysell.htm>
- * A Massachusetts Consumer Guide: Guide To Home Improvement
<http://www.state.ma.us/consumer/Pubs/homeimp.htm>

Optional re-inspection (at an hourly rate) is only performed on items not **readily accessible**, not **observable**, no **safe access** or **shut-down** at the time of original inspection. Should you negotiate with the owner to have items repaired, I suggest they be performed by a licensed or qualified professional and NOT the homeowner as they can not offer a warranty on their work. You need to decide for yourself if you or the seller's qualifications, experience and knowledge would allow the repair to be made without using a qualified licensed trade professional. All work must comply with applicable law, including local permit, inspection, and Certificate of Occupancy requirements. You should ask the owner to provide receipts for repairs performed by others. The documentation should include a written statement indicating the date of repairs, who performed the repairs, applicable permits and final verification of condition.

It is your job to judge what the house needs after the home inspection, and what it can become with budgeted repairs and upgrades. It is up to you to determine if the cost of needed repairs will add measurably to the cost of the home and if those costs are manageable in your budget. You should obtain cost estimates for repairs identified by your home inspector as soon as possible after the home inspection, and when necessary, you should request extensions to allow enough time to complete needed research prior to closing. These costs when added to the purchase price will reflect the true cost of the home. I hope that the inspection and report will help you understand the property you are buying and will help you enjoy your purchase in the future. If through your negotiations access becomes possible, components become **readily accessible**, repairs are done or systems are restored, you may desire to schedule a "return visit" inspection with this office, at an additional charge, prior to commitment.

The inspection of all **EXCLUDED** items in our Contract and in the Standards of Practice should be performed, directed and evaluated by other specialists of your choice of hire prior to commitment. Since this inspection company does not dismantle equipment or perform invasive inspections the contractor's subsequent examination and repairs may reveal

additional required repairs. Photographs have been included to help you to understand what was observed during the inspection. When describing defects, photos are intended to show an example of a defect, but may not show every occurrence of the defect. When correcting these problems, you should have a qualified specialist carefully check for all similar occurrences. **Based on my observations during the home inspection, YOUR DUE DILIGENCE should include interpreting the data in this report, contacting the Company for any needed clarification and contact the following specialists for further investigation of the ENTIRE APPLICABLE SYSTEM and /or components NOW in order to determine the cost of repairs or replacement and the impact on your budget:**

1. TRADESMAN OR PROFESSIONALS TO CONSULT FOR REPAIR / REPLACEMENT COST ESTIMATES NOW:

Trade or specialty:

As this is a new home with a one-year warranty, all repair concerns should be discussed with the **BUILDER**.

Be advised that a "punch-list" of needed repairs and final adjustments is needed in every new home. The problems documented in this report should be diplomatically resolved with the builder.

Expert to consult for further inspection:

Swimming pool service company, Security / alarm specialist,

Recommendation: As a home buyer, your due diligence is to research the history of the home by visiting or telephoning the local building & conservation departments NOW, prior to commitment.

Clients who fail to heed this advice assume all risk for structural or mechanical systems modifications or additions that may have been done without local approval and permitting.

Recommendation: Check the neighborhood for sex offenders at the US Department of Justice:

<http://www.nsopw.gov/Core/Portal.aspx?AspxAutoDetectCookieSupport=1>

CLOSING STATEMENTS

Dear Client,

This impartial report provides you with documentation of the readily accessible & observable problems in the home that were disclosed to you during the home inspection. An earnest effort was made to provide you with the facts needed for intelligent decision making during the real estate purchasing process. To prevent any surprises, you should consult applicable licensed tradesmen regarding each concern NOW. Request that the entire system or concern be further investigated for additional problems not included in this report, and that repair or replacement cost estimates be provided in order to determine the impact on your budget. **Gather all the facts NOW, prior to commitment!**

Be assured that as your professional representative, I fully understand your nervousness and the stress associated with the biggest purchase of your life. Therefore, I urge you to telephone me for free consultation should you require any further clarification or guidance. **("The only stupid question is one that is not asked!")**

In closing, **it is not my intention to influence your decision to purchase or not to purchase real estate - that decision is yours alone!** But, I do urge you to use your head as well as your heart.

I hope that my services have been helpful and educational, and that I have gained your respect and friendship; for your referral is my greatest source of marketing and a recognition of my professionalism. Everyone seems to know someone who is buying or selling a home. **THE GREATEST COMPLIMENT YOU COULD GIVE ME IS TO PLEASE PASS MY NAME ALONG TO FRIENDS & RELATIVES.**

Thank you for hiring me as your home inspector.

Sincerely,

Marc Gazaille
10 Doc Ryder Dr

Nantucket, Ma 02554

1-508-901-3946

END REPORT

ATTACHMENTS:

266 CMR 2.00 DEFINITIONS

266 CMR 6.08 Regarding an Energy Audit

266 CMR 6.00 STANDARDS OF PRACTICE.

WEB RESOURCE: www.mass.gov/dpl/boards/hi

266 CMR 2.00: DEFINITIONS As used in 266 CMR 1.00 through 10.00, the following definitions shall apply to this report:

Agent: Sellers/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 § 87 PP.

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.

Automatic Safety Controls: Devices designed and installed to protect Systems and Components from excessively high or low pressures and temperatures, excessive electrical current, loss of water, flooding, loss of ignition, fuel leaks, fire, freezing, or other unsafe conditions.

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

Architectural Study: A study requiring Architectural Services.

Basement: The 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).

Buyers Broker: A real estate broker or salesperson, as defined in M.G.L. c 112 § 87 YY1/2, 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 buyers 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 outlet.

Client: A person who engages the services of a Home Inspector for the purpose of obtaining inspection of and a written Report regarding the condition of a residential building(s).

Component: A Readily Accessible and observable aspect of a System such as a floor or a wall, but not individual pieces such as boards or nails where many similar pieces make up the Component.

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

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

Contract: The written agreement between the Client and the Home Inspector spelling out the responsibilities and duties of each party and the fee to be paid for the Home 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 Inspectors health and welfare as determined by the Inspector.

Describe: A written account of the materials used in and the condition of the Systems and Components Observed. The Inspector must state in his or her report whether the System or Component described is in need of repair and/or requires further investigation.

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.

Educational Provider or 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.

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 inspected is no longer under the manufacturers warranty and it is reaching the end of its serviceable life, 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 burner, plumber and electrician license required where applicable).

Home Inspection: The process by which an Inspector Observes and provides, pursuant to the sale and transfer of a residential building, a written evaluation of the following readily accessible Components of a residential building: heating, cooling, plumbing and electrical systems, structural Components, foundation, roof, masonry, structure, exterior and interior Components and any other related residential housing Components. A Home Inspection shall, at a minimum

conform to standards of practice promulgated by the Board.

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.

Indirect Supervision: Indirect Supervision means the oversight of activities, other than direct observation, performed by the Supervisor in order to provide guidance. These activities may include: meeting with the supervisee; reviewing reports prepared by the supervisee; review and evaluation of the supervisees activities in connection with Home Inspections; and 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: To look at and examine Readily Accessible items, parts, Systems or Components as required by CMR 6.00.

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

Interior Wiring: Shall include the exposed and Readily Observable Feeder and Branch Circuit wiring in the Dwelling.

National Home Inspectors Examination: A written and or electronic competency examination approved by the Board.

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

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. If a deficiency is seen in a Component or System observed by the Inspector the deficiency must be noted on the Report.

On-site Water Supply Quality: Water quality is based on the bacterial, chemical, mineral, and solids content of the water.

On-Site Water Supply Quantity: Water quantity is the rate of flow of water.

Operate: To cause Systems or equipment to function.

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, deterioration, that give an Inspector a reasonable basis to believe that there is a potential for concealed damage in the System or Component or area inspected.

Recreational Facilities: Whirlpools, saunas, steam baths, swimming pools, tennis courts, playground equipment, and otherwise 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", "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 Report On: A written detailed description of the condition of the Systems and Components Observed. The Inspector must state in his or her report whether the System reported on is in need of repair or requires further investigation.

Representative Number: For multiple identical Components such as windows and electrical outlets - one such Component per room, for multiple identical exterior Components - one such Component on each side of the Dwelling.

Residential Building: A structure consisting of four dwelling units.

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 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, 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/Sellers 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. If the safety switch or circuit breaker is in the "off" position or the fuse is missing or blown, the Inspector is not required to reestablish the circuit for the purpose of 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-foot candlepower 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 extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

Trainee: A person participating in the Associate Home Inspector training program who has not met the requirements for an Associate Home Inspectors License.

Under Floor Crawl Space: The area within the confines of the foundation and between the ground and the underside of the lowest floor structural Component not including the Basement.

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.

266CMR BOARD OF REGISTRATION OF HOME INSPECTORS**266 CMR 6.00 STANDARDS OF PRACTICE****Section**

- 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 the 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 time of 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 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 the systems and components so Inspected including those that were found to be in need of repair, require further investigation, and areas that have a potential for concealed damage.
 - 4. Record the Inspectors name (and 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 (k).
 - 10. Embed in the Report and/or attach to the Report a copy of 266 CMR 2.00: *Definitions* and 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.

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BOARD OF REGISTRATION OF HOME INSPECTORS

6.03: continued



- (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 a 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 deemed to have satisfied 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 and 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 and/or 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 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?
 - (a) Has the dwelling ever been tested for radon gas and/or lead paint?
 - 1. If so, when?
 - 2. What were the results?
 - (b) 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?
 - (c) Are the Seller/Seller's representatives aware of any structural, mechanical, electrical or other material defects that may exist on the property?
 - (d) 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?
 - (e) Has there ever been a hazardous waste spill on the property?
 - (f) Is there an underground storage tank on the property?
- (3) The Inspector shall not represent to the Seller/Seller's Representative of Client that there is any legal 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).
- (4) The Inspector shall not be held liable for the accuracy of third party information.

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6.03: continued

(7) Regardless of any additional professional registrations all licenses held by the Inspector and/or Trainees practicing and 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 the Inspectors from:

- (a) Reporting observations and conditions in addition to those required in 266 CMR 6.04.
- (b) Excluding 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, Wood, 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 coverings, 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 Sellers 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.
 - 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.

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6.04: continued

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 for repair, if any.
 3. Operate garage doors (if the garage is attached to the main dwelling), manually or by using permanently installed controls and 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 windows, storm doors, 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:
 - 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 Floor system (girders, sills, floor joists, headers and subfloor).
 - d. The exposed portions of the column and posts.
 - e. The exposed portions of the roof framing rafters, collar ties, trusses, beams and sheathing materials.
 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).

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6.04: continued

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 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)3.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).
 - iii. Sheathing Materials (Boards, Oriented Strand Board, Plywood, Other).
 - 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 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.

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6.04: continued

- 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 conductors 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 type as being overhead or underground, cable, encased in conduit, other..
 - 2. The type of service feeder, and branch-circuit conductor materials (copper, copper-cladded 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 were 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.
 - 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 the 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.

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- 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 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 conductors (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 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 577 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.
 - 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.

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- 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).
 - 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

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- 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 room including kitchens and bathrooms.
 9. The exposed flue piping and the existence of 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 type of 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 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 installed heat sources 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.
 - 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 the 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 Observable 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 servicing other appliances as Observed in the smoke chamber of the fireplace

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- b. Fireplace insert 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 Representatives Operate the systems using Normal Operating Controls.
- 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 of 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. Counters 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).

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2. The type of exposed wall material (brick, ceramic tile, fiberglass, laminates, paneled, Plaster, gypsum wall board, plastic tile, other).
3. The type of exposed ceiling materials (acoustical tile, gypsum wall board, 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. through 7., 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.

(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 the 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 7., the Inspector shall not be required to:
 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).

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 are not Technically Exhaustive.
- (b) The Home Inspection 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.

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(2) General Exclusions.

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

1. Life remaining expectancy of any component or system.
2. The causes of the need for a repair.
3. The materials for correction 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, which was not covered in 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 the Client (noted in writing in the Contract or in the Report).

- (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 the 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 substance 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.

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 clients about the advisability or inadvisability of the purchase of the property.

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- (3) Testing Automatic Safety Controls.
- (4) Activating the sump pumps and/or dehumidifiers.
- (5) Offering to perform any act or service contrary to the 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 or perform any repair, provide any remedy: including but not limited to performing engineering, architectural, surveying, plumbing, electrical, 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 or dwelling.
- (9) Operating any system-or component that is shut down or otherwise inoperable. (However, the Inspector shall recommend that 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 that the Seller and/or the Seller's Representative demonstrate that those systems and/or components are functional).

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

6.08 Required Distribution or 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.

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(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

REGULATORY AUTHORITY

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

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