Building Inspection Report

100 Happy Street, Anywhere, USA 12345

IMPORTANT - Reading the Report:

This report is long & complex. Though you should read all of it in order, most people want the bottom line first. If so, find the 'OBSERVATIONS' sections & read those. Afterwards, read the other sections to place the OBSERVATIONS in context.

Within 'OBSERVATIONS', most people focus on the *Major Concern/Repair* & *Safety* issues. However, pay attention to the *Investigate* and *Repair* issues also. *Investigate* items need to be followed up on before you decide to buy and could reveal information that may affect your buying decision. *Repair* items can range from inexpensive to expensive to resolve. Also, numerous small repairs can become overwhelming to some owners. You should work with your realtor, attorney and contractors to get a reasonable idea of what these repairs will likely cost (home inspectors are prohibited by law from giving estimates or advising whether or not to buy the building). Also remember that *Monitor* issues can sometimes be the start of a future larger problem. Make sure you have the finances, expertise, motivation and time to take care of all the inspection report items that matter to you.

Call **508-293-1770** and ask your inspector to explain anything that is confusing in the report or that happened during the actual inspection.

Note on Older Homes: We do not perform code inspections on houses we inspect. Older houses are not required to meet current building codes unless directed to do so by a municipal inspector during a major renovation. Some of our recommendations apply to new homes but still make sense to consider for an older home. However, most sellers resist upgrading an older home just to accommodate a buyer.

Written Agreement: Massachusetts' regulations covering home inspectors requires home inspections to be performed under an inspection agreement signed by the client. If you were not present at the inspection and did not sign the agreement, you agree that by accepting, paying for and/or using this inspection report, you are bound by the terms and conditions of the inspection agreement. You further agree that the inspection agreement will form a part of the inspection report.

INSPECTIONS+ QUALITY HOME INSPECTIONS

www.InspectionsPlusMA.com

Office: (508) 293-1770

Inspection Date:
April 30, 2020

Prepared For:
Excited Home Buyer

Report Number:
1234567SG

Inspector:
Steve Gaspar

COMMONWEALTH OF MASSACHUSETTS – Steve Gaspar No. 789 – REGISTERED PROFESSIONAL HOME INSPECTOR

Report Overview

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used.

- **Major Concern/Repair:** A system or component which is **significantly deficient** and needs to be corrected immediately. Except for some safety items, significant expense and hidden damage is likely to be involved and require the involvement of professionals to resolve. You should get cost estimates prior to the purchasing this property to ensure you understand their impact on your budget.
- **Safety Issue:** Identifies a system or component that is **unsafe and needs to be corrected immediately.** The item is 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 accepted residential standards. It will not always involve significant expense but needs to be corrected, usually by an appropriate professional.
- **Repair:** Identifies a system or component which is missing or which **needs repairs by a handy homeowner or by an appropriate professional to perform as intended.** All repairs involve some potential for hidden damage that is not observable on the day of the inspection. Since repairs can vary from minimal to very expensive, you should get cost estimates prior to the purchasing the property to ensure you understand their impact on your budget. The key difference between *Repair* and *Major Concern/Repair* is not cost but that Major Concern/Repairs needs immediate attention and there is a probability of hidden damage that can affect the cost and scope of repairs.
- **Investigation:** Identifies a system or component needing further investigation (likely by a professional) since the **scope of the repair is unknown**, the inspector has a **reasonable basis to believe that concealed damage exists** or the subject area is **beyond the scope of the inspector's expertise**. The investigation should be performed prior to purchasing the home.
- **Monitor:** Identifies a system or component needing **monitoring (directly by the homeowner or through the use of appropriate professionals) over time** in order to determine if repairs are necessary.
- **Improve:** Discretionary repairs: improvements which are **recommended but not required**. Many times, this represents the latest 'best practices'.

The above conventions are used singularly or in combination to best describe the observations made on the day of the inspection. This approach is not precise. Should the inspector's choice of wording cause confusion, call (508-293-1770).

Left and right, as used in this report, are referenced as you face the front of the house.

OTHER VERY IMPORTANT INFORMATION

Meeting the standards set by the Massachusetts and Rhode Island, plus the American Society of Home Inspectors creates a very complex and lengthy report. To make the report more readable to our clients, a lot of important information is placed at the end of the report. This allows you to quickly find the specific "Observations" that apply to your house. However, it is important that you read all sections of the report to be sure you understand the building you are buying. Failure to do so will give you inaccurate impressions of what a home inspection covers and doesn't cover & you will not get the full benefit of the professional home inspection you paid for.

It is important to understand that no home is perfect. All homes have flaws. Some flaws are visible, some are not visible and some will develop over time or when conditions in the home change. Also remember that the inspection process can be stressful. A home inspection is supposed to give you peace of mind, but sometimes has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, photographs, seller's disclosures, comments by the real estate agents, what the inspector says during the inspection and your own observations. It can seem overwhelming.

What should you do with all this information? First, relax and remember there aren't any perfect homes. Then read the report completely and think about the inspector's verbal comments. Call the inspector for clarification. Ask for and understand the seller's disclosures and other information (see "Recommended Supplemental Information' further in the report). Then sit down with your real estate agent, attorney and others whose opinions you trust. An experienced buyer's agent and attorney can help you immensely in digesting this onslaught of information and then guide you in deciding what you should do next.

GENERAL CONDITIONS AFFECTING THE INSPECTION

1. Did the client request additional items to be inspected? ☐Yes (Explain) ☑No
General Area of Home Affected:
Details:

2. Did the client delete items to be inspected? ☐Yes (Explain) ☑No
General Area of Home Affected:
Details:

3. Additional Services provided (in addition to inspection): ☑Yes ☐ No
Canister Radon☐ Electronic Radon☑ Water Quality☐ EMF☐ Well Yield ☐ Mold Sample ☐

House System Conditions on Day of Inspection (Inoperable systems limit inspection. Re-inspection recommended. Failure to re-inspect could result in missing significant items that might affect your negotiations and/or your decision to purchase)

Sufficient Lighting* Basement: ☐Yes ☑No ☑Random Bare Bulbs ☐Finished Basement OK; Unfinished Poor
Crawlspace(s) ☐Yes ☑N/A
Cooling Operable? ☐Yes ☐None ☑ Not Tested*
Water On? ☑Yes ☐No Heat Available? ☑Yes ☐No
Electricity On? ☑Yes ☐No Fuel Available? ☑Yes ☐No

*266 CMR 2.00 states 50 lumens with no reference to a specific dimension of area. Our light meter measures "lux". The difference between the lux and the lumen is that the lux takes into account the area over which the luminous flux is spread. Examples: a 60-watt light bulb produces about 10 lux at a distance of 10 feet. A professional video camera needs at least 750 lux to produce the best quality video. Very few home basements can meet the CMR standard.

Weather Conditions
Day of Inspection

***** AC unsafe to operate below 60-65 degrees F.

****** Heat will not usually operate above 85 degrees F.

☐ **20's* or below**	☐ Full Sun	☐ No Clouds	☑ Mist	☐ No Wind
☐ 30's*	☑ Part Sun	☑ Part Clouds	☐ Light Rain	☑ Light Wind
☐ 40's*	☐ Dawn	☐ Very Cloudy	☐ Moderate Rain	☐ Steady Wind
☑ 50's*	☐ Dusk	☐ General Fog	☐ Heavy Rain	☐ Gusting
☐ 60's*	☐ Night	☐ Low Lying Fog	☐ Downpour	☐ Strong Winds
☐ 70's				
☐ 80's**		☐ Sleet	☐ Snow Falling	☐ Snow Cover on Ground
☐ **90's **or greater**		☐ Hail	☐ Blizzard	☐ Snow/Ice Cover on Roof
				☐ Ice on Ground

Red Text = Conditions may limit effective inspection. Re-inspect when conditions clear. Failure to re-inspect could result in missing significant items that might affect your negotiations and/or your decision to purchase

Weather (Day Before Inspection): --Generally Dry Building Type: --Single Family

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Occupancy: --Occupied Areas of Significant Clutter: Basement, Closets, Interior Rooms

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Time Inspection Started: 10:00 am Buyer's Agent Name: John Doe – Real Estate Team
Time Inspection Ended: 12:30 pm Selling Agent's Name: Jane Doe – Real Estate Group

Selling Agent Present? ☐Yes ☑No Buying Agent Present? ☐Yes ☑No Client Present? ☑Yes ☐No

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Home Inspectors are not allowed to give estimates to repair. However, you can go to the following website to get a rough idea on what some of your planned repairs and projects may cost: http://www.costestimator.com

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Wood Siding
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•None
Entry Walkways And Patios:	•Concrete •Stone
Porches, Decks, Steps, Railings:	•Brick •Steel Components •Wood
Overhead Garage Door(s):	•None
Surface Drainage:	•Level Grade •Graded Towards House
Retaining Walls:	•None
Fencing:	•Wood •Chain Link

EXTERIOR OBSERVATIONS

Obstructions, unsafe access & dangerous/adverse situations prevented a full visual inspection of the systems, components or equipment related to the Exterior (it is recommended that these areas be re-inspected once these limitations are eliminated)

Details: Congested urban environment;

General Comments

The exterior of the home has lacked some maintenance; repairs are needed.

Elevated Decks & Enclosed Porches

Constructing an elevated deck or enclosed porch correctly is important to avoid injuries or deaths. Over time, many owners enclosed their decks to turn them into 3 season rooms or even additional heated living space. Construction of a 3 season enclosed porch floor structure is very similar to that of a deck (a heated enclosed porch should be constructed to the standards for construction of a house).

To ensure the structural safety of elevated decks and enclosed 3 season porches, it should be built with what is called ‘continuous load path”. This is a method of construction that creates a series of solid connection points that transfers the load through its frame to the ground and adjacent support structures, commonly the house. This same principle is what is used to design all types of wood frame buildings. Solid connection points are not accomplished with just nails (usually called “toenailing”) though some local building codes do allow it.

Since building codes evolve over time, not all decks & enclosed porches will meet current safety standards or use ‘continuous load path’ construction methods. They only need to meet the safety standards of the time of construction and still be in good visible condition (examples: no loose connections, no corroded connections or fasteners, no rot or large or excessive wood framing cracks).

Most experts agree that the average life expectancy of a deck is about 15 to 20 years (enclosed porches can last longer). Decks built after before about 1990 (consult with the current owner to determine the age of the deck or enclosed porch on this house) should be considered fully depreciated and beyond their normal useful life. Since deck building started about 30 years ago, there are many existing decks that are past their useful life. Deck maintenance is often overlooked as well. Decks are exposed

to the elements, which can cause damage. It's important that decks are properly inspected and maintained on a routine basis. If unsure, it's best to consult with a professional, such as a contractor, to make sure the deck is safe.

The life expectancy of an enclosed porch depends on many variables. The porch cover tends to better protect the underlying decking and structure. Additionally, the underside of many enclosed porches is covered, insulated or otherwise protected and thus is less susceptible to damage from age and the elements. As with decks, consult a professional to periodically inspect and maintain your enclosed porch.

For more information on critical elevated deck and enclosed porch connections go to the following website: http://www.safestronghome.com/deck/?source=topnav.

*The town of Littleton, MA has an excellent document on deck construction that is designed for a handy homeowner. It can accessed at: https://www.littletonma.org/sites/littletonma/files/uploads/typical_deck_details.pdf

RECOMMENDATIONS / OBSERVATIONS

Wood Siding

- **Repair:** The paint on this house is peeling and blistering in areas. Peeling is usually caused by moisture from either exterior or interior sources.

Exterior moisture, such as rain and dew, can penetrate poor quality paints and result in cracking, peeling, discoloration and premature paint failure. These problems may be observed in both heated and unheated buildings and are more pronounced on edges and ends of boards.

Inside moisture (water vapor) can destroy paint on the outside of a building by diffusing through the walls. Water vapor from cooking, dish washing, clothes dryers, bathing and normal respiration by an average family of four can contribute three gallons of water per day to the humidity. If the inside of all exterior walls does not have a vapor barrier or if the vapor barrier is improperly installed, water vapor passes into the walls during cold winter weather and condenses to a liquid. The water eventually soaks into the siding and wets the paint. The problem is particularly pronounced around bathrooms, laundry rooms, kitchens and other areas of high humidity. To reduce water vapor in the house, vent high humidity areas such as kitchens and bath areas to the outside. Clothes dryers should be vented directly to the outside and not to the attic, basement or crawl space. Mechanical humidifiers add large quantities of moisture to the air and should not be used if paint peeling is a problem.

Finally, interior water vapor can also move into the attic space and condense on the gable ends, causing paint peeling there. Moisture may also condense on the attic side of the roof decking and eventually work its way down the side walls, causing paint peeling near the tops of these walls. To prevent condensation problems in the attic, it should be well ventilated.

Condensation problems can also be prevented by installation of a continuous 6 mil polyethylene vapor barrier on the warm side of all exterior walls and ceilings. The vapor barrier should fit tightly around electrical outlets, doors, windows and other openings. If a house has a crawl space, a vapor barrier (usually plastic sheets at least 6 mil thick) should be installed directly over the crawlspace. This will keep moisture from moving out of the soil and up into the living space and then through the walls and ceilings. If a vapor barrier is absent, it can be installed under new paneling or dry wall.

Consult a professional painter to guide you on how to best deal with the peeling paint in this house. Repainting can be expensive so you should obtain repair estimates prior to purchasing this home.

- **Repair:** Localized rot was observed in the siding, particularly on the right wall of the home where water from the adjacent home is directing roof run-off water onto your home. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof (including the neighbors roof) or surface runoff can avoid further damage.

Exterior Eaves

- **Repair:** The soffit and fascia trim boards around the home should be painted where peeling and wear are noted. This is typically combined with other exterior maintenance, painting and repairs.

Windows & Doors

- **Improve:** It is common to have the metal covers or wooden doors over the exterior entrance steps into the basement allow water to occasionally enter the step area (usually called the basement bulkhead). It is also common to see small gaps where the cover or doors are fastened to the house. Any visible gaps should be filled and caulked as needed. Replacement of wooden doors with metal doors is a typical improvement to consider.

- **Repair:** The original window frames require painting, repairs and caulking. Be prepared for hidden damage should any framing repairs ever be needed around the windows.
- **Repair:** Localized evidence of rot was visible on various areas of the wood trim around the windows. Repairs performed soon will prevent further damage. Be prepared for hidden damage. Some people defer these repairs until other exterior maintenance work is scheduled but this increases the risk of hidden damage.

- **Repair:** As is very typical, the basement windows have been neglected. They should be repaired or replaced as desired. Wood/soil contact should be avoided to reduce insect and rot-damage risk.

Lot Drainage

- **Repair:** The grading should be improved to promote the flow of storm water away from the house. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. The use of crushed stone and buried drainage in place of mulch/soil and grass is a typical improvement.

Front Porch Supports

- **Major Concern, Further Investigate, Repair:** The underlying support structure for the porch appears to be mostly original construction and has had a number of amateur grade, temporary repairs performed. Though it is still functional, you should consider it fully depreciated and beyond its useful life. At some point, it will need to be repaired or even completely rebuilt. Prior to closing, you should consult a licensed contractor specializing in construction of residential porches for older homes to better understand the costs and options involved.

- **Repair:** Wood soil contact at the front porch structure should be eliminated wherever possible. This condition risks additional rot and insect activity.

Front Porch Steps

- **Repair, Safety Issue:** The porch steps represent a trip hazard where they have settled, are uneven and have been poorly repaired. This is a safety concern that should be addressed promptly.

Side Entrance Steps

- **Repair, Safety Issue:** The steps at the side entrance have deteriorated noticeably and are unsafe. The stair structure should ideally be replaced. Consult a qualified licensed contractor.

LIMITATIONS OF EXTERIOR INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, storm doors and windows, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, detached buildings, landscaping, trees, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Slight cracks in walkways, driveways and patios are common and usually due to normal ground settling. No determination is made as to future settling.
- Underground utilities, pipes, buried wires and conduits are not inspected.
- The condition of any original siding under vinyl, metal or other new siding cannot be determined.

IMPORTANT NOTES

- Balusters and handrails are typically required on porches, decks, etc. when the walking surface is greater than 30 inches above grade. Check with the local municipal building inspector for specific requirements in your town or city.
- Inspections Plus does not perform inspections on external fire escapes. However, the Code of Massachusetts Regulations (780 CMR 1028) requires that all exterior bridges, steel or wooden stairways, fire escapes and egress balconies shall be examined and/or tested and certified for structural adequacy and safety every five (5) years by a Massachusetts registered professional engineer, or other qualified and acceptable to the local building official; said engineer or others shall then submit an affidavit to the local building official. One such company performing such inspections is Fire Escape Inspectional Services at 1-617-262-0110 (www.FireEscapeServices.com).

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Stone •Basement Configuration
Basement Floor:	•Concrete
Columns:	•Brick
Floor Structure:	•Wood Main Beam •Solid Plank Subfloor •Wood Joist •"X" Style Wood Bridging
Wall Structure:	•Not Visible
Ceiling Structure:	•Not Visible
Roof Structure:	•Collar Ties •Tie Beams •Not Visible

STRUCTURE OBSERVATIONS

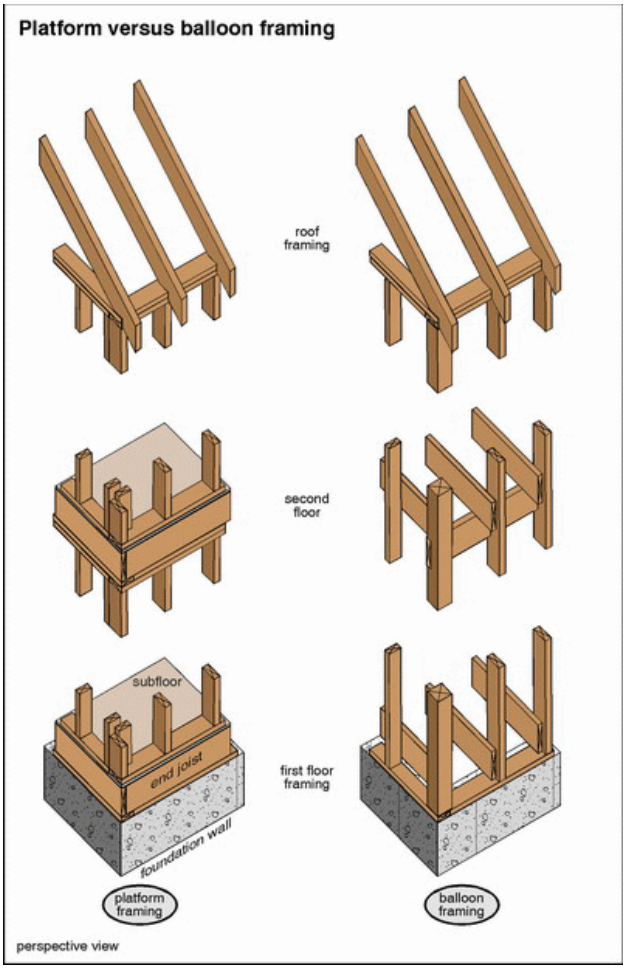
Obstructions, unsafe access & dangerous/adverse situations prevented a full visual inspection of the systems, components or equipment related to the Structure (it is recommended that these areas be re-inspected once these limitations are eliminated)

Details: Basement - extensive clutter and/or stored items; Attic - fully finished;

General Comments

Old House Construction: As is typical of older homes of this age, the building exhibits some unusual structural conditions. Structural repairs and improvements are either needed or desirable. Generally, most owners of such homes either bring them up to modern structural standards or improved them only on an as needed basis. In the latter approach, many less than ideal conditions are simply tolerated and costly repairs undertaken only as the need arises. However, this approach is riskier since the need for repair is not always obvious and can lead to more complex and costly repairs than initially thought.

When considering which approach to take on repairs, it is recommended that you use the services of a licensed contractor experienced in structural repairs or a licensed structural engineer to help guide your decisions. Remember that structures are a series of interrelated structural elements and each repair has an impact on the overall structure. Poorly executed or ill conceived repairs can often create more severe problems than they cure.



Balloon Construction: Prior to about 1830, the traditional New England frame house was built using hardwood beams connected with mortise-and-tenon joints fastened by hand-cut dowels or hand-wrought nails. From about 1830 through most of the 1930's, "balloon framing" was used since it required only about 1/3 the amount of lumber, took less time to construct and required less skilled labor. In "balloon framing", the studs in the bearing walls are run uninterrupted from the sill plate (laid on top of the foundation walls) up to the roof plate in the attic. The floors are then attached to the studs.

"Balloon framing" is no longer allowed, in large part because the continuous stud cavities acted like chimneys and encouraged the fire to burn more vigorously with the increased draft and also provided "highways" for the fire to spread to the attic. Intact fire-stops (wood,

brick or thermal insulation) are important in this construction. Even with the installation of code-required fire-stopping and blocking, fire spread is still a concern.

Effectively insulating and sound proofing these walls is also difficult. Without insulation there is nothing resisting heat transferring through the walls. Also since the wall cavity is open to the attic you have significant air movement to and from the attic ---- carrying warm air up into the attic and cold air dropping from the attic.

On the positive side, most balloon framed houses have very thick planks for the exterior sheathing, nailed either perpendicular or diagonal to the exterior wall studs. This significantly strengthens the framing.

Platform construction has replaced balloon construction from about 1930 on.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor, Repair?** Common minor movement was observed in the field stone foundation walls. This is usually caused by poor downspouts allowing water to splash against the stones (as the water freezes, it lifts and moves the stones) and settling. In older buildings it was common practice to construct a foundation by placing stones one upon another. These may or may not have been laid in mortar and may or may not have been built on footings. However, when an old field stone foundation is encountered and the building is still standing properly, it has stood the test of time. The most common problems you should watch for are water penetration, extensive settling of the foundation causing floors to become uneven and entry of wood destroying insects. You should be aware that the cost to repair significant areas of the foundation may be prohibitive. This foundation should be watched for any sign of additional movement or other problems developing. In the absence of these signs, repair should not be necessary.

Floors & Stair Structures

- **Major Concern, Repair, Further Investigate:** Although older techniques sufficed for a period of time, generally speaking, framing members should never have a joint that is not supported by a vertical column, properly engineered and placed on adequate footings. An older technique used in this home relies on wood dowels fastened to joists as a means for a beam support. This support system has failed and requires review by a structural engineer to determine what repairs are necessary. Structural movement of the building has occurred which, during a one-time home inspection, is impossible to gauge the rate of movement. Review by a structural engineer should take place prior to closing on the home.

- **Repair, Further Investigate:** Damaged subflooring (supporting layer of flooring atop floor joists and below finish flooring) was found. This material should be re-supported or replaced to reduce risk of finish floor damage. A licensed contractor should be engaged to review this condition and recommend repairs as needed. Be prepared for hidden damage.

- **Major Concern, Repair, Safety Issue:** The basement stair structure is damaged, unsafe, and should be immediately replaced. In the meantime, extreme caution should be used when negotiating the stairs. It would not be wise to move large or heavy objects up or down the structure. Consult a qualified licensed contractor for advice on repairs.

- **Repair, Safety Issue:** The bulkhead stairs are old, damaged, and in contact with the earth. Repair or replacement of the steps is recommended. Wood/soil contact in areas like this are also an invitation and risk for termite activity and promote vermin nesting. Consider the installation of a concrete pad in this area when repairing the stairs.

- **Improve:** Some fire-blocks in this house have been altered, damaged or removed. Fire-blocks slow down the progress of a fire giving your family a better chance to escape and the fire department a better chance of saving the house. They work by blocking the free flow of air. In general, very old houses used concrete, plaster and bricks, older homes use solid wood and newer homes use "fire-stopping" sealants approved for use by the local building code.

  Balloon framing was the general structure common to 1930 and older residential construction. This style of construction allowed large, open concealed spaces to run between floors from the basements or first floor continuously to the attic area. Older balloon framing needs effective separate fire-blocks in place around the perimeter of the basement to prevent the open sidewalls from acting like chimneys and allowing a fire to jump from the basement to the attic. When the fire-blocks are penetrated for the trades to run their wires, pipes, and other mechanical penetrating items, the integrity of the wood fire-blocks are violated and they must be protected with a material that is equal to or greater than the burn time of that wood top-plate.

  Some older homes have plaster ceilings in the basement. This material performs the same fire blocking function. However plaster has a life of about 50-75 years and is often deteriorated or has been penetrated to allow the trades to run their wires, pipes, and other mechanical penetrating items.

  Today, western style or platform framing construction has become the standard in residential dwellings. This newer construction has the floor framing bearing on load bearing walls so there is no continuous concealed space through the story levels or floor framing. This creates a "built in" fire-block at ceiling and floor levels also known as top-plates.

  In both older and newer homes, fire-blocks are also placed on top of the exposed surface of a main beam and are usually made from non-combustible material (though wood is acceptable in some towns). The purpose is to stop air flow over the top of the beam. This prevents the beam from burning on all sides and extends the time the fire department has to 'save' the house from being a total loss.

  Any sections of the fire-blocks (whether along the exterior walls of the basement, on top of the main beam or by use of a plaster ceiling) that are missing or damaged should be replaced. Consult with a licensed contractor and your local building officials.

Wood Boring Insects

- **Monitor:** This home is in an area known for termite activity. Termites can do a substantial amount of damage to the wood structural components of a home. Any form of wood/soil contact should be avoided. Controlling dampness in the soil around the perimeter of a home, including below porches and in crawl spaces, is recommended. Preventative chemical treatment, performed by a licensed pest control specialist, is also advisable.
- **Improve:** Wood/soil contact should be eliminated. This condition is risks rot and wood boring insect activity. Where there is extensive material to be replaced significant cost could be involved.

Discretionary Improvements

Parging (application of thin concrete or plaster coating) of the old foundation walls is desirable to improve appearance and avoid further foundation damage.

Leveling of floors within the home might be desirable during any renovations but in general jacking of floors is not advisable unless extensive renovations are planned. Damage to the interior walls, ceilings, and floors usually results when jacking is performed.

LIMITATIONS OF STRUCTURE INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed from view or behind finished surfaces are not inspected. The inspector does not probe any areas that are not readily accessible & observable would cause an unsafe situation to develop or would cause damage to a finished surface.
- The home inspector does not inspect for wood destroying insects, rodents or vermin unless separately contracted for in writing. Any mention of wood destroying insects, rodents or vermin in this report is incidental and not an adequate substitute for an inspection by a licensed pesticide professional.
- Only a representative sampling of visible structural components is inspected. Not all instances of structural damage or weaknesses are contained in this report.
- Furniture, finished basements and/or storage restrict access to some structural components.
- Engineering or architectural services such as collection of engineering data such as size, span, spacing, section modulus, slenderness ratio and/or modulus of elasticity of structural members, calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- Verbal comments or written observations by the Inspector regarding the structure are limited to those permitted under a Home Inspector's license and are not made from an engineering perspective. Observations made in this report are not a substitute for a separate analysis and report by a licensed structural engineer.
- All the structure elements of a house are in a constant state of motion due to changes in the environment, temperature changes, change in moisture levels, changes in loads and weights, etc. As a result, structure observations made in this report should not be relied upon for more than 30 days since they may have changed and are no longer valid.
- We observe and report only on the readily accessible and observable basement and crawl space structure. We do not observe and report on systems, components or areas that pose a threat of injury to the Inspector's health and welfare as determined by the Inspector. The term "readily accessible" is defined as**:** 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 components. The term "readily observable**"** is defined as**:** conditions of deterioration on the surface that give an Inspector a reasonable basis to believe that there is a potential for concealed damage in the system, component or area inspected.

IMPORTANT NOTES

- As a general rule of thumb around the construction industry, homes weight about 200 pounds per square foot for a single-level home, 275 for two levels and 350 for three levels. This includes the foundation. As a result a 1,200 sq. ft. ranch style house (single story) weighs about 240,000 lbs. or 120 tons. A 1,200 sq. ft. 2 story cape style house would weigh about 330,000 lbs. or about 165 tons. In each case, about half of this weight is the foundation. Properly supporting these immense weights takes greater skill than possessed by the typical home owner, local handyman or inexperienced contractor. Poorly executed repairs can lead to hidden damage and a false sense that the problems are solved. For these reasons, you should rely on the services of a structural engineer or a licensed contractor specializing in structural repairs

to guide your decisions on repairs or modifications to the structure. It is also important to ensure the work is performed under a building permit.

- Though controversial, you should be aware that wood, when exposed for a long period to elevated temperatures, can develop a lower than normal ignition temperature. This is important to the house structure when framing members are continuously exposed to elevated temperatures (such as is seen around many heating systems). To the extent practical, it is prudent to protect these surfaces from exposure to the extended higher temperature. For more information on this issue, see: https://bit.ly/3crSms8. (**'Pyrophoric Carbon' and Long-term, Low-temperature Ignition of Wood** by **Vytenis Babrauskas, Ph.D.)**

Roofing

DESCRIPTION OF ROOFING

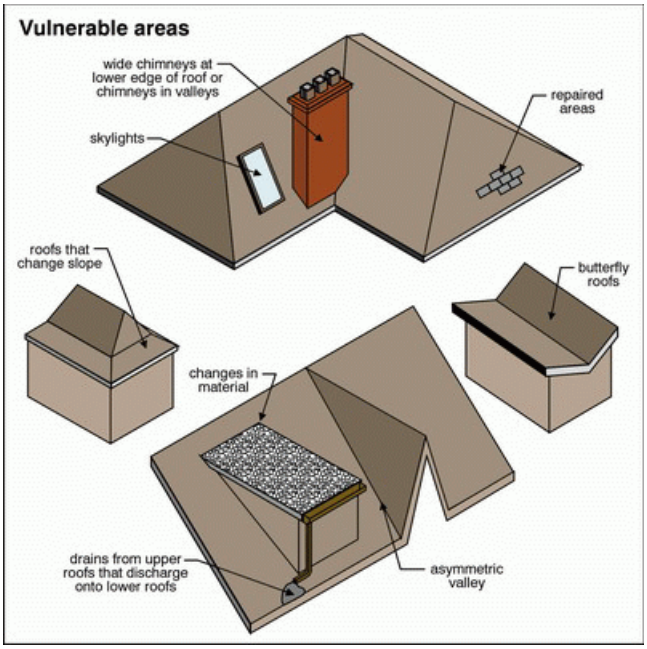
Roof Covering: •Asphalt Shingle
Roof Flashings: •Not Visible
Chimneys: •None
Roof Drainage System: •Aluminum •Downspouts discharge above grade
Skylights: •Curb-Type
Method of Inspection: •Viewed with binoculars •Viewed with digital camera with 10x or 12X optic lens

ROOFING OBSERVATIONS

☐Active Leak(s) Found* ☐Evidence of Prior Leaks Found* ☑No Active Leak(s) Found ☑Attic Sheathing Not Visible
☐chimney flashing* ☐other flashing* ☐roof sheathing* ☐skylight* ☐other*
The entire underside of the roof sheathing is not inspected for evidence of leaks. *See 'Important Note 2' below

Important: *According to 266 CMR 6.04(d), the inspector shall not be required to walk on the roof unless in the opinion of the Inspector he/she is provided Safe Access and the Seller and/or 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 following obstructions, unsafe access & dangerous/adverse situations on the day of the inspection prevented a full visual inspection of the systems, components or equipment related to the Roofing (it is recommended that these areas be re-inspected by a professional licensed roofing contractor).



Details: None

Important Note 1 (typical areas that leak): Certain areas of roofs are more vulnerable to leaks. See diagram for examples. You should periodically monitor these areas as the roof ages.
Important Note 2 (questions for current owner): You should ask the current owner when the current roof was installed, whether any leaks, repairs or ice dams have occurred during their term of ownership, contact information for the installer of the roof and if any remaining warranty is transferable to you as the subsequent owner. If evidence of active leaks or prior leaks is checked off above, you should consult with the current owner on the history of these leaks and their repair history. If they have not been professionally repaired, leaking may reoccur. It is prudent to assume leaks are active unless you can verify all repairs were professionally accomplished with copies of invoices and warrantees. This should be resolved to your satisfaction prior to closing.

Important Note 3 (roof life expectancy): A home inspector cannot predict the remaining life expectancy left for your roof. We do report on the visible condition of the roof(s) and whether we see any water stains or active leaking in the attic. Our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Monitor:** The roofing is in good condition and appears to be in the first third of an expected 25-30 year life. We did not see evidence of active leaks nor need for immediate major repair. It would be wise to consult with the current owner as to any transferrable warranty that may exist.

Gutters & Downspouts

- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge. Downspouts exiting right next to a foundation will discharge hundreds of gallons of water which can find its way through pores, snap-ties openings (metal running the entire depth of the concrete and used to hold the temporary form wall in position during the initial pouring of the foundation) and minor cracks in the concrete. This can provide a path for water to enter your basement. Solutions include extending the downspouts and/or re-grading of the land near the house.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Roof leakage may cause concealed interior water damage, decay and mold and such conditions are not always *readily accessible* for inspection and may not be found during the inspection.
- Evidence of prior leaks may be disguised by interior finishes.
- The condition of the roof is approximate only and does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, solar systems, satellite dishes, chimney/flue interiors which are not safely & readily accessible and lightning arresters, are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns. Though Inspections Plus prefers to walk on the roof, it is not done if, in the judgment of the inspector, it is unsafe to do so.
- Roofs or roof penetrations that have been patched with asphalt or other sealants are prone to unexpected leakage. These sealants are not permanent repairs and require frequent inspections and reapplications.
- Flat roofs with decks cannot be visually inspected.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service: •120/240 Volt Main Service - Service Size: 200 Amps

Service Drop: •Overhead •Encased In Conduit

Service Entrance Conductors: •Aluminum (Coated)

Service Equipment & Main Disconnects: •Main Service Rating 200 Amps •Breakers •Located: Main Panel

Service Grounding: •Ground Connection Not Visible

Service Panel & Overcurrent Protection: •Panel Rating: 200 Amp •Breakers •Located: Basement

Sub-Panel(s): •Panel Rating: 100 Amp •Breakers •Located: Attic

Distribution Wiring: •Copper

Wiring Method: •Armored Cable "BX" • Non-Metallic Cable "Romex"

Switches & Receptacles: •Grounded

Ground Fault Circuit Interrupters: •Bathroom(s) •Exterior •Kitchen •Electrical Panel

ELECTRICAL OBSERVATIONS

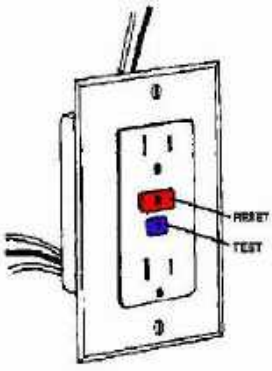
Important Safety Note: Repairs attempted by untrained or unlicensed individuals to any electrical component may result in injury or death from electric shock or create a future and/or hidden unsafe condition. It is recommended that any of the listed repairs or improvements below be performed by a licensed electrician. All electric recommendations or observations, however minor, should be considered as a safety item.

Obstructions, unsafe access & dangerous/adverse situations prevented a full visual inspection of the systems, components or equipment of the Electric System (it is recommended that these areas be re-inspected once these limitations are eliminated)

Details: Interior Obstruction – finished attic obscures wiring;

GFCI Information: A "GFCI" is a ground fault circuit interrupter. A receptacle type is shown on the right (installed instead of a regular outlet); a breaker type is shown on the left (always located in an electric panel). A ground fault circuit interrupter is an inexpensive electrical device that, if installed in household branch circuits, could prevent over two-thirds of the approximately 300 electrocutions still occurring each year in and around the home. Installation of the device could also prevent thousands of burn and electric shock injuries each year.

In the home's wiring system, the GFCI constantly monitors electricity flowing in a circuit, to sense any loss of current. If the current flowing through the circuit differs by a small amount



RECEPTACLE TYPE GFCI

from that returning, the GFCI quickly switches off power to that circuit. The GFCI interrupts power faster than a blink of an eye to prevent a lethal dose of electricity. You may receive a painful shock, but you should not be electrocuted or receive a serious shock injury.

Since a GFCI detects ground faults, it can also prevent some electrical fires and reduce the severity of others by interrupting the flow of electric current. In homes built to comply with the National Electrical Code (the Code), GFCI protection is required for most outdoor receptacles (since 1973), bathroom receptacle circuits (since 1975), garage wall outlets (since 1978), kitchen receptacles (since 1987), and all receptacles in crawl spaces and unfinished basements (since 1990). Owners of homes that do not have GFCls installed in all those critical areas specified in the latest version of the Code should consider having them installed. For broad protection, GFCI circuit breakers may be added in many panels of older homes to replace ordinary circuit breaker. For homes protected by fuses, you are limited to receptacle or portable-type GFCIs and these may be installed in areas of greatest exposure, such as the bathroom, kitchen, basement, garage, and outdoor circuits.

Either type of GCFI should be periodically tested.

Information on Arc Fault Circuit Interrupters (AFCI): Your house is equipped with AFCI. An arc fault is an unintended electric arc flowing through an unintentional path. Common causes for arc faults in a home include:

- Loose or improper connections, such as electrical wires to outlets or switches.
- Frayed or ruptured appliance or extension cords.
- Pinched or pierced wire insulation, such as a wire inside a wall nipped by a nail or screw or a chair leg setting on an extension cord.
- Cracked wire insulation stemming from age, heat, corrosion, or bending stress.
- Overheated wire or cords.
- Damaged electrical appliances.
- Wires or cords touching vibrating metal.
- Electrical wire insulation chewed by rodents

Annually, over 40,000 fires are attributed to home electrical wiring. These fires result in over 350 deaths and over 1,400 injuries each year. Arcing faults are one of the major causes of these fires. When unwanted arcing occurs, it generates high temperatures that can ignite nearby combustibles such as wood, paper, and carpets. AFCIs are able to detect certain types of dangerous arcing conditions. They look and work just like conventional circuit breakers and fit into electrical panels in the same way. Not only do they protect against overloads and short circuits, but they also electronically sense arcing. AFCIs should be tested once a month to make sure they are working properly and providing protection from fires initiated by arcing faults. A test button is located on the front of the device. If the device does not trip when tested, the AFCI is defective and should be replaced.

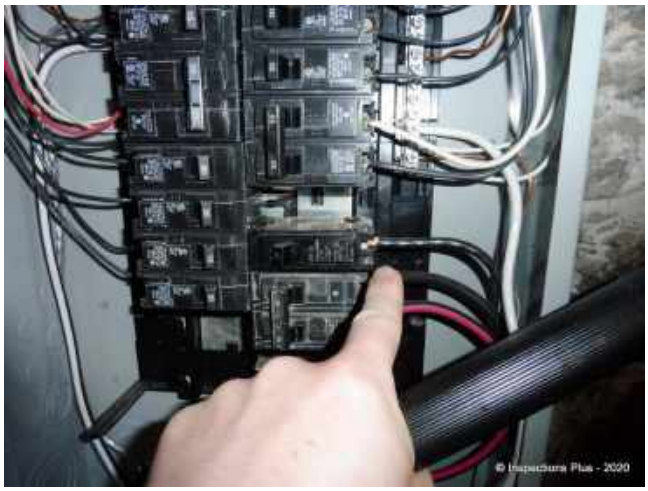
General Comments

Important Safety Note: Inspection of the electrical system revealed that amateur wiring practices are visible in this home. Massachusetts allows homeowners to perform their own wiring but requires that it be done under a building permit. A building permit ensures that the wiring is inspected by a municipal building inspector to ensure it is safe and done correctly. It is recommended that you research town records to make sure a building permit was issued for this work. ***Unsafe electrical conditions represent a shock hazard***. A licensed electrician should be consulted to undertake any repairs, if needed.

RECOMMENDATIONS / OBSERVATIONS

Main Panel

- **Improve, Further Investigate:** The main distribution panel shows evidence of amateur wiring practices. A licensed electrician should be engaged to recommend improvements.
- **Further Investigate, Repair?**: A 15-amp breaker in the main panel is feeding a circuit with much larger amperage capacity. Although this is not a safety concern, because the breaker will never allow more than 15-amps to be fed, the condition should be further investigated to confirm if 15-amps is adequate for the circuits demands. This circuit appears to feed an electric power supply for the furnace. Consult a qualified electrician and/or HVAC technician.



Distribution Wiring

- **Repair, Safety Issue:** Abandoned wiring in the basement should be removed.
- **Repair:** Extension cords in the basement should not be used as permanent wiring. There are multiple instances of these cords being used. This wiring should be removed and permanent wiring installed if electricity is needed in these areas.

Outlets

- **Improve:** It is not uncommon for older houses to have fewer outlets per room than found on more modern houses. Depending on your lifestyle, this may prove adequate or be frustrating. Consult a licensed electrician should you find the lack of outlets to be of concern. In the interim, be very careful of using extension cords and power strips as a way to get around the problem. This can lead to fires within the house.

Switches

- **Further Investigate:** The inoperative switch at the exterior outlet (rear wall of home) should be investigated to determine its function.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected. Furniture and/or storage usually restricts access to some electrical components. Such components are not inspected.
- Only a representative sampling of outlets and light fixtures were tested. Electrical devices and appliances in use during the inspection are not unplugged or tested.
- The inspection does not include emergency or back-up generator assemblies and associated wiring and controls, remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, telephone, thermostats, smoke and carbon monoxide detectors and other components which are not part of the primary electrical power distribution system.
- Inspections Plus does not determine the extent of damage caused by electrical problems found. Hidden safety problems may exist. It is recommended that you consult with a licensed electrician, prior to closing, to make such a determination.
- We do not collect engineering data on the compatibility of the overcurrent devices with the electric panel and/or determine the short circuit interrupting current capacity.
- We do not determine or report on the adequacy of the ground and/or the in-place systems to provide sufficient power to the dwelling. We do not observe or report on the sufficiency of the distribution system in the dwelling. We do not inspect, observe, operate or report on underground utilities, pipes, buried wires or conduits.
- We do not insert any tools, probes or other testing devices inside of any electric panel.
- We do not test or operate any overcurrent devices (e.g., breakers) except ground-fault circuit interrupters and arc fault interrupters.
- We do not dismantle any electrical devices or controls other than remove the readily accessible covers of the main and sub panels, provided such removal will not mar any painted or finished surfaces of the dwelling.
- We do not observe and report on the quality of the conductor insulation, test for electro-magnetic fields (unless separately agreed to as an “Additional Service”), underground utilities, pipes, buried wires or conduits.
- If your house has been unoccupied or under used for an extended period (greater than 3 months or so), your house systems have likely been underused. A new occupancy by a larger group of people will demand more of the house systems that demanded by the prior owner. This combination means that the house systems have been likely underused for an extended period. As the house returns to full occupancy and use, be aware that you may run into electrical issues that are not visible during a visual inspection and arise because of increased usage of such systems. It is important to be vigilant during the first few weeks of occupancy to ensure the house systems are properly accommodating the increased usage.

IMPORTANT NOTES

1. According to the National Fire Protection Association (NFPA), lightning fires in dwellings, duplexes and manufactured homes caused more than $65 million a year in direct losses from 1988-1992. The National Weather Service publication, *Storm Data,* recorded 3,239 deaths and 9,818 injuries from lightning strikes between 1959 and 1994, citing lightning as a leading cause of weather-related deaths, second only to floods. Inspections Plus does not inspect lightning protection systems. Only a trained expert, familiar with this specialized industry and the national codes and standards that govern it, can advise you on whether you need such a system or whether the system you have will work. To find such an expert, go to: www.lighting.org

Heating

DESCRIPTION OF HEATING

Energy Source: •Gas
Heating System Type: •Forced Air Furnace (Hi-Efficiency)
Vents, Flues, Chimneys: •Plastic
Heat Distribution Methods: •Metal Ductwork •Fiberglass Ductwork
Other Components: •Condensate Pump

HEATING OBSERVATIONS

Obstructions, unsafe access & dangerous/adverse situations prevented a full visual inspection of the systems, components or equipment of the Electric System (it is recommended that these areas be re-inspected once these limitations are eliminated)

Details: None

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. It is provided later in this report.

Miscellaneous Information

Data	Implications of 'NO'	Recommendation
☑Yes ☐No All Rooms Have a Heat Source?	Cooler areas may be uncomfortable; Can be an issue for VA, HUD, FHA. mortgages	Consult with Heating Specialist for options; Check with Your Mortgage Provider
☐Yes ☐No ☑N.A. Chimney thimble on gas or oil fired heating systems using metal flue pipe?	No assurance that metal flue pipe is correctly inserted into chimney liner	Required on new homes; recommended on older homes. Consult a licensed plumber, heating technician or professional mason
☑Yes ☐No ☐Partial Heat Supply Piping or Ducts Insulated?	Energy Efficiency Issue	Consult with Heating Specialist; Consider Insulating

Positive Attributes

This is a high efficiency heating system.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Repair:** The heating system is in working order and operating as designed. The system should achieve an average life of 15-20 years if maintained regularly. The system should be serviced prior to closing and should be serviced at least once every 2 years after that.
- **Repair:** The air filter should be replaced and the cover for the filter compartment repaired or replaced as necessary.
- **Further Investigate:** As mentioned in the electrical section of this report, an HVAC specialist should confirm the 15-amp electrical supply to the furnace is adequate and meets furnace specifications.

Supply Air Ductwork

- **Repair:** Balancing of the ductwork is recommended to improve the distribution of heat supply. Consult a qualified HVAC technician.
- **Improve:** Duct cleaning is recommended. Consult a qualified duct cleaning or environmental firm.
- **Repair:** The supply duct at the 3rd floor bedroom if blocked off and lacks a register. Consult a qualified HVAC technician.

Combustion / Exhaust

- **Further Investigate:** This house has evidence that an oil tank once existed on the property. You should confirm the location of the tank and that it was removed (including all delivery lines that may have been in the concrete floor of the basement). Also, you should confirm the tank was not buried or had ever leaked.

LIMITATIONS OF HEATING INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance of any type of heating system is not determined. Consult with the current owners about historical comfort levels during different seasons. Rooms with no separate heat source may not be comfortable in colder weather conditions.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace or boiler heat exchanger, humidifier or dehumidifier, underground pipes, tanks and/or ducts and electronic air filters are not tested or inspected.
- Solar space heating equipment/systems are not inspected.
- Unitary heaters (commonly known as space heaters) are not inspected. Be aware that home owners insurance may want to inspect these devices as part of underwriting a policy. Consult with a gas heating technician for an inspection or repairs.
- The operable use of low water shutoffs and all valves is not included in the inspection.
- If a boiler or furnace is not operational during the inspection, a home inspector does not turn on gas, light pilot lights or turn on the electric portion of the heating system.
- Please understand that a thorough heating inspection cannot be completed in the off-season (thermostats will generally not work above 85 degrees F. The heating system should be inspected again at the beginning of the heating season.
- We do not collect engineering data on the size of the heating system, the size of length of the heat distribution system, the adequacy and/or uniformity of the installed heating systems to heat the dwelling or any individual room.
- We do not ignite or extinguish solid fuel and/or gas fires. We do not operate any automatic safety controls.
- If your house has been unoccupied or under used for an extended period (greater than 3 months or so), your house systems have likely been underused. A new occupancy by a larger group of people will demand more of the house systems that demanded by the prior owner. This combination means that the house systems have been likely underused for an extended period. As the house returns to full occupancy and use, be aware that you may run into heating issues that are not visible during a visual inspection and arise because of increased usage of such systems. It is important to be vigilant during the first few weeks of occupancy to ensure the house systems are properly accommodating the increased usage.

IMPORTANT NOTES

- As a minimum, it is recommended that oil boilers be serviced annually.
- Gas heating systems should be maintained, as a minimum, every 2 years.
- Effective March, 2006, Nicole's Law requires residential buildings in Massachusetts that contain enclosed parking or equipment such as boilers, furnaces and hot water heaters to have working carbon monoxide detectors. In most residences, carbon monoxide alarms are required to be located on every level of a home or dwelling unit including habitable portions of basements and attics. On levels with sleeping areas the alarms must be placed within ten feet of the

bedroom doors. CO alarms do not go inside garages. Local fire departments will inspect residences upon the sale or transfer of a property to ensure compliance with the law. A similar requirement exists in Rhode Island.

- It is recommended that, as part of the routine maintenance performed on your heating system (e.g., wood, coal, gas, oil), you request the heating technician to also annually test carbon monoxide levels in your home to ensure your safety.
- Homes using natural gas or propane should have these lines, meters and associated equipment periodically examined by the gas company or fuel provider. If you smell such fuels in your house, no matter how slight, call your fuel supplier immediately.
- A puff-back is caused by an oil burner that has malfunctioned. In mildly technical terms, it's a kind of explosion inside the combustion chamber caused by the fast ignition of built-up gas or oil vapors. The results can spread throughout a house and can be very unpleasant to deal with (often requiring the use of restoration specialists obtained through a homeowner's insurance claim). The residue that comes with a puff-back isn't so much dust as it is part petroleum (oil-based) particles. This is one of the reasons that the soot "sticks" to absolutely everything in the house. It is recommended that you directly ask the current owner whether this situation has ever occurred in this house, whether an insurance claim has ever been filed for this type of situation or whether a restoration company has ever been retained to clean up furnace or boiler soot.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source: •Electricity
Central System Type: •Air Cooled Central Air Conditioning
•Heat Pump Capability (not installed)
Through-Wall Equipment: •Not Present
Other Components: •Condensate Pump

COOLING / HEAT PUMPS OBSERVATIONS

Obstructions, unsafe access & dangerous/adverse situations prevented a full visual inspection of the systems, components or equipment related to the Cooling (it is recommended that these areas be re-inspected once these limitations are eliminated)

Details: AC not operated - see cold weather note below;

Miscellaneous Information

Data	Implications of 'NO'	Recommendation
☑**Yes** ☐**No** AC Exterior Compressor Has Visible Service Disconnect Installed?	Unsafe; Required by Newer Building Codes	Consult a HVAC Specialist or Licensed Electrician
☐**Yes** ☑**No** Central AC Exterior Compressor Has Exterior Electrical Service Outlet in Area?	Required to report on by CMR 266	Consult a HVAC Specialist or Licensed Electrician
☑**Yes** ☐**No** Central AC - All Rooms Have a Cooling Source	Uneven Interior Temperatures	Repair if Uncomfortable
☑**Yes** ☐**No** Compressor Cold Gas Line Insulated?	Can Affect Operation of Compressor	Insulate; Consult a HVAC Specialist
☑Yes ☐No ☐Partial Cooling Ductwork Insulated?	Energy Efficiency Issue	Consult with HVAC Specialist; Consider Insulating

Note: If the exterior temperature is above 65 degrees F. and the AC system is operable, we check for normal temperature differential between input and output air, unusual operating noises, visible damage or defects, and a variety of other possible defects. This inspection is not technically exhaustive; a more thorough inspection, also not technically exhaustive, can be performed by a qualified HVAC service professional, and is recommended when any defects or malfunction are suspected.

Cold Weather Note: *Cooling systems are **not** operated when the outside temperature on the day of and prior to the inspection is less than 65 degrees F. Operating the system under cold circumstances may cause damage to the compressor, 'A' coil or other components. Some compressor motors can be seriously damaged by being "slugged" with liquid refrigerant or by lack of good lubrication if the compressor is started in cold conditions. This precaution is consistent with those recommended by various manufacturers of AC equipment. Since the central AC system could not be safely operated, it is recommended that the current owner show you that the system has been recently maintained or be willing to have the system further inspected in the warm weather by a licensed AC professional.*

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Repair:** The air conditioning system requires servicing.

Heat Pump

- **Further Investigate:** The outdoor unit is capable of being operated as a heat pump, however is not installed to function as such with a corresponding interior unit. A qualified heating and cooling technician should be consulted to further evaluate the possibilities of this system in the event you wish to utilize the heat pump function.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Non-central air conditioners and thru-wall or window mounted air conditioning units are not inspected or operated.
- We do not collect engineering data on the size of the cooling equipment or the size and length of the distribution systems. We do not report on the adequacy or uniformity of the installed systems to cool the dwelling or any individual room.
- We do not observe, describe or report on the adequacy of the installed systems to cool the dwelling. filter systems or their effectiveness and/or on evaporator coils.
- We do not observe, describe, inspect or operate air filters or determine their effectiveness.
- If cold weather prevents safe operation of the AC system, we do not inspect any components of the system.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Not Visible
Roof Cavity Insulation:	•Isolated Areas of Spray Foam Insulation Visible In Side Attic •Not Visible
Exterior Wall Insulation:	•Not Visible
Floor Cavity Insulation:	•Low Levels Suspected (But Not Visible)
Vapor Retarders:	•None Visible •Unknown
Roof Ventilation:	•None Visible
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

Obstructions, unsafe access & dangerous/adverse situations prevented visual inspection of systems, components or equipment related to Insulation/Ventilation (it is recommended that these areas be re-inspected when limitations are eliminated)

Details: Attic Obstruction – finished attic prevents inspection of insulation levels;

Important Note: 'R' value (rate of heat loss per hour) gives you an idea of how well insulation, windows and other house material resists heat loss. The higher the "R' value, the better the material is at insulating against heat loss. Insulation which is compressed will not give you its full rated R-value. Insulation placed *between* joists, rafters, and studs does not retard heat flow through those joists or studs. This heat flow is called thermal bridging. So, the overall R-value of a wall or ceiling will be somewhat different from the R-value of the insulation itself. That is why it is important that attic insulation cover the tops of the joists.

R-value does not measure heat flow through air leakage. According to the U.S. Department of Energy, air leakage accounts for as much as 40 percent of the total energy lost by an average home. Although it is important to have a home with high R-values, it is imperative to reduce, if not eliminate, the cracks, gaps and voids in a wall cavity. Caulking, air sealing (especially any openings to the attic) and the use of spray foam insulation are several ways to reduce air leakage.

Your home's actual energy efficiency depends on a balance between air sealing, insulation, moisture control and ventilation.

In New England, the EPA recommends R38-49 in the ceiling, R11-22 in the floor, R11-19 for basement and crawl space walls. If you have heating or cooling ductwork, it is recommended that it be insulated R6 and R11.

Important Note: Caulking is an important part of lowering your energy bills and maintaining the weather tightness of the house. All visible seams of the exterior of the house should be appropriately sealed to prevent the entry of water, wood destroying insects and the loss of already heated or cooled air.

Bathroom Ventilation: Proper bathroom ventilation is important to reduce moisture levels in the house and to minimize the formation of mold. In general, it is achieved either through the presence of a window in the bathroom or a separate active exhaust fan. If a fan is used it should exhaust directly to the exterior through an insulated exhaust duct. In older homes, fans sometimes directly exhaust into a floor void or the attic (which cannot always be confirmed during a visual home inspection).

General Comments

As is typical of homes of this age and construction, insulation levels are relatively modest.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Floors

- **Improve:** Insulation improvements in the basement ceiling may be desirable, to improve the comfort of the room above. No visible insulation is currently installed in these areas.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Home inspectors do not walk on exposed framing members unless they judge it safe to do so and that will not cause damage to finished surfaces (example: ceilings). Inspectors do not walk on insulation covered framing members.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted for and discussed in this or a separate report.
- We do not observe, describe or report on venting equipment that is integral with household appliances, the adequate venting of kitchens or the uniformity and capacity of the installed ventilation systems to ventilate the various areas of the dwelling.
- Any estimates of insulation R values or depths are rough average values.
- Inspections Plus does not perform mold inspections and does not determine the extent of damage caused by mold or the type of mold-like substances incidentally noted during the normal home inspection process. The use of the word ‘Mold” in this report refers to mold, mold-like substances and mildew and is used only as a general term. Any identification of mold, mildew or mold-like substances is provided to you only as general information. You should use the services of a professional mold expert to determine the specific type of mold found and the proper methods for safe remediation. Since mold depends on certain moisture conditions for survival, ensure you also eliminate the sources of moisture or poor ventilation that supports the mold.
- The home inspector does not inspect for wood destroying insects, rodents or vermin unless separately contracted for in writing. Any mention of wood destroying insects, rodents or vermin in this report is incidental and not an adequate substitute for an inspection by a licensed pesticide professional.
- Engineering or architectural services such as collection of engineering data such as size, span, spacing, section modulus, slenderness ratio and/or modulus of elasticity of structural members, calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source: •Public Water Supply
Service Pipe to House: •Not Visible
Main Water Valve Location: •Not Found
Interior Supply Piping: •Copper •Steel •Plastic •Not Visible
Waste System: •Public Sewer System
Drain, Waste, & Vent Piping: •Plastic •Cast Iron •Steel
Water Heater: •Gas

PLUMBING OBSERVATIONS

Obstructions, unsafe access & dangerous/adverse situations prevented a full visual inspection of systems, components or equipment related to Plumbing (it is recommended that these areas be re-inspected when limitations are eliminated)

Details: Water Heater - stored items and/or clutter in front of water heater obstructs visibility;

Miscellaneous Information

Data	Implications of 'No'	Recommendation
☐Yes ☑No ☐Partial Hot water supply piping insulated?	Not required but a good idea	Consider Insulating Exposed Pipes
☑Yes ☐No ☐Partial All Supply pipe supports made from compatible material?	Can cause leaks over time due to galvanic corrosion	Replace Supports; Consult Licensed Plumber
☑Yes ☐No ☐N.A. Hot water heater has a vacuum relief valve?	Can cause unsanitary conditions due to cross connections	Immediately consult a licensed plumber
☑Yes ☐No ☐N.A. Hot water heater has a pressure relief valve?	Can cause serious personal injury and building damage	Immediately consult a licensed plumber
☐Yes ☐No ☑N.A. Chimney thimble on gas or oil fired hot water heaters using metal flue pipe?	No assurance that metal flue pipe is correctly inserted into chimney liner	Required on new homes; recommended on older homes. Consult a licensed plumber, heating technician or professional mason

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.

How Much Hot Water Do You Need? The answer mostly depends on how many bathrooms you have and how much water your family uses during its busiest hour. Once you have this number, look on the yellow "EnergyGuide" label on your hot water heater. This label is required by law. The "First Hour Rating" is on the upper left corner. You will likely need even more water than the chart if you have a whirlpool tub that is used regularly. The capacity of your current hot water heater is shown above in the "Description of Plumbing" section.

General Comments

Note About "PEX" piping: PEX was developed in the 1960s. PEX tubing has been in use in many European countries for plumbing, radiant heating and snow melt applications since that time. PEX was introduced in the United States in the 1980s. PEX 's flexibility and strength at temperatures ranging from below freezing up to 200 degrees Fahrenheit makes it an ideal piping material for hot and cold water plumbing systems and hydronic radiant heating systems. PEX is ideally suited for potable water plumbing applications. It is flexible, making it easy to install and service. PEX is able to withstand the high and low temperatures found in plumbing and heating applications, and is highly resistant to chemicals found in the plumbing environment. Although not freeze proof, PEX also provides the homeowner with many useful benefits. Flexible systems are quieter than rigid piping. The smooth interior resists scale buildup and corrosion that can affect long term pipe flow characteristics. PEX is also very freeze-break resistant. Finally, PEX systems have attractive installation costs when compared with rigid materials. PEX is the best piping material for many plumbing applications, but not for outdoor or UV exposed applications.

PEX is manufactured and tested according to stringent national consensus standards: ASTM F 876 and F 877. Both the product manufacturer and independent third party testing agencies conduct routine quality control and quality assurance evaluations to insure the product meets ASTM and NSF Standards. Compliance with the standards ensures the homeowner's safety and quality. Additionally, PEX is included in all of the major model plumbing codes used in the United States and Canada, CSA, IAPMO, SBCCI, BOCA, ICBO, IPC and NSPC, and approved by HUD for hot and cold potable water plumbing use.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

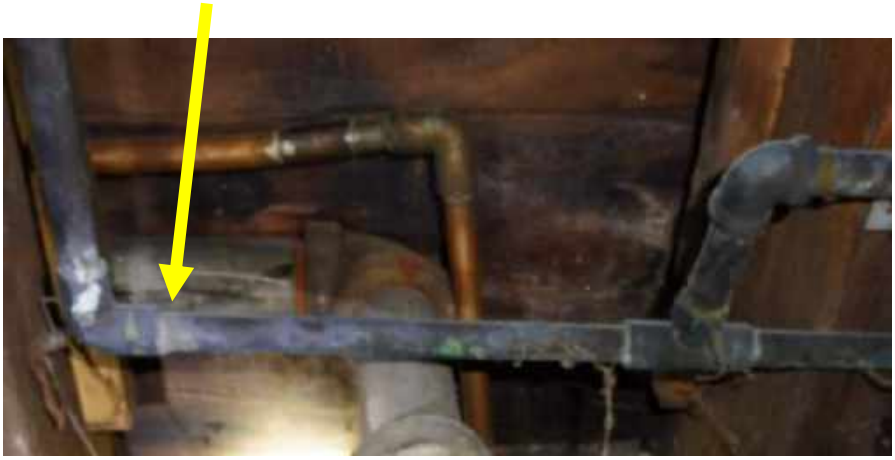
- **Monitor:** The Navien tankless hot water heater is functional and shows no signs of visible damage or active leaking. The typical life expectancy of a tankless hot water heater is about 20 years. The system should be serviced every 2 years with the gas furnace. If no documentation of a servicing in the last two years can be produced, the system should be serviced prior to closing.

Gas Piping

- **Repair:** There is evidence of corrosion at the gas piping in the basement. The gas utility should be consulted.

Supply Plumbing

- **Further Investigate:** The location and condition of the main water entrance should be further investigated. Stored items/clutter in the basement concealed its location during the inspection.
- **Improve:** Some supply piping in the basement is poorly secured or supported. Improvement is necessary.
- **Monitor:** Very old copper supply piping still exists in the basement. Some of the piping has been replaced with new copper and PEX piping. The old copper piping is corroded in areas and should be monitored for additional corrosion or leakage. Eventual replacement should be expected. No active leaking was noted on the day of inspection.



Waste / Vent

- **Major Concern, Further Investigate, Repair:** The cast iron waste piping is very old, fully depreciated, beyond its useful life and prone to unexpected leaking. Since this type of piping corrodes uniformly from the inside out, replacement of more than one section at a time may be required. This repair can become expensive if many sections of pipe are involved.

There are 2 basic external signs of impending failure. The first is a crack. This is likely due to the hydrogen sulfide gas collecting in concentration and the resulting acidic attack weakening the pipe wall. The other external indication of failing cast iron pipes is blobs of rust, usually found on the underside of horizontal sections. The size of these blobs can be anything from little pimples to about the size of half a walnut shell. These aren't as obvious as cracks and can be overlooked because they don't perpetually leak. As the iron around a pinhole rusts, the iron expands and seals the leak. While they might not be actively leaking when discovered, it's certainly a sign that internal corrosion has breached the wall of the pipe. Because the older methods of casting can cause variations in the thickness of the cast iron pipe walls, these external signs may occur in random places (usually where the pipe wall is thinnest).

Some professionals and homeowners only patch the areas showing external signs of failure. This method is temporary since the failure of the cast iron pipe is already underway but may not yet show the external signs in the thicker walled areas. A permanent repair is replacement of all the cast iron, usually by white PVC pipe. Consult a licensed plumber.

The inspection revealed the following:

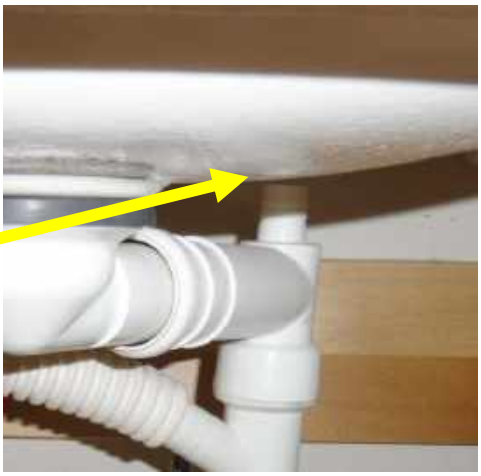
☐ Crack in pipe, but **no active leak** – Monitor and be prepared for future repairs
☐ Crack in pipe; active leak – Repair the pipe; be prepared for replacement of additional pipe sections

☑ Rust blobs visible but **no active leak** – Monitor and be prepared for future repairs
☑ Rust blobs visible; active leak – Repair the pipe; be prepared for replacement of additional pipe sections

☐ No rust blobs or cracks visible – Based on age alone, monitor & be prepared for future repairs.

- **Repair:** Abandoned waste piping overhead in the basement should be removed.
- **Repair, Safety Issue:** Unsealed opening in the waste piping in the basement should be corrected. Although the open cast iron pipes in the basement are for abandoned downspout connections (from the outside), the pipes still connect to the active sewer connection which can let sewerage, and sewer gases into the home. Consider removal and appropriate termination of this abandoned piping.

- **Further Investigate, Repair:** Upon review of pictures taken in the 3rd floor bathroom, the right side sink waste piping does not appear to be properly vented. The vent pipe appears to terminate inside the cabinet, behind the sink. A licensed plumber should be engaged to further investigate. Repair can become complicated if the sink(s) in this bathroom are not properly vented the exterior or the main vent stack.



- **Further Investigate:** The presence of sufficient venting for the houses main waste piping is suspect. The location of the main vent stack discharging above the roofline should be confirmed. When other plumbing work is performed in the home, it would be wise for the contractor to further investigate if sufficient venting is present.

Fixtures

- **Repair:** The sink in the basement is sitting on loose concrete blocks on the floor. The sink should be tightly fastened to a stable base to prevent damage to piping or personal injury.
- **Repair:** ***The first floor toilet is loose and leaking***. Loose toilet(s) is a common observation during a home inspection. The toilet also shows evidence of current leakage as detected with a penetrating moisture meter. It is important to perform this repair as soon as possible to avoid additional water leakage, damage to ceilings below the toilet, floor damage and hidden damage that is not discovered until more extensive bathroom renovations are done. The source of the leak can be a damaged toilet seal, leaks between the water tank and the toilet, condensation dripping off the tank exterior and leakage from the water supply piping and/or valves.

A good resource for any homeowner that wants to handle this repair themselves is: https://homeangelsfl.com/tips-on-how-to-replace-the-wax-ring-on-a-toilet/

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected. Stored items under sinks are not moved and may obscure plumbing defects. It is recommended that you examine all areas under enclosed sinks during the final walkthrough.
- Inspections Plus does not determine the extent of damage caused by plumbing problems found. Hidden safety concerns, damage or mold may exist. It is recommended that you consult with a licensed plumber or mold specialist, prior to closing, to make such a determination.
- Water quantity, pressure, adequacy & quality are not tested unless explicitly contracted for and discussed in a separate report. Clothes washing machine connections are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless separately contracted for and discussed in this or a separate report.
- A home inspection is not designed to determine if an underground storage tank, particularly a fuel oil tank, exists, has ever existed on the property or has been properly disposed of. It is recommended that you ask your real estate representative and the current homeowner about the history of the house regarding such tanks. Additionally, this information may be available from the local building inspector, fire chief or the state department responsible for environmental management.
- French drain systems, also called basement perimeter drain systems, are usually not visible and cannot be inspected without introducing water into the basement. Their proper operation is critical to preventing groundwater entry into the basement. You should ask the current owner to provide you with details of the system installed and any applicable warranties. Sump pumps are not operated or inspected. No opinion is expressed as to their adequacy to deal with water in the basement.
- We do not:
  - test any valves except readily accessible toilet flush valves and fixture faucets.
  - collect engineering data on the size of or length of water and/or waste systems or remove covering materials.
  - report on the adequacy and/or efficiency of the installed systems and components to provide sufficient hot water to the dwelling.
  - observe or report on the sufficiency of the water supply or waste systems or drainage for the dwelling.
  - determine whether water supply & waste disposal systems are public or private; perform Title V inspections.
  - determine the effectiveness of anti-siphoning devices.
  - observe, operate or report on exterior hose bibs and water conditioning or filter systems.

IMPORTANT NOTES

- If your house has a tiled shower assembly, be aware that leaks can suddenly and unexpectedly develop if the grout fails (even very minor flaws or cracks can cause leaks) or is not regularly sealed (every 3 years). These flaws are usually not visible during an inspection. Since it cannot usually be determined when the prior owner may have performed this needed maintenance, it is recommended that you seal the grout and repair any small imperfections before it is used for normal showering or bathing. Such leaks often do not create visible signs for a long period though hidden water damage is nonetheless occurring. It is also recommended that you ask the current owner about the history of water leaks from such bathrooms before the closing.
- Longer term unoccupied houses (or bathrooms that are seldom or never used) can develop unexpected leaks in the waste piping. This is especially true in houses with older waste piping such as steel, lead or cast iron. While some water is run down the drains, this cannot simulate the waste flows characteristic of full occupancy. There also may be partial blockage of the sanitary drain lines buried in the yard, from broken pipes or tree roots. Examination of such partial blockage is beyond the scope of this inspection. If drain stoppages occur, you should retain a licensed plumber.
- Longer term unoccupied houses (or bathrooms that are seldom or never used) can develop unexpected leaks in the supply piping. It is recommended that you frequently visually inspect all supply piping during the first few weeks or so of occupancy (or regular use of the bathroom) and call a licensed plumber at the first signs of any leaks.
- Hot water heaters are prone to unexpected failure. Their useful life (7-12 years) is affected by age, water conditions, ambient conditions, amount of usage and other factors. You should consider replacing any unit that is older than 6 years or shows any indication of rusting or water leakage. A sudden failure of this device can lead to basement flooding and hidden damage from water. Condominium owners are generally liable for damage caused to other units.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials: •Drywall •Paneling

Floor Surfaces: •Tile •Vinyl/Resilient •Wood

Window Type(s) & Glazing: •Casement •Double/Single Hung •Fixed Pane

Doors: •Wood-Solid Core

INTERIOR OBSERVATIONS

Obstructions, unsafe access & dangerous/adverse situations prevented a full visual inspection of systems, components or equipment related to Interior (it is recommended that these areas be re-inspected when limitations are eliminated)

Details: None

General Condition of Interior	General Condition of Windows	General Condition of Doors	General Condition of Floors
☐ Above average	☐ Good quality	☐ Good quality	☑ Level floors/plumb walls
☑ Average	☑ Average quality	☐ Average quality	☐ Floor sags/humps typical of old homes
☐ Below average	☐ Modest quality	☑ Modest quality	
☐ Poor condition	☐ Lacking maintenance; repairs needed	☑ Lacking maintenance; repairs needed	
☐ New drywall – expect flaws			
☑ Older home - plaster weakening			☑ Unusual movement of floors/walls (see 'Structure' section)

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Possible Major Concern, Further Investigate:** Pronounced wall cracks were observed, particularly at the 2nd floor at the walls adjacent to the staircase. This staircase if directly above the beam which has visibly dropped in the basement. These cracks are at an approximate 45 degree angle. This implies that structural movement of the building may have occurred. When a solid material is pulled or pushed enough, it shears or breaks along a 45-degree angle and slides to a new position. Brick walls, plaster-covered stud walls, drywall and plaster ceilings all can act in this way. Since the rate of movement cannot be predicted during a one-time inspection it is prudent to have further investigation to fully determine the cause and what repairs are needed. An experienced structural engineer who is familiar with residential building failures should be consulted to further evaluate this condition and the remedies available.
- **Improve:** Typical drywall flaws were observed. Examples are dents, edge cracks, visible seams, nail pops and sloppy or unfinished work. These types of flaws are usually lack of attention to details during the drywall hanging stages of construction. Flaws can also happen due to furniture and normal wear and tear.

- **Improve:** The plaster ceiling in the basement stairwell shows evidence of weakening, as is common in many old homes. You should consider repair or replacement of the ceiling during any interior renovations or repairs to the basement staircase.
- **Improve:** The installation of floor trim at the 3rd floor bedroom is incomplete.

Floors

- **Repair, Safety Issue:** A wood tread at the front staircase to the 2nd floor is cracked. This is a safety hazard that should be repaired promptly.

Windows

- **Monitor:** Water staining was observed at some window sills. Caulking should be improved as a first step. Refer also to the Exterior section of this report.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

Doors

- **Repair:** Damaged or non-functional door hardware at the side door to the outside and the interior door to the basement should be repaired.

Kitchen Cabinets

- **Repair:** Loose or damaged cabinet door hinges and hardware in the kitchen should be repaired.

Stairways

- **Repair:** The loose stairway handrail at the front set of stairs to the 2nd floor should be better secured.

- **Repair, Safety Issue:** For improved safety, it is recommended that a handrail be provided for the 3rd floor and basement stairways.

- **Monitor:** The spiral staircases in this home are difficult to get down quickly and is thereby are dangerous in the event of a fire. Caution should be used when negotiating these stairs.

Basement Leakage

- **Monitor:** The basement shows evidence of moisture penetration known as 'seepage' (moist areas on walls and floors). ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.*** Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.

  The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

  In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.
- **Monitor:** For owners of many old homes, basement leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As basement leakage rarely influences the structural integrity of a home, and because basements of old homes usually remain unfinished, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal belongings.

Environmental Issues

- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

  Beginning April 22, 2010, federal law requires contractors that disturb lead based paints in pre-1978 homes, child care facilities and schools to be certified and to follow specific work practices to prevent lead contamination. You should be aware that this will likely increase the renovation costs for such homes. Contractors performing such work should be able to show you their certification.

- **Monitor:** Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. ***The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard.*** A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **Monitor:** Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. In both Massachusetts and Rhode Island, it is the responsibility of the seller to have the house inspected for these devices and to upgrade these devices as needed to meet the latest requirements. There is no grandfathering of old devices.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- The removal of ceiling tiles or suspended ceilings is not part of this inspection. Items covered by these surfaces are also not inspected.
- Inspections Plus does not determine the extent of hidden damage associated with water stains. Hidden safety concerns, damage or mold may exist. It is recommended that you consult with an experienced professional roofer, plumber or contractor, prior to closing, to make such a determination.
- Fine hair-line cracks are a part of the normal house settlement process. No determination is made as to future settlement.
- Cracks in solid wood doors may be hidden since this is a seasonal occurrence.
- Only a representative sample of windows (usually one window per room) is inspected.
- Window and door screens are not inspected.
- Sump pumps are not inspected unless readily observable and safe to operate. Dehumidifiers are not inspected or operated.
- Only representative samples of windows in each room are operated. Window treatments, furniture arrangement, personal belongings, etc. of the current owner can prevent operation and visible inspection of the window. You should examine and operate all the windows in the house during the final walkthrough to discover flaws that were not previously visible. Windows are reported as they are observed at the time of the inspection only.
- Failed thermal paned seals in insulated glass windows are not always detectable particularly if the windows are dirty or it is raining during inspection. The visible moisture between panes in a failed seal may be apparent or not depending on variations in atmospheric conditions. If this condition exists, it is cosmetic and does not affect the operation or weather resistance of the window. However, repairing this condition may require replacement of the affected glass or entire window.
- Inspections Plus does not determine the extent of damage caused by mold or the type of mold-like substances incidentally noted during the normal home inspection process. The use of the word ‘Mold” in this report refers to mold, mold-like substances and mildew and is used only as a general term. Any identification of mold, mildew or mold-like substances is provided to you only as general information. You should use the services of a professional mold expert to determine the specific type of mold found and the proper methods for safe remediation. Since mold depends on certain moisture conditions for survival, ensure you also eliminate the sources of moisture or poor ventilation that supports the mold.
- When it comes to issues where safety glass is required, there is no “grandfathering” of existing non-conforming conditions. A visual inspection cannot determine if a specific glass installation met code at the time of construction and if replacing it would be considered a necessary repair or a safety enhancement. You should consult with the current owner, builder or glass specialist on any locations subject to human impact.
- Inspections Plus does not test for the presence of lead based paint. If you have questions or concerns as to whether any of the interior or exterior surfaces contain lead based paint, it is recommended they consult a licensed environmental testing company to perform test to identify the presence of any lead based paint.
- Inspections Plus does not inspect for or test, unless separately contracted for, for the presence of environmental substances, including, but not limited to, asbestos, formaldehyde, hazardous waste, household hazardous waste (e.g.,

items which are caustic, flammable, toxic, caustic or ignitable), air quality or anything that could hurt animals, children, adults or the environment, items that may trigger allergies, etc.

IMPORTANT NOTES

- All houses use glass for various purposes. When a person accidentally impacts glass, deep lacerations or death can occur. Most accidents are due to failure to see the glass, slips and falls against glass or intentional breakage. Various regulatory agencies set standards that glass manufacturers must follow. Certain glass must be labeled. These include areas where a person might be aware of the glass, yet still fall or slip, such as a shower or walkway. Another hazard is glass that people might not be aware of, such as a sliding door where a person could think the door was open and walk (or run) straight into the glass. Glass that is tempting to break is also a hazardous location (for example: glass near door where a person might break the door to reach the doorknob. Hazardous locations include swing doors, any pane of glass (except jalousie windows) larger than 3 inches, sliders (exterior and closet doors), storm doors, shower enclosures and sidelights beside a door frame. Consult the http://www.nsc.org website for additional safety tips.
- The Massachusetts Board of Fire Prevention Regulations has approved an emergency amendment to 527 CMR 32 Approved Smoke Detectors. This regulation applies to units undergoing sale or transfer of buildings containing up to five residential units. The regulation, which was scheduled to go into effect January 1, 2010, has been moved to April 5, 2010. At that time the regulation will still require photoelectric smoke detectors within 20 feet of a kitchen or bath containing a shower. Areas located beyond 20 feet will be required to contain dual detection by either a single unit or two separate units. In addition to the date change the regulation has been clarified to indicate it applies to residential units constructed prior to January, 1975 that have not undergone major alteration covered by the State Building Code. It also contains a provision for low voltage household warning systems that may have been installed in these homes.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested: •Gas Range •Built-in Electric Oven •Microwave Oven •Dishwasher •Waste Disposer •Refrigerator

Laundry Facility: •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

APPLIANCES OBSERVATIONS

Obstructions, unsafe access & dangerous/adverse situations prevented a full visual inspection of systems, components or equipment related to Appliances (it is recommended that these areas be re-inspected when limitations are eliminated)

Details: None

General Comments

The appliances are middle aged. As such, they will become slightly more prone to breakdowns; however, several years of serviceable life should remain.

RECOMMENDATIONS / OBSERVATIONS

Dishwasher

- **Repair:** The drain pipe for the dishwasher is required to be fastened to the underneath of the top of the kitchen sink cabinet to create an 'air gap'. This is important for your health and safety. If an air gap is not used or the highest point of the drain from the dishwasher does not run above the drain inlet than waste water that might back up from a plugged drain or from the sink can siphon down into the dishwasher. The second reason for this arrangement is to help reduce the discharge flow from the dishwasher enough for the drain to accept it (especially important if you have a garbage disposal). This minimizes the possibility that when the dishwasher is draining, it will first rise up into your sink.

Clothes Dryer

- **Repair:** The clothes dryer exhaust vent pipe should be improved and cleaned regularly. See section of report on general dryer safety (right after this section) for additional information. Click on the following link to read FEMA's (Federal Emergency Management Agency) advice about dryer fires and how to properly maintain or replace your dryer hose. https://www.usfa.fema.gov/downloads/pdf/statistics/v13i7.pdf

Clothes Washer

- **Improve:** A pan drained to the exterior of the home should be installed under the washing machine to prevent interior damage in the event of leakage.

Kitchen Exhaust Hood

- **Improve:** A kitchen exhaust hood fan should, ideally, be installed at the gas range.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Appliances are not within the scope of a home inspection as defined by state regulations. As a courtesy to our clients, we do determine if applicable and installed appliances are operable. However, this courtesy check is not comprehensive. Refrigerators are checked to see if they are on, cool to the touch and appear undamaged. Water & ice makers are briefly operated if hooked up. Cook tops and ovens are turned on briefly. Microwaves are turned on briefly. Dishwashers are run through the rinse or quick wash cycle only. We do not warrantee or guarantee that the appliance will work once you move into the house.
- Longer term unoccupied houses (or kitchens that are seldom or never used) can develop unexpected appliance problems when you move in and start normal use. You should ask the current owner on whether all appliances were working the last time the house was regularly occupied.
- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency, adequacy for the intended function and overall performance of appliances is outside the scope of this inspection.
- Not all appliances in the house are inspected. Only kitchen appliances that are remaining with the house are inspected. Other appliances (e.g., washer, dryer) are only inspected only if specifically requested.

IMPORTANT INFORMATION

Safety warnings about gas piping: Check condition of flexible gas line connections: *Caution:* we do not pull out appliances to look at gas line connections, but you should do so, checking condition of flexible connections for leaks and assuring that a shutoff valve is installed. Watch for leaks in those flex-connector lines between gas line and the appliance as they are thin wall and often corrode and leak. Gas leaks are dangerous.

Immediate LP or natural gas safety hazards: if there is evidence of an LP or natural **gas leak** at a building, gas odors, for example, you should:

- Avoid doing anything that is likely to cause a gas explosion, such as lighting a match, operating an electrical switch, or even using a telephone in the building
- Leave the building immediately
- Notify other building occupants of the safety concern
- Contact the local gas company and/or fire department

Safety Information on Dryer Vents

The U.S. Consumer Product Safety Commission estimates that in 2010, clothes dryers were associated with 15,600 fires, which resulted in 20 deaths and 370 injuries. Fires can occur when lint builds up in the dryer or in the exhaust duct. Lint can block the flow of air, cause excessive heat build-up, and result in a fire in some dryers.

To help prevent fires:

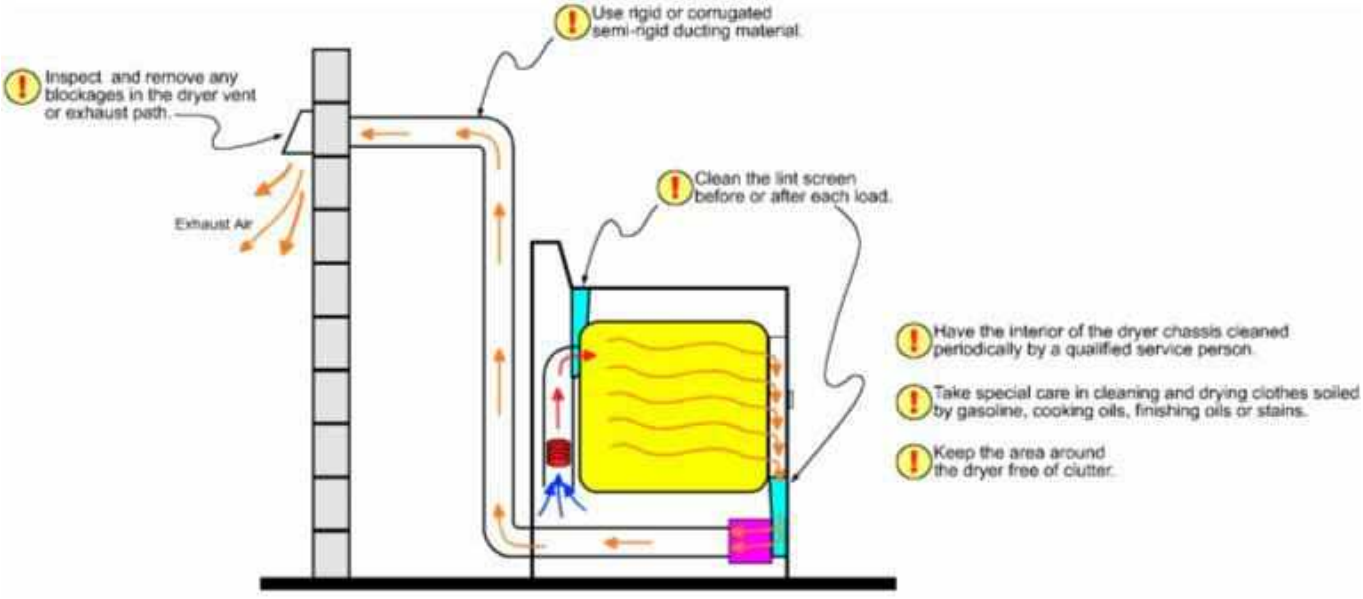
- **Clean the lint screen/filter before or after drying each load of clothes.** If clothing is still damp at the end of a typical drying cycle or drying requires longer times than normal, this may be a sign that the lint screen or the exhaust duct is blocked.

- **Clean the dryer vent and exhaust duct periodically.** Check the outside dryer vent while the dryer is operating to make sure exhaust air is escaping. If it is not, the vent or the exhaust duct may be blocked. To remove a blockage in the exhaust path, it may be necessary to disconnect the exhaust duct from the dryer. Remember to reconnect the ducting to the dryer and outside vent before using the dryer again.

- **Clean behind the dryer, where lint can build up.** Have a qualified service person clean the interior of the dryer chassis periodically to minimize the amount of lint accumulation. Keep the area around the dryer clean and free of clutter.

- **Replace plastic or foil, accordion-type ducting material with rigid or corrugated semi-rigid metal duct.** Most manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, which provides maximum airflow. The flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow.

- **Take special care when drying clothes that have been soiled with volatile chemicals** such as gasoline, cooking oils, cleaning agents, or finishing oils and stains. If possible, wash the clothing more than once to minimize the amount of volatile chemicals on the clothes and, preferably, hang the clothes to dry. If using a dryer, use the lowest heat setting and a drying cycle that has a cool-down period at the end of the cycle. To prevent clothes from igniting after drying, do not leave the dried clothes in the dryer or piled in a laundry basket.



Code of Ethics

ASHI & MASSCAHUSETTS CODE OF ETHICS

AMERICAN SOCIETY OF HOME INSPECTORS
www.ashi.org

You can review the updated 2014 ASHI code by clicking on the following web link:
2014 ASHI Code of Ethics

We adhere to the ASHI code of Ethics and Massachusetts 266 CMR 8.03 that is attached at the end of this document for review.

Mold in Your Home

SOURCE: EPA - "A BRIEF GUIDE TO MOLD, MOISTURE, AND YOUR HOME"

MOLD BASICS

- **The key to mold control is moisture control.**
- **If mold is a problem in your home, you should clean up the mold promptly *and* fix the water problem.**
- **It is important to dry water-damaged areas and items within 24-48 hours to prevent mold growth.**

Why is mold growing in my home?

Molds are part of the natural environment. Outdoors, molds play a part in nature by breaking down dead organic matter such as fallen leaves and dead trees, but indoors, mold growth should be avoided. Molds reproduce by means of tiny spores; the spores are invisible to the naked eye and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. There are many types of mold, and none of them will grow without water or moisture.

Can mold cause health problems?

Molds are usually not a problem indoors, unless mold spores land on a wet or damp spot and begin growing. Molds have the potential to cause health problems. Molds produce allergens (substances that can cause allergic reactions), irritants, and in some cases, potentially toxic substances (mycotoxins). Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic responses include hay fever-type symptoms, such as sneezing, runny nose, red eyes, and skin rash (dermatitis). Allergic reactions to mold are common. They can be immediate or delayed. Molds can also cause asthma attacks in people with asthma who are allergic to mold. In addition, mold exposure can irritate the eyes, skin, nose, throat, and lungs of both mold-allergic and non-allergic people. Symptoms other than the allergic and irritant types are not commonly reported as a result of inhaling mold. Research on mold and health effects is ongoing. This brochure provides a brief overview; it does not describe all potential health effects related to mold exposure. For more detailed information consult a health professional. You may also wish to consult your state or local health department.

How do I get rid of mold?

It is impossible to get rid of all mold and mold spores indoors; some mold spores will be found floating through the air and in house dust. The mold spores will not grow if moisture is not present. Indoor mold growth can and should be prevented or controlled by controlling moisture indoors. If there is mold growth in your home, you must clean up the mold **and** fix the water problem. If you clean up the mold, but don't fix the water problem, then, most likely, the mold problem will come back.

Who should do the cleanup?

Who should do the cleanup depends on a number of factors. One consideration is the size of the mold problem. If the moldy area is less than about 10 square feet (less than roughly a 3 ft. by 3 ft. patch), in most cases, you can handle the job yourself, following the guidelines provided by the E.P.A. However:

- If there has been a lot of water damage, and/or mold growth covers more than 10 square feet, consult the U.S. Environmental Protection Agency (EPA) guide: *Mold Remediation in Schools and Commercial Buildings*. Although focused on schools and commercial buildings, this document is applicable to other building types. It is available free by calling the EPA Indoor Air Quality Information Clearinghouse at (800) 438-4318, or here at epa.gov/mold/mold_remediation.html.

- If you choose to hire a contractor (or other professional service provider) to do the cleanup, make sure the contractor has experience cleaning up mold. Check references and ask the contractor to follow the recommendations in EPA's *Mold Remediation in Schools and Commercial Buildings*, the guidelines of the American Conference of Governmental Industrial Hygenists (ACGIH), or other guidelines from professional or government organizations.

- If you suspect that the heating/ventilation/air conditioning (HVAC) system may be contaminated with mold (it is part of an identified moisture problem, for instance, or there is mold near the intake to the system), consult EPA's guide *Should You Have the Air Ducts in Your Home Cleaned?* before taking further action. Do not run the HVAC system if you know or suspect that it is contaminated with mold - it could spread mold throughout the building. Visit epa.gov/iaq/pubs/airduct.html, or call (800) 438-4318 for a free copy.

- If the water and/or mold damage was caused by sewage or other contaminated water, then call in a professional who has experience cleaning and fixing buildings damaged by contaminated water.

- If you have health concerns, consult a health professional before starting cleanup.

ADDITIONAL RESOURCES

For more information on mold related issues including mold cleanup and moisture control/condensation/humidity issues, you can call the EPA Indoor Air Quality Information Clearinghouse IAQ INFO at **(800) 438-4318.**

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Here is additional information on common questions asked by many homeowners. The website url is –

http://www.lrs911.com/LRS/mold_and_mildew_definition.htm

What is mildew and is it different than mold?

"What is mildew?" The answer depends on whether you ask a scientist or a nonexpert. Mycologists, who study fungi, use the term "mildew" only for fungi that grow on plants. When mycologists say "Mildew," they mean the white growth that causes diseases in plants.

People who are not scientists use the term "mildew" differently. For them, mildew is the discoloration caused by mold in buildings. The molds that grow around windows or in bathrooms are called "mildew."

Is mildew different than mold? The mycologist would say they are different. Mildew only grows on plants outdoors. The nonexpert, however, sees the effects of mold growing indoors and calls it "mildew."

2) How long does it take mold to grow?

To be more specific, we should ask, "How long does it take for a mold spore to *germinate?"* Then we should ask, "How long does it take growing mold to *colonize?"*

To grow, molds need a food source, a certain temperature and moisture. Where these conditions are present, molds can germinate and colonize. How fast growth occurs depends on the combination of conditions. Spores can germinate after only 12 hours in some conditions and some grow in 24 to 48 hours. Houses offer an ample food supply—drywall, wood, insulation, paper. When these materials become damp or wet, settled spores can become growing molds.

Molds may colonize in 1 to 12 days depending on the type of mold. Following are several types of molds and the number of days in which colonization may take place:

- Mucor sp. colonizes between 1 and 2 days.
- Rhizopus sp. colonizes between 1 and 2 days.
- Aspergillus sp. colonizes between 2 and 3 days.
- Penicillium sp. colonizes between 2 and 3 days.
- Stachybotrys chartarum colonizes between 8 and 12 days.

3) Why do molds give off musty odors?

The musty odors produced by molds are known by scientists as Microbial Volatile Organic Compounds. (These compounds are abbreviated as mVOCs.) Some mVOCs produce musty and moldy odors, which result from the chemical changes taking place during the mold life process. They are waste products given off by actively growing molds. Health effects such as headaches, dizziness and nausea have been linked to exposure to mVOCs, but research is only beginning. Odors from mVOCs are a sign that mold is actively growing and so may indicate a level of mold contamination requiring remediation.

4) What are mycotoxins and are they dangerous to humans?

Mycotoxins are poisonous substances. "Myco" means fungus, so think of *myco*toxins as "fungi toxins." They are designed for chemical warfare against other organisms, even against other types of molds. Living molds may produce mycotoxins to discourage other molds or bacteria from growing in the same territory. Unfortunately, humans who inhale, ingest or touch mycotoxins may have a toxic reaction. Some mycotoxins have been shown to produce human health effects, while little is known about the possible harmful affects of some other mycotoxins.

We should not panic over mold toxins. Not all molds produce mycotoxins; furthermore, molds that can produce mycotoxins do not produce them in all situations. EPA cautions that finding molds in a building does *not* mean that mycotoxins are also in the building, and even when mycotoxins are present in a building, the quantities may not be large and thus health threatening.

5) How do you prevent mold from spreading?

To prevent mold spores from spreading to clean areas of a building, a remediation contractor must control air movement. Two important procedures are (1) erecting critical barriers and (2) establishing negative pressurization in the work area.

Critical barriers block the paths that airborne mold spores might follow. Contractors construct critical barriers by placing two layers of polyethylene over any air pathways through which spores might travel (i.e, air vents, wall plates, recessed lighting, doors and other openings).

To establish negative pressure, a contractor creates *low air pressure* in the work area. The result is that rooms and areas surrounding the work area will have *higher air pressure* than the work area. Maintaining negative air pressure prevents mold spores from being carried by air movement from the work area to uncontaminated rooms of the job site.

6) Will ozone kill mold and the mycotoxins produced by mold?

The American Conference of Governmental Industrial Hygienists *do not* recommend using ozone on visible mold growth. Due to various factors, ozone has not been found effective against molds. One problem is the elements that cause ozone to be less effective. Ozone can be affected by temperature and pH, decreasing its impact on mold. Organic materials in the structure can also affect ozone.

A second problem is that ozone does not kill what it does not reach. No method of application can ensure that the ozone contacts every surface where mold contamination exists.

The last problem is mycotoxins. Even if ozone did affect mold, the toxins on mold spores and mold fragments still remain on surfaces and can still cause allergenic reactions in people. To remediate a mycotoxin problem, you must reduce the concentrations of mycotoxins in the structure.

In summary, ozone does not work with molds. In addition, molds are usually found in wet environments. Using ozone on wet materials in a wet environment may result in the bleaching of surfaces.

Appendix C— Life Expectancy of Housing Components

The following material was developed for the National Association of Home Builders (NAHB) Economics Department based on a survey of manufacturers, trade associations, and product researchers. Many factors affect the life expectancy of housing components and need to be considered when making replacement decisions, including the quality of the components, the quality of their installation, their level of maintenance, weather and climatic conditions, and intensity of their use. Some components remain functional but become obsolete because of changing styles and tastes or because of product improvements. Note that the following life expectancy estimates are provided largely by the industries or manufacturers that make and sell the components listed.

Appliances	*Life in Years*
Compactors	10
Dishwashers	10
Dryers	14
Disposal	10
Freezers, compact	12
Freezers, standard	16
Microwave ovens	11
Electric ranges	17
Gas ranges	19
Gas ovens	14
Refrigerators, compact	14
Refrigerators, standard	17
Washers, automatic and compact	13
Exhaust fans	20

Source: Appliance Statistical Review, April 1990

Bathrooms	*Life in Years*
Cast iron bathtubs	50
Fiberglass bathtub and showers	10–15
Shower doors, average quality	25
Toilets	50

Sources: Neil Kelly Designers, Thompson House of Kitchens and Bath

Cabinetry	
Kitchen cabinets	15–20
Medicine cabinets and bath vanities	20

Sources: Kitchen Cabinet Manufacturers Association, Neil Kelly Designers

Closet Systems	
Closet shelves	Lifetime

Countertops	
Laminate	10–15
Ceramic tile, high-grade installation	Lifetime
Wood/butcher block	20+
Granite	20+

Sources: AFPAssociates of Western Plastics, Ceramic Tile Institute of America

Doors	
Screen	25–50
Interior, hollow core	Less than 30
Interior, solid core	30-lifetime
Exterior, protected overhang	80–100
Exterior, unprotected and exposed	25–30
Folding	30–lifetime
Garage doors	20–50
Garage door opener	10

Sources: Wayne Dalton Corporation, National Wood Window and Door Association, Raynor Garage Doors

Electrical

	Life in Years
Copper wiring, copper plated, copper clad aluminum, and bare copper	100+
Armored cable (BX)	Lifetime
Conduit	Lifetime

Source: Jesse Aronstein, Engineering Consultant

Finishes Used for Waterproofing

Paint, plaster, and stucco	3–5
Sealer, silicone, and waxes	1–5

Source: Brick Institute of America

Floors

Oak or pine	Lifetime
Slate flagstone	Lifetime
Vinyl sheet or tile	20–30
Terrazzo	Lifetime
Carpeting (depends on installation, amount of traffic, and quality of carpet)	11
Marble (depends on installation, thickness of marble, and amount of traffic)	Lifetime+

Sources: Carpet and Rug Institute, Congoleum Corporation, Hardwood Plywood Manufacturers Association, Marble Institute, National Terrazzo and Mosaic Association, National Wood Flooring Association, Resilient Floor Covering Institute

Footings and Foundation

Poured footings and foundations	200
Concrete block	100
Cement	50
Waterproofing, bituminous coating	10
Termite proofing (may have shorter life in damp climates)	5

Source: WR Grace and Company

Heating Ventilation and Air Conditioning

	Life in Years
Central air conditioning unit (newer units should last longer)	15
Window unit	10
Air conditioner compressor	15
Humidifier	8
Electric water heater	14
Gas water heater (depends on type of water heater lining and quality of water)	11–13
Forced air furnaces, heat pump	15
Rooftop air conditioners	15
Boilers, hot water or steam (depends on quality of water)	30
Furnaces, gas- or oil-fired	18
Unit heaters, gas or electric	13
Radiant heaters, electric	10
Radiant heaters, hot water or steam	25
Baseboard systems	20
Diffusers, grilles, and registers	27
Induction and fan coil units	20
Dampers	20
Centrifugal fans	25
Axial fans	20
Ventilating roof-mounted fans	20
DX, water, and steam coils	20
Electric coils	15
Heat Exchangers, shell-and-tube	24
Molded insulation	20
Pumps, sump and well	10
Burners	21

Sources: Air Conditioning and Refrigeration Institute, Air Conditioning, Heating, and Refrigeration News, Air Movement and Control Association, American Gas Association, American Society of Gas Engineers, American Society of Heating, Refrigeration and Air-Conditioning Engineers, Inc., Safe Aire Incorporated

Appendix C—Life Expectancy of Housing Components C-3

Home Security Applicances	*Life in Years*
Intrusion systems	14
Smoke detectors	12
Smoke/fire/intrusion systems	10

Insulation

For foundations, roofs, ceilings, walls, and floors	Lifetime

Sources: Insulation Contractors Association of America, North American Insulation Manufacturers Association

Landscaping

Wooden decks	15
Brick and concrete patios	24
Tennis courts	10
Concrete walks	24
Gravel walks	4
Asphalt driveways	10
Swimming pools	18
Sprinkler systems	12
Fences	12

Sources: Associated Landscape Contractors of America, Irrigation Association

Masonry

Chimney, fireplace, and brick veneer	Lifetime
Brick and stone walls	100+
Stucco	Lifetime

Sources: Brick Institute of America, Architectural Components, National Association of Brick Distributors, National Stone Association

Millwork

Stairs, trim	50–100
Disappearing stairs	30–40

Paints and Stains	*Life in Years*
Exterior paint on wood, brick, and aluminum	7–10
Interior wall paint (depends on the acrylic content)	5–10
Interior trim and door paint	5–10
Wallpaper	7

Sources: Finnaren and Haley, Glidden Company, The Wall Paper

Plumbing

Waste piping, cast iron	75–100
Sinks, enamel steel	5–10
Sinks, enamel cast iron	25–30
Sinks, china	25–30
Faucets, low quality	13–15
Faucets, high quality	15–20

Sources: American Concrete Pipe Association, Cast Iron Soil and Pipe Institute, Nell Kelly Designers, Thompson House of Kitchens and Baths

Roofing

Asphalt and wood shingles and shakes	15–30
Tile (depends on quality of tile and climate)	50
Slate (depends on grade)	50–100
Sheet metal (depends on gauge of metal and quality of fastening and application)	20–50+
Built-up roofing, asphalt	12–25
Built-up roofing, coal and tar	12–30
Asphalt composition shingle	15–30
Asphalt overlag	25–35

Source: National Roofing Contractors Association

Rough Structure	*Life in Years*
Basement floor systems	Lifetime
Framing, exterior and interior walls	Lifetime

Source: NAHB Research Foundation

Shutters	
Wood, interior	Lifetime
Wood, exterior (depends on weather conditions)	4–5
Vinyl plastic, exterior	7–8
Aluminum, interior	35–50
Aluminum, exterior	3–5

Sources: A.C. Shutters, Inc., Alcoa Building Products, American Heritage Shutters

Siding	
Gutters and downspouts	30
Siding, wood (depends on maintenance)	10–100
Siding, steel	50–Lifetime
Siding, aluminum	20–50
Siding, vinyl	50

Sources: Alcoa Building Products, Alside, Inc., Vinyl Siding Institute

Walls and Wall Treatments	
Drywall and plaster	30–70
Ceramic tile, high grade installation	Lifetime

Sources: Association of Wall and Ceiling Industries International, Ceramic Tile Institute of America

Windows	
Window glazing	20
Wood casement	20–50
Aluminum and vinyl casement	20–30
Screen	25–50

Sources: Best Built Products, Optimum Window Manufacturing, Safety Glazing Certification Council, Screen Manufacturers Association

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 SCOPE OF THE HOME INSPECTION

Our home inspections follow Massachusetts regulations and the ASHI® Standards of Practice. Rhode Island regulations are not yet effective. The purpose and scope of a home inspection of a residential building, including an attached garage, is to provide you with a report that forthrightly discloses the physical conditions of the systems and components listed that are readily accessible and observable. This includes those systems and components which are potential safety hazards, as observed at the time of the Inspection. However, this is not a comprehensive Architectural and or an Engineering study of the dwelling in question.

We indicate the condition of the inspected systems and components which were found to be in need of repair and/or require additional investigation or pose a potential safety hazard. Further investigation is required when:

a. The scope of the repair(s) is unknown.
b. There are readily observable signs of, and a reasonable basis to believe, that concealed damage exists in the system or component inspected.
c. The subject area is beyond the scope of the home inspector's expertise.

We also record the existence of obstructions and/or conditions that interfered with or prevented the inspection of the installed Systems and Components. We will provide you the reasoning or explanation as to the nature of the deficiencies we observe that are not self-evident. Though the inspector may include third party information discovered during the inspection, our inspectors are not liable for the accuracy of this information.

This inspection is visual and reflects conditions only on the day of the inspection. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Latent and concealed defects and deficiencies are excluded from the inspection. The inspection is not a substitute for disclosures required of the seller or their agents. This inspection does not cover compliance with building codes. This inspection is not an inspection for wood destroying insects or other pests. This report should not be used as the sole method for other professionals to prepare repair estimates nor should it limit the scope of their inspection or work. The inspection report should be just one input they consider when deciding what should be examined, repaired, analyzed, etc. Inspectors are prohibited under Massachusetts regulations from testing automatic controls with the noted exceptions of the arc and ground fault protective devices and overhead garage door openers.

It is the goal of this inspection to provide information for to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. No representation is made as to how long any equipment will continue to function. You should be aware that any equipment, even new equipment, can fail at any time, including the day following the inspection. Additional inspections by other qualified professionals (e.g., electrician; plumber; roofer; mold specialists, pesticide) are usually required in order to fully determine the extent of hidden damage arising from the visual observations made by the home inspector. You should have these additional inspections performed **prior to the closing**.

As a client, you can adjust the scope of the inspection by including additional systems and components or by excluding any that are normally inspected.

ITEMS NOT WITHIN THE SCOPE OF A HOME INSPECTION

1. Warranties or guarantees of any kind. The inspection is not a guarantee or warranty, expressed or implied, of any kind and it should not be relied on as such.
2. Collection of any engineering data (the size of structural members and or the output of mechanical and or electrical equipment).
3. Inspection of spaces not readily accessible and observable.
4. Entering 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 noted by the Inspector.
5. Disturbing or moving insulation, stored and or personal items, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.
6. Determining the effectiveness of any system installed to control or remove suspected hazardous substances. (See Additional Services)
7. Predicting future conditions, including but not limited to failure of components.
8. Projecting operating costs of components.
9. Determining extent or magnitude of damage or failures noted.
10. Operating any System or Component, that which does not respond to normal operating controls.
11. Testing for radon gas unless specifically contracted for in writing. (See Additional Services).
12. Providing Environmental Services. (See Additional Services).
13. Determining the presence or absence of pests such as: rodents or wood destroying insects.

    Note: *Any observation in the home inspection report regarding wood destroying insects is made as an incidental observation during the normal home inspection process. Such observations are not an inspection for wood destroying insects and are not an adequate substitute for the services of a licensed pesticide professional to perform such an inspection prior to purchase of the property.*
14. Evaluation of acoustical characteristics of any System or Component. (See Additional Services).
15. Inspecting surface and subsurface soil conditions. (See Additional Services).
16. Determining the energy efficiency of the dwelling as a whole or any individual System or Component within the Dwelling. (See Additional Services).

GENERAL LIMITATIONS AND EXCLUSIONS

General Limitations.

(a) Inspections done in accordance with the standards set forth in 266 CMR 6.00 are visual and not technically exhaustive.
(b) The standards set forth in 266 CMR 6.00 are only applicable to residential buildings with four or less dwelling units and their attached garages.

General Exclusions.

Inspectors shall not be required to:

1. Report the remaining life expectancy of any Component or System.

2. Report the causes of the need for repair.

3. Report the materials for corrections of the problem.

4. Report the methods of repair other than to indicated the repair should comply with applicable requirements of the governing codes and sound construction practices.
5. Report compliance or non-compliance with applicable regulatory requirements unless specifically contracted for in writing.

6. Report On any Component or System not covered by this standard of practice.

7. Report On cosmetic items, items that are not Readily Accessible and Observable, underground items, or items not permanently installed.
8. Report On, Observe, or Describe items specifically excluded by the Client which are noted in writing on the Report.

PHOTOGRAPHS

The photos selected for this report are representative. Not every occurrence of a problem is photographed or included in the report. Photographs are included only to aid the reader.

THIRD PARTIES

This inspection report is for your exclusive use and use by your buyer's agent as part of the negotiation process with the seller and their agent. If you want to send the entire report to a third parties not related to your negotiation process, please contact our office and let us know. Please understand that we have no obligation to any third party.

CONDOMINIUMS

Important note to condominium owners: The Condominium Association, of which you will become a member by owning a unit, usually assumes the responsibility for maintenance of the exterior, foundation, roof, central utilities, etc. This cost is usually covered by the monthly condominium fee or an assessment. You should carefully examine your condo agreement and the financial records of the association. Look for unusual levies or assessments. Talk with current owners and ask to see the scheduled maintenance program. Once you purchase the unit, take an active part in the association so you can help determine how these important elements of a home are maintained and paid for.

ITEMS NOT VISIBLE

Some areas of a home cannot be inspected due to weather, stored personal items, furniture and appliances, fragile decorative items, landscape obstructions, danger to the inspector, lack of access, general clutter, etc. These areas should be re-inspected once the area, system or equipment is visually accessible and safe or you should ask the current owner to state, in writing, that there is no concealed damage in these areas. Specific details on these items are listed at the beginning of each section of the report.

PROHIBITIONS ON HOME INSPECTORS

Inspectors are prohibited, by the state of Massachusetts, from:

1. Reporting on the market value of property or its marketability and or the suitability of the property for any use.
2. Advising their Client about the advisability or inadvisability of the purchase of the property.
3. Testing Automatic Safety Controls, except as required by the standards of practice. (Arc and Ground Fault protective devices and overhead door openers.)
4. Offering or performing any act or service contrary to law and/or these regulations.
5. Determining the cost of repairs of any item, Component and/or System noted in their Report and/or inspected by them or their firm.
6. Offering to make and/or performing any repairs, providing any remedy: including performing engineering, architectural, surveying, plumbing, electrical and heating services, pest control treatment, urea formaldehyde and lead paint inspections or any other job function requiring an occupational license or registration, in the Commonwealth, on a defect, problem, or safety hazard discovered and recorded on the date of inspection by the Inspector or his or her firm. Nothing in this section shall prohibit a Home Inspector or his or her firm from offering consulting services on a Dwelling so long as the consulting service is not pursuant to a sale of the Dwelling or the repairs and/or services are part of a negotiated settlement of a complaint or claim against an Inspector.
7. Verifying property lines and/or determine location of property lines (Registered Surveyor).
8. Calculating the strength, adequacy, or efficiency of any System or Component. (Engineering Service)
9. Operating any System or Component that is shut down or otherwise inoperable. However, the Inspector shall recommend the Seller and or the Seller's Representative demonstrate that those Systems and/or Components are functional.
10. Turning on any electrical or fuel supply and/or devices that are shut down. However, the Inspector shall recommend the Seller and/or the Seller's Representative demonstrate that those Systems and/or Components are functional.

ADDITIONAL SERVICES OFFERED

The Home Inspector may provide any of the following additional services at the time of the Inspection, provided that the service is specifically contracted for in writing and it does not include physical repair, abatement or treatment to the Dwelling inspected.

1. Engineering, architectural, surveying, plumbing, electrical, or heating services. Urea formaldehyde and lead paint inspections. However, to offer such services the Inspector shall hold a valid registration or occupational license in the Commonwealth. In such case the Inspector must inform the Client in writing that he/she/they is so registered/licensed and is therefore qualified to go beyond the standards of 266 CMR 6.1.00 through 6.13.00. Should the Inspector offer any service requiring a registration and or occupational licenses he/she/they shall be required to specify and list additional services that are not required under these standards in the Contract.
2. Determination of Building Code and/or Zoning violations.
3. Determination of the presence or absence of pests such as: rodents or wood destroying insects.
4. Environmental Services including determining the presence or verifying the absence of any micro organisms, suspected hazardous substance including carbon monoxide, but not limited to latent surface and or subsurface Volatile Organic Compounds, PCB's, asbestos, toxins, carcinogens, radon gas, noise, and contaminants in soil, water, air quality, molds, wet lands and or any other environmental hazard. However, to offer such services the Inspector shall hold a valid registration or occupational license in the

Commonwealth to perform such service and must and list additional services that are not required under these standards in the Contract.

5. Evaluation of acoustical characteristics of any System or Component.
6. Inspection of surface and subsurface soil conditions. However, to offer such services the Inspector shall hold a valid registration or occupational license in the Commonwealth to perform such service and must and list additional services that are not required under these standards in the Contract.
7. Determination of the energy efficiency of the dwelling as a whole or any individual System or Component within the Dwelling.
8. Any other additional service not listed as part of the Standards of Practice and/or prohibited or excluded under this regulations.

INSPECTOR LICENSES & CERTIFICATIONS

Stephen Gaspar

Massachusetts Registered Professional Home Inspector License:	#739
American Society of Home Inspectors	#253088

MANDATORY HOME INSPECTOR DISCLOSURE

Massachusetts and Rhode Island Residents: Please Carefully Read the Following;
The Commonwealth of Mass. requires that all licensed home inspectors notify his/her client that answers to the following questions should be ascertained from the seller (to the best of their knowledge) and are important and relevant to the purchase of a house and may not be readily observable through inspection. There is not any legal obligation, duty or requirement on behalf of the seller or seller's representative to answer these questions. These questions, although not required, are also applicable to Rhode Island residents:

1. 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?
   a. Has a sump pump ever been installed or used in the Basement/Under Floor Crawl Space?
   b. Do you use any type of dehumidification in any part of the Dwelling?
   c. In addition, are you aware of any mold and or air quality issues in the Dwelling?

2. Is the Dwelling on public or private sewage Systems?
   a. If the waste system is private, has a Title V inspection been completed and is the completed Title V report available for review?

3. Has the Dwelling ever been inspected and or treated for insect infestation, if so when and what were the chemicals used?

4. Are there any asbestos products in the Dwelling and/or on the property?

5. Has the Dwelling ever been tested for radon gas and/or lead paint, if so when and what were the results?

6. Has the Dwelling ever been inspected by a Home Inspector, if so when?
   a. Is a copy of the Inspection Report available?

7. Are the Seller and or the Seller's Representative aware of any structural, mechanical, electrical, or other material defect(s) that may exist on the property?

8. Has there ever been a fire in the Dwelling, if so when and what areas were involved, what chemical cleaners, if any were used for cleanup?

9. Has there ever been a hazardous waste spill on the property?

10. Is there is an underground storage tank on the property.

Technical Definitions

2.01: **Definitions**

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

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

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

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

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

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

Architectural Study: A study requiring Architectural Services.

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

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

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

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

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

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

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

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

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

Technical Definitions

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

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

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

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

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

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

Division: The Division of Professional Licensure.

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

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

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

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

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

Engineering Study: A study requiring Engineering Services.

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

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

Technical Definitions

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

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

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

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

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

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

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

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

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

Identify: To name.

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

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

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

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

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

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

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

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

Technical Definitions

Note: Record in the Report.

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

Observe: The act of making a visual examination.

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

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

Operate: To cause systems or equipment to function.

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

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

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

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

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

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

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

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

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

Technical Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Technical Definitions

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

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

Under Floor Crawl Space: The under-floor space between the bottom of the floor joists and the earth or floor under any Dwelling and/or Residential Building.

Standards of Practice

Continued:

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

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

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

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

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

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

Standards of Practice

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, Galvanized, Vinyl, Other)

3. the chimney materials: Brick, Concrete Block, Metal, Other

4. the methods used to Observe the roofing.

(c) The Inspector shall Report on:

1. Any signs of previous and/or active leaks.

2. The following exposed Readily Accessible and Observable roofing components: the roof covering, exposed roof drainage systems, exposed flashings, skylights, exterior of chimney(s), roof penetrations.

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

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

2. Observe and Report On:

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

b. The interior of chimney flues.

(2) System: Exterior.

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

1. Wall cladding.

2. Entryway doors and windows.

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: Cementious Siding, Asphalt and/or Wood Shingles, Aluminum and/or Vinyl Siding, Wood Clapboards, Brick, Other.

2. The deck/porch component materials: Brick, Concrete, Concrete Block, Steel, Wood, Other.

(c) The Inspector shall Report On the following exposed Readily Accessible and Observable exterior components:

1. Wall cladding.

2. Entryway doors and windows.

3. Deck/porches, balconies, stoops/landings, steps, areaways/window wells, including hand and guard railings.

4. The exposed trim.

5. Flashings.

6. Driveways, walkways, and retaining walls with respect to their effect on the condition of the dwelling and their ability to provide safe egress.

7. Vegetation, grading, site drainage with respect to their effect on the condition of the dwelling.

(d) The Inspector shall:

1. Probe exposed Readily Accessible and Observable exterior components where deterioration is suspected: However, probing is NOT required when probing would unduly damage any finished surface.

2. Operate all entryway doors and representative number of windows and Report their condition and need of repair, if any.

3. Operate garage doors (if the garage is attached to the main dwelling), manually or by using permanently installed controls of any garage door operator.

4. Report whether or not any garage door operator will automatically reverse or stop when meeting resistance during closing.

(e) Exclusions: Including but not limited to 266 CMR 6.04(2)(e)1. through 9., the Inspector shall not be required to Observe and Report On the following:

1. Storm doors and windows, screening, shutters, awnings and similar seasonal accessories.

2. Fences, landscaping, trees, swimming pools, patios, sprinkler systems.

3. Safety glazing.

4. Geological conditions (Engineering services).

5. Soil conditions (Engineering services).

6. Recreational facilities.

7. Any other dwelling units or addresses in multi-unit buildings.

8. Outbuildings and detached garages. However, should the Inspector include the inspection of these structures, under 266 CMR 6.07: Optional Fee Based Services, the inspection must comply with the standards of 266 CMR 6.04.

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

(3) System: Structural Components Exposed in the Basement/Under Floor Crawl Space and Attic Space; Including Signs of Water Penetration.

(a) Basement/Under Floor Crawl Space:

1. The Inspector shall Observe the following exposed Readily Accessible and Observable Basement/Under Floor Crawl Space structural components:

a. The exposed portions of the foundation.

b. The exposed portions of the Basement/Under Floor Crawl Space floor.

c. The exposed portions of the superstructure system (girders, sills, floor joists, headers, and sub-floor).

d. The exposed portions of the columns and posts.

Standards of Practice

2. The Inspector shall Identify:

a. The type of exposed Basement foundation materials (brick, concrete block, concrete, stone, wood, other).

b. The type of exposed Basement floor system (concrete, earth, wood, other).

c. The type of exposed Basement superstructure system (girder(s), sills, floor joists, and sub-floor).

d. The type of exposed Basement columns and posts (brick, concrete block, concrete, steel, wood, other).

3. The Inspector shall Report On the following exposed Readily Accessible and Observable structural components:

a. The foundation.

b. The floor system.

c. The superstructure system.

d. The columns and posts

4. The Inspector shall:

a. Probe exposed Readily Accessible and Observable structural components where deterioration is suspected; however, probing is NOT required when probing would unduly damage any finished surface.

b. Note the methods used to Observe Under Floor Crawl Spaces.

c. Note obstructions, unsafe access, and dangerous or adverse situations that prevented him/her from inspecting the items noted in 266 CMR 6.04(3)(a)3.a. through d..

d. Note signs of previous and/or active water penetration into the Basement, Under Floor Crawl Space and attic including the presence of sump pumps and dehumidifiers.

5. Exclusions: Including but not limited to 266 CMR 6.04(3)(a)5.a. through d., the Inspector shall not be required to:

a. Collect engineering data such as the size, span, spacing, species, section modulus, slenderness ratio and/or modulus of elasticity of the structural members.

b. Provide access to the items being inspected (Responsibility of Client/ Seller/Seller's Representative).

c. Enter the Under Floor Crawl Space

i. If it is not Readily Accessible,

ii. If access is obstructed and/or if entry could damage the property

iii. If a Dangerous or Adverse Situation is suspected and Reported by the Inspector.

d. Observe and Report On Wood destroying insects, rodents and/or vermin unless specifically contracted for in writing. (Independent Pest Control/Extermination Service).

(b) Attic Space.

1. The Inspector shall Observe the following exposed Readily Accessible and Observable roof framing structural components: The exposed portions of the roof framing, including the roof sheathing.

2. The Inspector shall Identify:

a. The type of framing: Rafters, Collar Ties, Tie Beams, Trusses, Other

b. Roof Sheathing: Boards, Oriented Strand Board, Plywood, Other.

c. The methods used to Observe attics (through a hatch or while standing in the attic space).

3. The Inspector shall Report On:

a. The presence and/or lack of flooring, obstructions, unsafe access, and dangerous or adverse situations that prevented him/her from inspecting the items noted in 266 CMR 6.04(3)(b)2.

b. The following exposed Readily Accessible and Observable structural components of the roof framing:

i. The roof framing (Rafters, Collar Ties, Tie Beams, Rafter Ties, Trusses, Beams, Other)

ii. Sheathing Materials (Boards, Oriented Strand Board, Plywood, Other).

c. The presence of a light.

4. The Inspector shall:

a. Probe exposed Readily Accessible and Observable structural components where deterioration is suspected: However, probing is NOT required when probing would unduly damage any finished surface.

b. Note the presence of a light.

c. Note the presence of collar ties and/or tie beams.

5. Exclusions: Including but not limited to 266 CMR 6.04(3)(b)5.a. through e. the Inspector shall not be required to:

a. Enter the Attic Space:

i. If it is not Readily Accessible,
ii. If access is obstructed and/or if entry could damage the property,

iii. If a Dangerous or Adverse Situation is suspected and Reported by the Inspector.

b. Walk on the exposed and/or insulation covered framing members.

c. Collect engineering data such as the size, span, spacing, species, section modulus, slenderness ratio and/or modulus of elasticity of the structural members. (Engineering services).

d. Provide access to the items being inspected.

e. Observe and Report On Wood destroying insects, rodents and/or vermin unless specifically contracted for in writing. (Independent Pest Control/Extermination Service).

(4) System: Electrical.

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

1. The exterior of the exposed service entrance conductors.

2. Exterior receptacles.

3. The service equipment, grounding system, main overcurrent device, and the interior of the service and distribution panels (by removing the enclosure covers).

4. The exterior of the exposed branch circuit and feeder conductors, their overcurrent devices, and the compatibility of their ampacities and voltages.

5. Random interior receptacles.

6. The number of branch circuits and overcurrent devices in the panel enclosures.

(b) The Inspector shall Identify:

1. The service as being overhead or underground, cable, encased in conduit, other.

2. The type of service, feeder, and branch-circuit conductor materials (copper, copper-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 are in the off position.

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

1. The electrical service equipment including the service and distribution panels.

2. Undedicated exterior and interior electrical receptacles and polarity, grounding and ground fault protection issues (if any)

3. Any polarity or grounding issues of the receptacles required to be tested.

4. The exposed and Readily Accessible and Observable interior wiring.

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

(d) The Inspector shall:

1. Test:

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

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

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

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

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

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

2. Note:

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

b. The location of the service and distribution panels.

c. The presence of aluminum wiring, and

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

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

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

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

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

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

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

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

Standards of Practice

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

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

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

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

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

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

6. Observe or Report On:

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

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

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

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

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

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.

Standards of Practice

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.

Standards of Practice

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

1. Heating equipment including, but not limited to burners, valves, controls, circulators and fans.
2. Normal operating controls

3. Automatic Safety Controls.

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

5. Solid fuel heating devices.

6. Heating distribution systems including Readily Accessible fans, pumps, ducts, piping and supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors.

7. Insulation.

8. The presence of an installed heat source in each habitable room including kitchens and bathrooms.

9. The exposed flue piping and the existence of a thimble(s).

10 The presence of a fireplace(s) and the operation of their damper(s).
(b) The Inspector shall Identify:

1. The type of energy source (Coal, Electric, Gas, Heat Pump, Oil, Wood, Other).

2. The heating equipment (Electric, Hot Air, Hot Water, Steam, Other).

3. The type of distribution system:

a. Piping: (Black Iron, Copper, Other).

b. Duct work: (Aluminum, Fiberglass, Steel, Other).
(c) The Inspector shall Report On the following permanently installed and Readily Accessible and Observable heating system components:

1. The heating equipment.

2. The distribution system.

3. The flue piping and the existence of a thimble(s).

4. The fireplace hearth(s)

5. The fireplace damper(s).

Standards of Practice

(d) The Inspector shall:

1. Note:

a. The absence of an installed heat source in habitable rooms including kitchens and bathrooms.

b. The existence of insulation.

c. The presence of exposed flues in the smoke chamber being utilized by other appliances.

d. The operation (only) of fireplace dampers.

e. The existence of abandoned oil tanks.

f. Any observed evidence of underground oil tanks. (Exposed abandoned oil lines, meters, etc.) Abandoned oil tanks and associated piping must be removed per 527 CMR.
2. If possible, have the Seller and/or the Seller's Representative Operate the systems using Normal Operating Controls. If not possible for Seller or Seller's Representative to Operate system, the Inspector shall Operate system using Normal Operating Controls and Report On condition of the heating equipment.

3. Open Readily Accessible and Operable Access Panels provided by the manufacturer or installer for routine homeowner maintenance.
(e) Exclusions: Including but not limited to 266 CMR 6.04(7)(e)1. through 7., the Inspector shall not be required to:

1. Test and/or inspect the heat exchanger. This requires dismantling of the furnace cover and possible removal of controls. (Engineering services/Heating services).

2. Collect engineering data on the size of the heating equipment and/or the size or length of the distribution systems. (Engineering/Heating services).

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

4. Operate heating systems when weather conditions or other circumstances may cause equipment damage, or when the electrical and/or fuel supply to the unit is in the off position.

5. Ignite or extinguish solid fuel and/or gas fires.

6. Identify the type of insulation coverings.

7. Observe, Identify, or Report On:

a. The interior of flues with the exception of exposed flues serving other appliances as Observed in the smoke chamber of the fireplace.
b. Fireplace inserts flue connections.

c. Humidifiers.

d. Electronic air filters.

e. Active underground pipes, tanks, and/or ducts. However, the Inspector must Report their existence if it is known.

f. Active oil tanks.

g. The uniformity or adequacies of heat supply to the various rooms.
(7) System: Central Air Conditioning.

(a) The Inspector shall Observe:

1. The following exposed Readily Accessible and Observable central air conditioning components:

a. Cooling and air handling equipment.

b. Normal operating controls.
2. The following exposed Readily Accessible and Observable distribution systems: Fans, pumps, ducts and piping, with supports, dampers, insulation, registers, fan-coil units, condensers, the presence of insulation on the distribution system.
(b) The Inspector shall Identify the type of distribution system (Duct work: Aluminum, Fiberglass, Steel, Other).

(c) The Inspector shall Report On the following exposed Readily Accessible and Observable central air conditioning components:

1. The distribution system

2. The insulation on the exposed supply ductwork.

3. The condition of the condenser and air-handling unit.
(d) The Inspector shall:

1. If possible, have the Seller and/or the Seller's Representative Operate the systems using Normal Operating Controls

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:

Standards of Practice

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

2. Identify the type of insulation coverings.

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

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

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

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

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

(a) The Inspector shall Observe:

1. Walls, ceiling, and floors.

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

3. Counter tops and a representative number of cabinets.

4. A representative number of doors and windows.

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

(b) The Inspector shall Identify:

1. The type of exposed floor material (brick, carpet, ceramic tile, linoleum, slate, vinyl tile, wood, other).
2. The type of exposed wall materials (brick, ceramic tile, fiberglass, laminates, paneled, plaster, gypsum wallboard, plastic tile, other).

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

(c) The Inspector shall Report On:

1. The floor.

2. The walls.

3. The ceilings.

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

Standards of Practice

5. Signs of water penetration.

6. The interior doors Observed and tested.

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

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

1. Observe and Report On the following:

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

b. Draperies, blinds, or other window treatments.

c. Household appliances.

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

(9) System: Insulation and Ventilation.

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

1. Exposed insulation in unfinished spaces.

2. Ventilation of Attics and Under Floor Crawl Space areas.

3. Bathroom venting systems

(b) The Inspector shall Identify:

1. The type of ventilation in the attic space (None, Ridge, Soffit, Area, Power Vent, Gable, Eave, Mushroom, Turbine, Other).

2. The existence and/or absence of bathroom ventilation other than a window(s).

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

1. Exposed insulation in unfinished spaces.

2. Ventilation of attics and Under Floor Crawl Space areas.

3. Bathroom venting systems.

(d) The Inspector shall Note:

1. The absence of insulation in unfinished space at Conditioned Surfaces.

Standards of Practice

2. The absence of ventilation of an Under Floor Crawl Space.

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

1. The type(s) and/or amounts of insulation and/or its material make-up.

2. Concealed insulation and vapor retarders.

3. Venting equipment that is integral with household appliances.

4. The venting of kitchens.

5. The adequacy, uniformity and capacity of the in place system(s) to ventilate the various areas of the dwelling (Engineering/Heating services).