

Report: moriarty18rabbitrun

Confidential Inspection Report
123 Beach Rd.
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 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. **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.**

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**.

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 **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.

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.**

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**.

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.

1. THIS REPORT IS PREPARED EXCLUSIVELY FOR:

Sample.

2. PROPERTY INSPECTED:

Address:

123 Beach Rd. , Nantucket MA 02554.



Date:

8/26/16.

Approximate age or year built:

2010 As attested on the Town GIS listing sheet.

Main entrance faces:

Southeast.

Building Style:

Wood framed cape.

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:

Buyers agent.

4. INSPECTOR(S) PRESENT:

Marc Gazaille- MA Home Inspector #788

The Company Contract was reviewed and was signed by the Client prior to the home inspection.

5. WEATHER CONDITIONS AT TIME OF INSPECTION:

DATA:

Clear sky, HAZY sky, soil dry.

Temperature at start of inspection:

At start of inspection, the outside temperature was: 72 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: 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.

Observation: The home has a finished basement.

Analysis: The structural components, mechanical systems and distribution systems were not **readily accessible** and **observable** due to the finished basement floor, wall and ceiling coverings. Such systems were only evaluated in the unfinished **readily accessible** areas. Note: There is a potential for concealed problems behind finished surfaces.

Recommendation: For your piece of mind, you might ask the owner to describe any recall of conditions beneath the finished surfaces and if water has ever entered the basement. Ask if a permit was obtained to finish the basement. 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.



8. TIME IN and OUT:

In: Out:

Time in: 845 Time Out: 1030.

9. OPTIONAL FEE BASED SERVICES ELECTED BY CLIENT:

Observation: No optional inspections were elected by the Client or performed by the Company.

Analysis: Conditions undetermined.

Recommendation: I advise that every home be inspected by a pest control company prior to purchase to determine if an infestation is present, if chemical treatment is needed and the cost of treatment. Failure to do so will negate the

opportunity to negotiate the cost of treatment from the sale price for the home. Depending on the age of the home, you may consider having it inspected for LEAD PAINT. Your broker will provide you with a lead paint information package. Other inspection options include: Radon, air quality, water quality, asbestos, waste disposal system evaluation and environmental impact study.

11. MODIFICATIONS DONE DURING OWNER OCCUPANCY:

Unknown.

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

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.**

Observation: Where readily accessible and observable, no evidence of drainage problems was observed at time of inspection. The lot grading appears to direct water away from the home.

NOTICE: The above statement should NOT be interpreted as a guarantee of a dry basement as all basements are below grade and are vulnerable to water infiltration. You need to maintain an exterior "**water management plan**" that directs surface water and roof water away from the home by gravity flow. Gardens along the foundation should be higher in elevation than adjacent lawn and walkways for water to drain away by gravity flow. If a property does not meet this ideal, or if a finished basement lacks a drainage system, I will not endorse it, even though there may be no evidence of moisture intrusion. Your due diligence is to ask the owner if there is an exterior or interior drainage system to protect the basement and finished spaces below grade, and if water has ever entered the basement or crawl space? Drainage problems should be further evaluated by a professional landscape contractor or an engineer.

2. VEGETATION:

Condition:

**** FUNCTIONAL with EXCEPTIONS noted:**

Observation: The exterior of the home or the foundation & / or chimney are partly covered with vines that obstructed access for inspection.

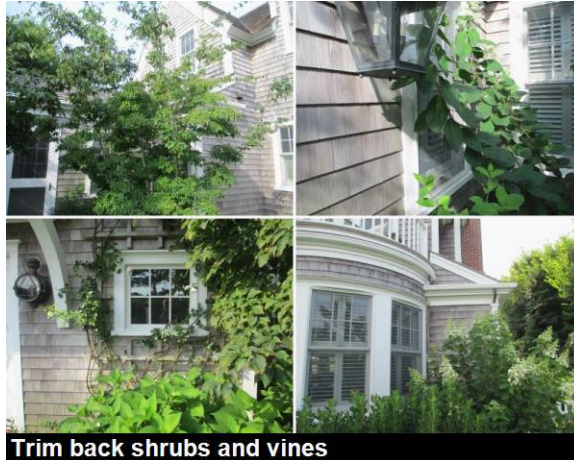
Analysis: Exterior components were not readily accessible and observable for inspection due to the vegetation. Be advised that vines are detrimental to the home as the creepers can damage siding, enter and weaken mortar joints, restrict ventilation and provides insect access. Hidden problems may exist that are not documented in this report, further investigation is needed.

Recommendation: I advise that you hire a contractor to remove all vines from the exterior of the building. After removal, all areas that were covered by the vines should be further investigated and repaired as determined. Seek a cost estimate **NOW** in order to determine the impact on your budget.

Observation: The shrubs along the perimeter of the foundation are overgrown and 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.



Trim back shrubs and vines

3. RETAINING WALLS:

Type(s):

Mortared field stone wall. (Note: Mortar joints require inspection and maintenance repointing.)



No problems

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:

Shell

(Note: Shell driveways present seasonal problems with Shell migration, rutting and snow removal.)

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.

5. WALKS & PATIO:

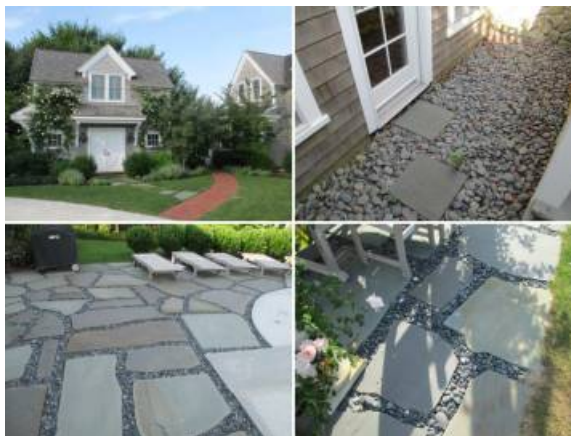
WALK OR PATIO MATERIALS:

Brick walk(s) present.

Blue stone walk

Spaced flagstone walk present.

Blue Stone Patio.



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:

No Patio Present.

6. ENTRANCE STAIRS, STOOPS, LANDINGS & RAILINGS:

STEPS, STOOPS, LANDINGS & HANDRAILS TO BUILDING:

Stone steps & stoop Front and at the back pool area.

CONDITION:

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

VISIBLE PROBLEMS WITH ENTRANCE COMPONENTS:

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

(Note: A homeowner is responsible to maintain a safe means of egress at all times.)

7. BASEMENT ENTRANCE:

TYPE:

Walk-in entrance to basement.

CONDITION:

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

BASEMENT ENTRANCE PROBLEMS:

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

8. DECKS & PORCHES & BALCONIES:

DECK / PORCH COMPONENT MATERIALS:

Pressure treated wood frame with mahogany floor boards.



DECK CONDITION:

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

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

VISIBLE DECK/ BALCONY PROBLEMS:

Observation: Readily accessible and observable areas and deck components appeared functional or with no visible problems at time of inspection. (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. You should verify the age of the deck as all decks over 15 year of age should be considered as fully depreciated)

Disclaimer: While the deck appears to be properly attached to the building, no warranty is expressed or implied regarding the integrity of the concealed floor frame or wall frame to which the deck is attached. There is a risk of concealed decay.



9. FOUNDATION ABOVE GRADE:

TYPE:

Concrete (1920's to present)

CONDITION:

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

FOUNDATION PROBLEMS:

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

(Disclaimer: Unreported problems could exist behind shrubbery or vines or mulch if in contact with the building.)

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. If cedar shingles are allowed to weather naturally, the aging process will produce uneven tones of coloration. The uneven tones only represent a cosmetic appearance problem.

Shrubbery & 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. 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).

CONDITION:

* **FUNCTIONAL**, no evidence of siding problems was observed where readily accessible & observable at time of inspection.
(Disclaimer: The type and condition of underlying siding materials is undetermined.)

SIDING PROBLEMS:

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

(Note: Siding with Southern exposure will usually age at a faster rate. Types and condition of underlying siding and sheathing are undetermined as they are not readily accessible.)



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.

13. WINDOWS:

TYPE(S) OF PRIMARY WINDOWS:

Double hung

Awning

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**, no evidence of problems was observed where readily accessible & observable at time of inspection. (Note: Inspectors are only required to test a representative number of windows, one per room.)

WAS AT LEAST ONE WINDOW PER ROOM OPERATED?

YES.

PRIMARY WINDOW PROBLEMS:

Observation: The home has a built-in window seat.

Analysis: **WARNING** - be advised that windows are not suitable for use as a backrest when sitting on a window seat. There is a risk of personal injury if the glass breaks or if a toddler falls from the window.

Recommendation: Use the window seat with caution or install approved window guards for safety.



14. BASEMENT WINDOW CONDITIONS:

BASEMENT WINDOW / AREAWAY PROBLEMS:

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



Add egress ladder in basement

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.

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 attached garage with apartment above.



2. OBSTRUCTIONS THAT RESTRICTED INSPECTION:

Observation: Wall and ceiling coverings are present inside the garage.

Analysis: Because the structure and mechanical systems located behind the wall and ceiling coverings were not readily accessible and observable, there is a risk of concealed problems.

Recommendation: Ask the homeowner if he or she can describe conditions behind the wall or ceiling coverings or if the wall and ceiling coverings can be removed if hidden problems are suspected.

Observation: A parked car obstructed access for inspection.

Analysis: Conditions under and around the car are undetermined. Note: There is a potential for concealed damage.

Recommendation: Further investigation is advised when the car is removed.



3. GARAGE ROOF COVERING:

TYPE OF GARAGE ROOF COVERING:

CEDAR ROOFING SHINGLES PRESENT: As viewed, the garage roof covering 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.

Approximate age of garage roof:

Unknown - further research is advised. You should consult the owner to verify the age of the roof so that a budget can be established for future age replacement.

CONDITION:

* **FUNCTIONAL**, no evidence of garage roof 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 garage 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 it's estimated age.

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

4. GARAGE SIDING & CONDITION WHERE EXPOSED:

SIDING PROBLEMS:

SEE EXTERIOR CHAPTER.

5. GARAGE OVERHEAD DOORS

OVERHEAD DOOR CONDITIONS:

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

6. WAS THE GARAGE DOOR OPERATED?

Condition:

YES, the manual overhead door was operated. No evidence of problems was observed where readily accessible and observable at time of inspection.

7. GARAGE EXTERIOR DOOR

DOOR TYPE & CONDITION:

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

8. GARAGE WINDOWS

WINDOW TYPE & CONDITION:

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

9. GARAGE STRUCTURE WHERE EXPOSED:

MATERIALS

Concrete foundation, concrete floor & conventional wood frame.

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

CONDITION OF STRUCTURE:

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

10. GARAGE ELECTRICAL SYSTEM WHERE EXPOSED:

GARAGE ELECTRICAL SYSTEM:

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

Observation: The readily accessible garage electrical outlets have functional GFCI shock protection.

Analysis: This indicates up-to-date shock protection.

Recommendation: The GFCI devices should be tested monthly by pressing the test & re-set buttons at the outlet or circuit breaker.

11. FIRE SAFETY:

CONDITION OF ATTACHED GARAGE FIRE SAFETY:

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

Observation: The passage fire door between the home & attached garage lacks an optional piston closer or spring loaded hinges.

Analysis: While a self-closing door is not required and no repair is required, the door will NOT provide fire protection unless you remember to close it. Self-closing hardware will maintain fire shielding and will prevent poisonous exhaust gases from entering the home.

Recommendation: Optional updating of the door hardware is advised.



12. OVERALL CONDITION / RECOMMENDATIONS:

GARAGE SUMMARY:

- * The garage appears to be **FUNCTIONAL** where readily accessible & observable. I did not observe any evidence of problems at time of inspection.

ROOF, CHIMNEY, GUTTERS INSPECTION

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:

Gable roof structure, Intersecting gables, Window dormers present.

2. HOW ROOF(S) WERE VIEWED?

The roofs were viewed from:

Viewed from ground by eye.

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:

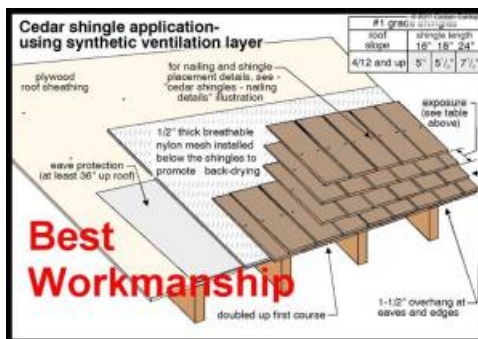
TYPE OF MAIN ROOF COVERING:

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.

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.



Approximate age of roof:

Unknown - further research is advised. You should consult the owner to verify the age of the roof so that a budget can be established for future age replacement.

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 it's 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.



tar stains on a few roof shingles

7. EXPOSED ROOF DRAINAGE SYSTEM:

TYPE OF GUTTERS:

WOOD gutters. (Note: Wood gutters should be cleaned annually and maintained with boiled linseed oil at 3 year intervals.)

TYPE OR LEADERS OR DOWNSPOUTS:

Wood Boxed downspouts- unable to verify what is inside the wood box. PVC or copper downspouts are typical but unverified.

CONDITION:

**** FUNCTIONAL with EXCEPTIONS NOTED:**



Ask seller where they drain to?

GUTTER & LEADER PROBLEMS:

Observation: Inspection of the downspouts revealed the following problems that require your attention:

- Missing downspouts.

Analysis: Be advised that any defective downspouts may cause damage to the siding, trim, decks, windows, steps, foundation, paint, etc. Furthermore, faulty downspouts may contribute to wet basement problems.

Recommendation: You should examine each downspout and perform corrections as needed. Make sure that all water draining from the roof is directed away from the home.



No downspout present

8. EXTERIOR OF CHIMNEY #1:

How viewed:

- From ground



Chimney #1

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

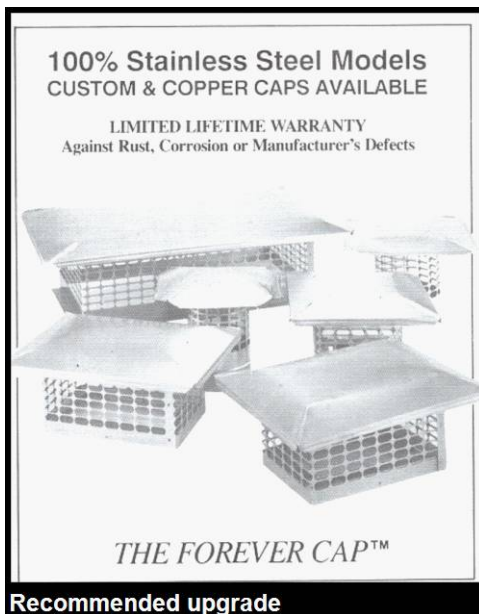
Chimney problems:

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.

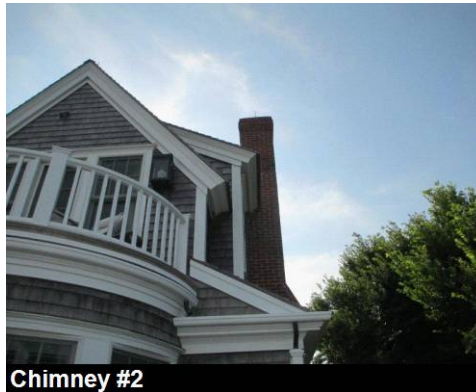
Recommendation: I advise that you hire a chimney sweep to clean the chimney, examine the interior for any concealed problems and finally to install an optional protective stainless steel metal cap. (See illustration)



9. EXTERIOR OF CHIMNEY #2:

How viewed:

From ground



Type of chimney:

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

Condition:

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

Chimney problems:

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

Analysis: Not all parts of the chimney are visible for inspection.

Recommendation: I advise that you have each chimney cleaned and safety inspected at this time and annually thereafter.

Note: The Chimney Safety Institute of America recommends that every chimney receive a Level 2 inspection during a real estate transfer or change of use.

11. ROOF PENETRATIONS:

TYPES OBSERVED:

- Copper Vent Pipe
- Chimney
- Lighting rods.
- PVC Vent Pipe

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



FLASHING PROBLEMS:

Observation: I did not observe any critical flashing problems where readily accessible and observable at time of inspection. (Note: Complete flashing evaluation can not be determined without destructive testing as it is partly hidden beneath the roof covering.)

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

(Note: This report is **NOT A GUARANTEE** against roof leakage as climactic conditions, high winds, winter ice dams and normal sun degradation can cause unpredictable leakage with any roof covering. YOU should ask the owner if the home has any previous history of water penetration.)

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**.

HEATING SYSTEM & AC INSPECTION

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.)

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:

Observation: The home has an outside buried propane tank and copper piping leading into the home. (Note: You should ask if the tank is rented or owned.)



Tank is on right side of house in planting

LOCATION OF MAIN FUEL SHUT-OFF VALVES:

The main fuel shut-off valve is located at the outside propane tank(s).

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.

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 two high efficiency furnaces, one in the basement with a vertical orientation for heating the first floor, and another in the attic with a horizontal orientation for heating the second floor.

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.

***** **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 estimated age = 6 years:

Brand: Lennox

Model: G61MPV-36B-071-12

Serial: 5910E08840

Brand: Lennox

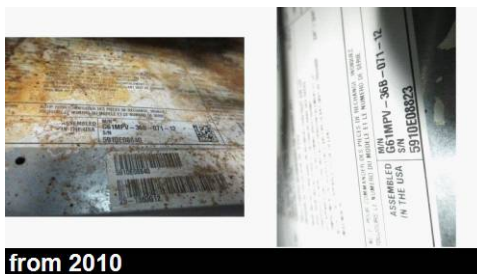
Model: G61MPV-36B-071-12

Serial: 5910E08823

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.)



from 2010

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.

NOTICE: While functional, a furnace heat exchanger may develop unpredictable metal fatigue and failure, endangering the safety of occupants and requiring costly furnace replacement. Heat exchangers are EXCLUDED from this report as they are inaccessible for complete viewing. To protect your investment & safety, I recommend that you hire a heating technician to perform a diagnostic smoke test on the furnace heat exchanger prior to purchase.

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.

CONDITION:

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

Observation: The basement is partly finished.

Analysis: The heating and AC distribution systems were not completely readily accessible for inspection. Hidden problems could exist.

Recommendation: If you have concerns, then it will be necessary to remove wall ceiling coverings to expose the systems.

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 there after.

LOCATION OF EMERGENCY SHUT-OFF SWITCH:

N/A with gas.

7. VENTING:

METHOD OF VENTING:

Observation: The high efficiency 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.

CONDITION OF VENTING:

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

Note: Annual safety inspection is recommended.

VENTING PROBLEMS:

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

Recommendation: Annual safety inspection of all venting systems is advised as metal parts and chimney components can fail causing deadly combustion gases to enter any home.

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.

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:

- The central AC system uses the same duct distribution system as the heating system.

WAS THE CENTRAL AIR CONDITIONING SYSTEM OPERATED?

YES, the central AC system responded to thermostatic controls. The differential temperature between the supply and return registers 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?

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

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: Lennox
Model: XC13-042-230-04
Serial: 5811B08191
Est. age: 2011

Brand: Lennox
Model: XC13-030-230-04
Serial: 5811A20194
Est. age: 2011

Brand: Mitsubishi
Model: PUZ-A18NHA4
Serial: OY000274C
Est. age: unknown



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.

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.

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

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.

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 enclosed within an exposed cable on the side of the building. The service entrance cable leads to the meter box. The cable & meter box belong to the home owner.

Analysis: While an exposed insulated cable is acceptable, enclosure in a metal or plastic raceway offers greater protection against cable deterioration caused by exposure to the elements and sunlight.

Recommendation: Monitor the cable for future fraying and have it replaced by an electrician as a frayed service cable may allow water infiltration. You should paint the cable to prevent fraying and maintain all waterproof connections with dux-seal.

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:

2 @ 200 amps - 115 / 230 volts (Note: 100 amps is the required minimum service size.)

AMPERAGE RATING OF MAIN CIRCUIT PANEL:

2 @ 200 amps - 115 / 230 volts (Note: 100 amps is the required minimum service size.)

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.** Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection. The electrical service equipment appeared functional where readily accessible at time of inspection. No visible problems or safety defects were observed. The neutral and equipment-ground terminal bars are bonded to the panel enclosures.

(Note: Any minor electrical defects noted should NOT be taken lightly. Repairs are advised for fire and personal safety.)

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:

* **FUNCTIONAL** where readily accessible & observable. No evidence of distribution problems observed where readily accessible. The overload protection devices (fuses or circuit breakers) appear to be compatible with the size of the conductors reported and neutral equipment-ground terminal bars are properly attached (bonded) to the panel enclosures.

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 #1 has the following number of circuits for household use:

- 15 circuits @ 15 amps
- 16 circuits @ 20 amps
- 2 circuits @ 20 amps, 220 volts
- 2 circuits @ 30 amps, 220 volts
- 1 circuits @ 40 amps, 220 volts

Observation: The main panel #2 has the following number of circuits for household use:

- 14 circuits @ 15 amps
- 14 circuits @ 20 amps
- 2 circuits @ 20 amps, 220 volts
- 4 circuits @ 30 amps, 220 volts
- 1 circuits @ 40 amps, 220 volts

NUMBER OF BRANCH CIRCUITS IN THE PANEL:

71 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.** Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection. (Please understand that the inspector can NOT fully evaluate the "concealed" wiring within finished walls, floors & ceilings as it is inaccessible.)

Observation: The distribution system appears to have been recently replaced or updated.

Analysis: This is a positive feature.

BRANCH CIRCUIT WIRING HAZARDS:

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

Analysis: Where readily accessible, the overload protective devices (fuses / breakers) appear to be compatible with the size of the attached conductors (wires). The condition of concealed wiring is undetermined.

Overcurrent devices in OFF position

All overcurrent devices were "ON" at time of inspection.

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.

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.)

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

AFCI DEVICES:

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

Observation: The living spaces in the home are protected by new devices called arc-fault-circuit-interrupters (AFCI).

Analysis: An AFCI device is a new 2002 requirement that was initially introduced to prevent fires in bedrooms circuits. 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." You can recognize the AFCI breakers in the main panel by the typically blue colored test buttons. 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.

8. OVERALL CONDITION / RECOMMENDATIONS:

ELECTRICAL SUMMARY:

In my opinion, the electrical system appears to be in an over-all functional condition. I did not observe any critical problems where readily accessible and observable at time of inspection.

DISCLAIMER: The condition of the electrical wiring obstructed by the finished basement wall, floor and ceiling coverings is undetermined. There is a risk of concealed problems.

NOTE: This home inspection does not included inspection of the audio visual system. This is highly specialized equipment. I suggest having the owner demonstrate the proper use of all equipment, or speaking with a audio visual technician with experience in the type of system installed.

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, it's 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.



Have owner show how o operate

PLUMBING & HOT WATER HEATER INSPECTION

Disclaimer: The determination and inspection of private waste disposal systems is excluded from this inspection and report. 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. If well water is present, the Company advises that you have the water tested **NOW** for its chemistry, bacteria and radon levels. **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.**

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:

WELL GENERAL EXPLANATION: The home has a private well as a water supply and attached pump and holding tank equipment. Wells are inspected for proper performance only. Be advised that if you purchase the home, it will be your responsibility to maintain the equipment and to test the water for bacteria and chemistry. You should establish a budget for future pump replacement.

NOTICE: TESTING FOR BACTERIAL AND CHEMICAL POLLUTANTS AND RADON IS ADVISED NOW, PRIOR TO COMMITMENT AND ON AN ANNUAL BASIS TO PROTECT THE HEALTH OF THE OCCUPANTS. Wells in New England are prone to high mineral content (iron & manganese) levels and a slightly acidic ph, making the water hard and slightly corrosive to copper piping, boilers and water heaters. Analysis of the water may reveal the need for conditioning equipment if no present.

DISCLAIMER / EXCLUSIONS: The inspection of the well is limited in scope to the readily accessible and observable components ONLY. The Company makes no representation as to the condition of buried pipes, well casings, well fittings and remaining pump service life. Water is tested at fixtures for functional flow and drainage only. Well depth, seasonal flow rates, water quantity, adequacy of water supply and quality testing and future performance are undetermined and beyond the scope of this limited inspection. To determine the capacity, the well depth, static water level and recovery rate will have to be determined by a licensed contractor, as this is not within the scope of a home inspection limited by time and other constraints.

Recommendation: I advise that you have the well itself inspected by a qualified professional as well as try to obtain a copy of the service manual. A professional video scan on the interior of the well casing is an option to consider. As the owner of a private well, four categories of annual water quality testing are advised:

- * Radio chemistry
- * Inorganic chemistry
- * Organic chemistry
- * Microbiology

Also, I advise that you sanitize the well annually.

PRIVATE WELL EQUIPMENT & CONDITION:

Observation: **SUBMERSIBLE PUMP EXPLANATION** - the water supply for this home is provided by a private well, and the well water is lifted to the home by a submersible pump.

Analysis: As a general explanation, a submersible pump is a self-priming mechanical device that is physically suspended inside the well near the base of the shaft. Usually, the presence of a submersible pump indicates a well of greater depth as this type of pump has far greater lifting power than other shallow well pumps. The actual depth for which the pump is rated depends on its horsepower, the number of stages and the design of the appliance.

Recommendation: As you must rely on the quality of the well water and the function of the pump, you should have the water

tested annually and should secure a service contract with a local well equipment company. You should retain the services of a local well installer to service the well, pump, holding tank and pressure switch. Lastly, you should consider installing a generator to power the pump when electricity is lost. **Ask the owner the age of the pump NOW, prior to commitment.**



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:

The main shut-off valve is located next to the pressure tank in the basement.

CONDITION / PROBLEMS:

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

DISCLAIMER: 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. You should ask the owner to demonstrate that the main shut-off valve works **NOW**, prior to the expiration of the inspection contingency period, or hire a plumber to test the valve.

3. WATER DISTRIBUTION PIPING MATERIALS:

TYPE OF DISTRIBUTION PIPING MATERIALS:

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.



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.

Observation: Finished basement wall or ceiling coverings prevented access for visual evaluation of the pressure & waste piping. The piping was NOT readily accessible and observable.

Analysis: The true condition of the piping concealed by finished surfaces is undetermined.

Recommendation: Further investigation is needed.

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?

Observation: Not accessible for evaluation due to finished spaces.

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.)

Observation: The home has an operational outside shower, no evidence of problems at time of inspection.

Analysis: Seasonal Fall maintenance will be needed to prevent Winter freeze-up problems.

Recommendation: You should ask the owner to review the seasonal maintenance procedures for Winterizing the fixture.

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.)

Observation: EJECTOR PUMP EXPLANATION - the home has a toilet or other fixture installed at an elevation below that of the main house waste pipe, preventing the removal of waste by gravity flow. To accommodate the fixture, there is an ejector pump installed beneath the basement floor.

Analysis: Pumps of this nature are typically found when a bathroom is installed at the basement level. An ejector pump is simply a grinding pump sealed within a closed tank. Waste from the fixture flows by gravity into the tank and eventually lifts a float or activates a pressure switch signaling the pump to cycle on to mechanically lift the waste material to the height of the house gravity waste piping. As the tank is emptied, the float and pressure switch signal the pump to cycle off. Notice: Ejector pumps of this nature are very costly to repair or replace and the job is best left to a professional - design life of the pump is unpredictable. Check valves can fail causing pump cycling and early failure and tank seals can fail allowing gases and bacteria to enter the home.

Recommendation: I advise that you ask the owner how old the pump is and that you monitor the ejector pump for problems and have it inspected by a professional every few years. (see illustration)

A Septic Tank Alarm is Present:

All septic systems that use a pump to move wastewater from a septic pump tank to a drain field or mound have an alarm installed in the house. The alarm goes off when wastewater is not being pumped from the septic pump tank to the drain field or mound. When the alarm goes off, you have approximately 400 gallons of capacity in your septic pump tank before wastewater starts to back up into your basement. When you hear the septic tank alarm buzzing, you should call a septic service company as soon as possible.



Septic alarm in the basement

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.

Observation: Most of the waste piping materials were not readily accessible and observable due to finished surfaces.

Analysis: The true condition of the waste piping behind finished surfaces is undetermined.

Recommendation: Further investigation is advised.

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:

INSTANTANEOUS/ON-DEMAND WATER HEATER

The domestic hot water in the home is produced by a new technology instantaneous, on-demand water heater. These are more efficient than standard storage tanks because they make hot water only when needed, and there is no tank full of water to keep warm. Manufacturers claim the highly efficient water heaters will save up to 30% on hot water gas bills.

Observation: The hot water is produced by a **COMPANION** storage tank attached to the heating boiler. Hot boiler water is circulated through a large coil within a super-insulated tank, creating a reserve of hot water for your needs. (This is a modern state-of-the-art type of hot water production.)

Observation: The pool hot water is produced by an **electric** hot water heater. (5-10 year typical lifespan depending on brand - monitor for future are replacement.)

Analysis: Be advised that using an electric water heater is one of the more costly ways of making hot water. Tanks are larger because electric water heaters have a slower recovery rate.

Recommendation: I advise that you research alternatives such as a gas fired water heater or a companion tank attached to the boiler (if present).

APPROXIMATE CAPACITY:

N/a, hot water is made upon demand.

80 gallons capacity companion tank.

30 gallons capacity in the pool house.



Approximate age:

Observation: As indicated by the data plate, the water heater appears to be approximately 5 years old:

Brand: Eternal
Model: GU195S
Serial: G003659

Observation: As indicated by the data plate, the companion water tank appears to be approximately 6 years old:

Brand: Super stor
Model: SSU-80CB
Serial: (21) G20Q34034

Observation: As indicated by the data plate, the pool house water tank appears to be approximately 5 years old:

Brand: RUUD
Model: PE2-30-2
Serial: RU11111211751

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



In the pool house

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** Direct-Vent Gas Water Heater. Direct-vent water heaters, also referred to as "sealed combustion" water heaters, draw combustion air from outside the building, rather than from the room, directly into the combustion chamber. Exhaust gases are vented, with the aid of a blower, to the outside. Efficiency is improved by reducing off-cycle losses. A direct-vent instantaneous water heater offers energy savings of around 20 percent.

WARNING: 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 for safety.

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.

7. SECONDARY FIXTURES:

Type & condition:

Observation: One bathroom shower area has a steam generator.

Analysis: Steam is created as a bi-product during the water boiling process. The device that heats and releases the pressurized steam is called a steam generator, or sometimes, a boiler. Steam generators are essentially water tanks with heating coils and pressurized valves that heat the water and then release a high pressure burst of steam. The force of the steam and the pressure at which it is released creates a dry steam that kills bacteria and cuts through grease, dirt, or chemical film.

Typically, a steam generator is located within 25 feet of the shower area, in a place where the generator can be inspected and maintained, and protected from freezing and moisture. Most units weigh about 30-pounds and are about the size of a briefcase.

The outside of the steam generator itself does not get hot, but associated piping and connections will. Combustible materials should never lie on or near this equipment, and it is also recommended that a stainless steel drain pan piped to an acceptable discharge be present to protect the home from leaks and water damage.

Inside the shower you will find a control pad, typically about four feet from the floor, and several steam heads mounted low on the wall. Once the generator is activated, it generally takes about 10 minutes or less for steam to appear from the steam heads.

Recommendation: You should ask the owner to demonstrate the function of the steam generator and ask for a copy of the manufacturer's instructions for the safe use and maintenance of the steam generator system.



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 a gas dryer.

CONDITION / PROBLEMS:

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

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.



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: No signs of amateur workmanship or cross connections were visible where readily accessible and observable at time of inspection.

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, that were turned on at the time of inspection.

12. OVER-ALL CONDITION / RECOMMENDATIONS:

Plumbing system summary:

In my opinion, where readily accessible & observable, the plumbing system appears to be in an over-all **FUNCTIONAL** condition. I did not observe any evidence of adverse conditions at time of inspection. Nevertheless, all home owners must monitor their plumbing system for needed maintenance repairs as local water quality can be corrosive to copper piping, fittings, valves, boilers & hot water heaters.

DISCLAIMER: The condition of the plumbing system obstructed by the finished basement wall, floor and ceiling coverings is undetermined. There is a risk of concealed problems.

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.

Observation: The home has a central vacuum system.

Analysis: **DISCLAIMER - while I consider this system to be a positive feature in the home, its evaluation is beyond the scope of this limited visual inspection and is expressly EXCLUDED from this report.** 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.

Recommendation: I advise that you ask the owner to demonstrate the operation and maintenance of the system prior to commitment and / or that you request a written affidavit attesting that the system is operational.

STRUCTURE 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 cape.

TYPE OF SPACE BENEATH BUILDING:

Observation: The home has a finished basement with wall, floor and ceiling coverings.

Analysis: While a finished basement is a positive feature, it **obstructed** inspection of the structure and mechanical systems - hidden problems may exist. (Note: Be advised that new foundations enclosing habitable space below grade level are required to have **waterproofing** to protect the area from potential water infiltration problems and that the original dampproofing alone may not be adequate. Basement windows must be sized for emergency egress. Average basement windows are not sized for emergency egress.

Recommendation: Ask the owner if there is any past history of water in the basement and if the foundation has waterproofing or a drainage system to protect the finished basement as rooms below grade are susceptible to water infiltration and moisture damage.

Observation: The home has a crawl space present.

Analysis: **CRAWL SPACE GENERAL EXPLANATION** - a crawl space is frequently constructed in place of a full basement to reduce the over-all cost of construction. There is nothing wrong with a crawl space provided its special characteristics are recognized and responsibly monitored. All areas within the crawl space may not have been inspected due to obstructions, low clearance or hazards to the inspector. (Note: Environmental problems can develop in rooms built over inadequately conditioned crawl spaces.

Firstly, the ground under the crawl space should be covered with a plastic vapor barrier to retard the migration of moisture from the ground into the space. Next, the crawl space should have at least two screened openings to allow moisture to ventilate (1 sq. ft. of vent area for each 1500 sq. ft. of crawl space). Without proper vapor retarders and ventilation, humidity may promote mold, mildew, fungus, decay, insect infestation and may be a respiratory irritant to the occupants within the living spaces above. Even slab foundations need "drainage control" to direct both roof and ground water away. (See illustration below)

The crawl space should have an entry hatch measuring a minimum 18 inches by 24 inches to allow entry for annual inspection. (Note: If the hatch is common to a conditioned space, such as a basement, then it must be weatherstripped and must close tightly.) Untreated wood should not be in direct soil contact - a minimum 18 inch clearance from soil to joists is advised and

minimum 12 inch clearance between the soil and untreated girders. The use of treated lumber within a crawl space is preferable to untreated material. If proper clearances do not exist, you may desire to do limited excavation to improve clearances and to install floor hatches for further investigation. The crawl space should not contain debris or organic material which may promote pest activity.

Lastly, crawl spaces are usually unheated. Therefore, winterization of the crawl space is advised as follows: The floor frame should be insulated with a minimum of 3 1/2 inches of batt type fiberglass insulation with a vapor retarder facing the conditioned space above. Furthermore, water pipes and heating pipes and ducts should be insulated to prevent freeze-ups and heat loss.



Finished basement

2. OBSTRUCTIONS THAT RESTRICTED INSPECTION:

TYPE OF OBSTACLE:

Observation: The home has an inaccessible under floor crawl space.

Analysis: Conditions of the mechanical systems, structure and environment within the under floor crawl space are undetermined as it was not **readily accessible** and **observable**. The inspector was NOT able to enter all crawl spaces. There is a potential for concealed damage or mold, further investigation is needed. The Massachusetts Standards require that the inspector "Enter **readily accessible** under floor crawl spaces and attic spaces only after safe access has been provided by the owner and or client except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected by the inspector." The crawl space contains important structural components that should be evaluated for a complete analysis of the property.

Recommendation: I advise that **safe access** be created and that the space be inspected by a professional prior to the expiration of the inspection contingency period. Check for signs of pest activity, decay, a vapor barrier on the earth, a means of cross ventilation and insulation. A crawl space is required to have a hatch measuring not less than 18" x 24". 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. Inspection by a pest control company is advised **NOW**.



Crawl space is screwed shut

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

SIGNS OF BASEMENT / CRAWL SPACE WATER PENETRATION:

Observation: Where **readily accessible** and **observable** at the basement / crawl space level at time of inspection, I did not observe any evidence of prior and/or active water infiltration.

Analysis: **A BEST EFFORT WAS USED TO OBSERVE AND INFORM YOU OF VISIBLE DAMPNESS PROBLEMS WITHIN THE READILY ACCESSIBLE PARTS OF THE BASEMENT. HOWEVER, THIS REPORT DOES NOT INSURE NOR GUARANTEE AGAINST FUTURE BASEMENT WATER INFILTRATION.** All basements are a hole in the ground that may suffer from dampness or seepage depending on seasonal weather conditions, ground saturation and drainage control measures employed or neglected. If ground water tables saturate soil near the foundation, or if negative drainage directs surface water towards the foundation, or if roof drainage lingers near the foundation; then hydrostatic water pressure can overcome foundation water resistance and infiltrate the basement.

To prevent false expectations regarding the home inspection, please understand that the inspection only took place on one day

of the year. The inspector can NOT anticipate all climatic conditions and drainage conditions and predictions of wet basement difficulties. Stored goods and finished surfaces prevent complete access for viewing symptoms of past seepage.

Recommendations: Due to the above reasons, **YOU** should ask the owner **NOW** to disclose any past history of basement dampness or seepage. He or she is legally obligated to be honest and has the benefit of having experienced seasonal ownership of the home. The use of a dehumidifier is advised in every basement.

To reduce the possibility of wet basement difficulties a number of drainage issues should be understood. Firstly, all soil, lawn and garden areas along the perimeter of the foundation should have a positive slope away from the home to direct surface water away by gravity flow. If any negative drainage areas exist, then the basement is highly vulnerable for seepage. Secondly, all gutters & downspouts must be kept in a functional condition with downspout extensions or splash blocks that direct water away from the home. Once again, faulty gutters & downspouts make the basement vulnerable to seepage.

If wet basement difficulties are disclosed or discovered after occupancy, then each of the above outside drainage control measures should be re-evaluated and repaired as required. Annual drainage inspection is recommended as conditions will change with the passage of time. Remember, no home inspector can guarantee a dry basement. You should try to avoid an expensive waterproofing job by common sense drainage control measures at the source of the water outside. Eliminate or reduce the water near the foundation and the potential for wet basement problems will be reduced.

Lastly, if there is continued seepage after drainage improvements, then a sump pump installation should be considered or other control measures. Finished rooms below grade level should be protected by a drainage system beneath the foundation. As dampness can migrate through concrete without causing visible puddles of water, storage should be done with care by elevating important possessions. The use of a dehumidifier during summer months is advised. **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.**

SUMP PUMP:

No evidence of a sump pump was observed where readily accessible and observable at time of inspection. You should ask the owner if there is a concealed sump pump in the home.

4. DEHUMIDIFIER:

Yes - present:

Observation: A Whole house dehumidifier is present in the basement.

Analysis: The functional condition of portable appliances is **EXCLUDED** from this report because they seldom remain after a real estate sale and the MA SOP prohibit testing.

Recommendation: I advise that you ask the owner if the basement has had moisture problems, if the dehumidifier is necessary and how often it is used.



Good feature

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:

Observation: The basement floor system is concealed by finished floor coverings.

Analysis: As the basement floor system is not readily accessible and observable, true conditions are undetermined. Be advised that removal of floor coverings may reveal problems that are not documented in this report.

Recommendation: If you have concerns regarding hidden problems, then you should ask if the floor covering can be removed for further investigation.

CONDITION OF EXPOSED FOUNDATION:

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

Observation: The exposed foundation and basement floor appear to be **FUNCTIONAL** where readily accessible & observable above grade level and as viewed from unfinished basement areas. The condition of the foundation at concealed areas is undetermined. This is **NOT A GUARANTEE OF A DRY BASEMENT**. All basements are vulnerable to water infiltration. Responsible owners must direct both surface water and roof run-off away from the home.

Observation: The basement is finished.

Analysis: The true condition of the foundation and basement floor where covered by finished surfaces is undetermined.

Recommendation: You may desire to ask the owner to describe any recall of foundation conditions prior to the finishing of the basement. Be sure to ask about any past wet basement problems. 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.

FOUNDATION PROBLEMS:

Observation: I did not observe any evidence of foundation problems where readily accessible and observable at time of inspection. Be informed that the foundation is a critical part of the building system and that obstructions such as shrubbery, finished basement surfaces and storage may have obstructed the home inspection. If any areas become accessible and you have a concern, please contact the Company for further consultation. (Note: The foundation and basement floor should be re-examined for hidden defects when the basement is empty.)

6. CRAWL SPACE(S):

ACCESSIBILITY:

Observation: The under floor crawl space hatch was sealed shut at time of inspection. The crawl space was NOT entered and was NOT inspected.

Analysis: Conditions within the crawl space are undetermined as the crawl space was not readily accessible. The true condition of structural elements & mechanical systems that are not readily accessible and observable is undetermined. Hidden problems could exist. Be advised that crawl spaces are conducive for mold, further investigation is needed. The crawl space contains important structural components that should be evaluated for a complete analysis of the property.

Recommendation: With the owner's permission, the sealed hatch should be opened and the entire crawl space inspected prior to commitment. 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. Inspection by a pest control company is advised **NOW**.

CLEARANCE BELOW JOISTS:

Unknown.

7. EXPOSED COLUMNS AND POSTS:

TYPES:

Steel (fixed) columns are present.

Steel columns are suspected, but were not verified.

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

Observation: Areas of ceiling covering materials at the basement level prevented complete viewing, probing and sounding of the floor frame.

Analysis: Complete evaluation undetermined due to lack of access. 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: Where **readily accessible**, the floor frame(s) appeared **FUNCTIONAL** and did not exhibit any evidence of problems at time of inspection.

9. EXPOSED WALL FRAMES:

TYPE:

Wood.

CONDITION WHERE EXPOSED:

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

(Note: If there was storage in the attic at time of inspection, then YOU should examine the roof structure again when the owner has emptied the attic.)

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

NO - finished wall and ceiling coverings **obstructed** access for probing for deterioration. There is a risk of concealed problems.

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

YES - the inspector did enter readily accessible attic spaces.

NO - the inspector was NOT able to enter all crawl spaces as they were not readily accessible. There is a potential for concealed damage, further investigation is needed. The Massachusetts Standards require that the inspector "Enter readily accessible under floor crawl spaces and attic spaces only after safe access has been provided by the owner and or client except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected by the inspector."

14. OVER-ALL CONDITION / RECOMMENDATIONS:*Structural summary:*

Observation: The over-all condition of the building appears FUNCTIONAL and normal for the age & style of the home. Where readily accessible and observable, I did not observe any evidence of problems with the foundation, floor frames, wall frames and roof frames at time of inspection.

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.

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.**

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.)

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.

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:
Six.

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

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**, I did not observe any evidence of problems where readily accessible and observable at time of inspection. The tub / shower fixtures were **FUNCTIONAL** with adequate water flow & drainage at time of inspection.

Observation: There is a sauna in the home.

Analysis: **DISCLAIMER**: The inspection and reporting on a specialized fixture of this type is EXCLUDED from this inspection and visual report.

Recommendation: You should ask an approved professional to further investigate this area of concern.



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: The bathroom(s) appears(s) in an over-all **FUNCTIONAL** condition at time of inspection. No evidence of problems or adverse conditions were observed where readily accessible and observable. Observations made at time of inspection do NOT account for hidden or future leaks, damage or fixture wear & tear problems. As a responsible owner, you should perform annual maintenance inspections for signs of leakage, corrosion, moisture problems, venting and condensation. Shower door hardware should be examined monthly for tight connections.

LIVING SPACES, FIREPLACE, WOODSTOVE.

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."

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.

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.

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.

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).
Barnboard on some walls.

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).
WOOD.



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.)

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

(Note: Only a random sample of windows (1/room) are inspected. Windows blocked by furniture or nick-nacks or decorations are not inspected.)

Observation: The home has a window seat.

Analysis: Be advised that windows and screens are not suitable for use as a backrest, and that window seats may pose a risk of personal injury to both adults and children especially.

Recommendation: Regardless of height from ground level, I advise that an approved, removable guard be installed. Guards must be of a type that can easily be removed without tools in the event that the window is needed for emergency escape in a fire.

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.

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 or when a chimney has known damages such as a chimney fire or lightning strike.



TYPE & CONDITION:

Observation: The home has a direct vent gas fireplace.

Analysis: A gas fireplace is a positive feature in the home, but it is also one more appliance whose function and maintenance requirements you should understand.

Recommendation: You should ask the owner if he / she can demonstrate the use of the gas fireplace, if the owners manual is available and when the fireplace was last serviced by a professional.

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.

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

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.

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.

1. PRIMARY ATTIC ACCESS:

METHOD USED TO OBSERVE ATTIC:

Observation: The attic was entered via pull-down stairs and I was able to stand in the attic.

Analysis: Pull-down stairs are a great convenience, but the hardware can loosen up with age. Pull-down stairs should be weatherstripped & insulated to prevent heat loss, as non-insulated openings are responsible for 1/3 of attic heat loss.

Recommendation: Purchase and install a foam insulation cap for the attic staircase opening. Insulating & weatherstripping the opening for the pull-down stairs will prevent moisture migration into the attic and condensation on the underside of the roof. (See illustrations below) Such moisture migration and condensation often promotes the formation of mildew in the attic. Check all nuts, bolts & springs for safety. **Safety Hazard** - I advise that all attic floor openings be shielded by an optional guard railings to prevent a fall and personal injury.

IS AN ATTIC LIGHT PRESENT?

Yes, an attic light is present.

ADVERSE CONDITIONS THAT PREVENTED INSPECTION:

- Partial floor only

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:

AIR SEALING - THE HOT ROOF OPTION:

Observation: Inspection of the readily accessible and observable parts of the attic revealed that spray foam insulation was installed on the underside of the roof frame.

Analysis: Called a "hot roof," this option for insulating the home is becoming more and more popular. In essence, the attic becomes part of the conditioned space within the home and no means attic ventilation is required and little leaks in the building thermal envelope are no longer a problem. The term "hot roof" is a misnomer as the roof covering is not much hotter than a normal roof. Studies show only a 1-5 percent increase in surface temperature during the sunniest part of the day, while at night the surface temperature drops faster than a regularly vented attic. Spray foam is a great choice because it expands to fill tough-to-access space creating a more complete seal than fiberglass insulation. By applying spray foam directly to the underside of the roof deck, it now insulates the attic space from the extreme heat that once radiated through the hot shingles sheathing and roof. The severe temperatures no longer exist in the attic. In short, the attic now becomes a 'conditioned' space of the house that is just as comfortable as any other room in the home

The Benefits of a Conditioned Attic:

- A conditioned attic will require less insulation.
- A conditioned attic will prevent pipe freeze-ups.
- A conditioned attic will provide easy access to mechanical systems that would otherwise be concealed by fiberglass insulation.
- A conditioned attic will prevent heat loss.
- A conditioned attic will provide more space for storage.
- A conditioned attic will reduce the risk of ice dams.
- A conditioned attic will reduce the risk of mold.
- A conditioned attic will reduce heating and cooling expenses.

Recommendation: Monitor the attic for "fishy odors" as some installers improperly mix the chemicals for the spray foam.

Monitor the roof covering for total snow cover, as any areas where the snow melts prematurely may indicate voids in the spray foam that allow air leakage from the conditioned space to reach the roof.

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.

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

5. INSULATION IN UNFINISHED SPACES:

ATTIC:

Types of exposed and readily accessible attic insulation:
Spray Polyurethane Foam (SPF)

Spray polyurethane foam (SPF) is made by mixing and reacting chemicals to create a foam. The mixing and reacting materials react very quickly, expanding on contact to create foam that insulates air seals and provides a moisture barrier. SPF insulation is known to resist heat transfer extremely well, and it offers a highly effective solution in reducing unwanted air infiltration through cracks, seams, and joints. There are different types of SPF. Here, we will discuss the types typically installed by professionals, which are either high pressure foam and/or a low pressure foam.

Whether retro-fitting a home or choosing insulation when building a new one, homeowners are learning that spray polyurethane foam (SPF) insulation is a great way to save on energy costs and improve comfort. It is a spray-applied cellular plastic that forms a continuous barrier on walls, around corners and on all contoured surfaces. SPF insulation applied by professionals is generally described as a high pressure foam or a low pressure foam and is available as "open-cell" or "closed-cell" foam. There are several major differences between the two types, leading to advantages and disadvantages for both, depending on the desired application requirements. It is important to discuss with your contractor which type of SPF insulation may be best suited to your application.

Web Resource: <http://www.spraypolyurethane.org/>

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

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.

Observation: The basement is finished.

Analysis: Due to the wall and/or ceiling coverings, the unfinished surfaces were not readily accessible and observable for inspection. Therefore, the presence or non-presence, type(s) and condition of insulation and vapor barriers is undetermined. Further investigation is needed.

Recommendation: You should ask the owner to disclose any knowledge of insulation and vapor barriers behind the finished walls and ceiling materials. You may also elect to contact the local utility company and schedule an inexpensive "energy audit" of the entire home, to determine where insulation improvements are needed, approximate cost and potential savings in heating and cooling expenses.

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.

Recommendation: You should question the owner about any known wall insulation.

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:

- 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: The insulation and ventilation appear to be **FUNCTIONAL** where exposed and readily accessible and observable at time of inspection. Consider contacting the local utility company for a free or inexpensive "energy audit" to see what additional improvements are suggested and what the projected fuel savings may be anticipated.

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

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.**

I advise that YOU perform the following research at the local town of 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.

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:**

Disclosure Statements

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. Has water ever leaked into the basement or crawl space?
2. Has a sump pump ever been installed or used in the home?
3. Do you use a dehumidifier in the home?
4. Are you aware of any air quality or mold issues in the home?
5. Has the home ever been inspected or treated for insect infestation?
If treated, with what chemicals?
6. Is the home connected to a public sewage system or is an on-site system present?
7. If an on-site system is present, when was it last pumped?
Has the system passed Title 5 inspection?

8. Are there any special seasonal problems or maintenance needs?
9. Has the home been tested for lead paint? If so, are the results available?
10. Has the home been inspected by a home inspector before?
If "yes," are you willing to disclose such a report?
11. Are there any underground oil tanks on the property?
12. Has the home been tested for radon gas? If "yes," are you willing to share such a report?
13. Has the home ever had a fire? If "yes" what areas were involved and how was it cleaned?
14. Has there ever been a hazardous waste spill on the property?
15. Are you aware of any structural, mechanical, or other material defect in the home?

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

Trade or specialty:

Carpenter,

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.

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 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!**

I hope that my services have been helpful and educational.

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-today 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.

266CMR BOARD OF REGISTRATION OF HOME INSPECTORS

266 CMR 6.00 STANDARDS OF PRACTICE

- 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.



- (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.
- (5) 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, Cementious, 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.
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).
 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.
 - 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.
 - 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.
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
- 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 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
 - 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).

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.
- (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.
- (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 form 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.
- (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.