



**American
Building
Consultants, inc.**
Residential/Commercial Inspections



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INSPECTION REPORT

03/16/2010

FOR

Mr. Ron Paz

LOCATION

0 Night St. Norfolk MA

INSPECTOR

RON PAZZANESE
PRESIDENT



THE PROPERTY INSPECTED: Single Family House
Colonial Style
Wood Framing

AGE: Approximately 60 years old.
TIME: 8:30-11:45 AM
DATE: 03/16/2010
WEATHER: Sunny
41-50 Degrees F.

BEDROOMS: 6
BATHROOMS: 4.5

PRESENT: Brokers, Buyer
INSPECTOR: Ron Pazzanese
President

This inspection was performed in accordance with the current Standards of Practice of the American Society of Home Inspectors' (ASHI) and its' Code of Ethics as well as the State of Mass. Board of Home Inspectors Rules and Regulation. License #11 Ma. & #16000013531 NYS

ADVICE/RECOMMENDATIONS

- *The inspector recommends you have a "walk-thru" the day before closing & re-check the roof, appliances, mechanical systems and fixtures as they can malfunction at anytime.*
- *Ask the owner if there have been any problems since the inspection.*
- *There maybe editing errors/deletions in the report because of the fast turn around time in getting the report back to you. If I have omitted anything please notify me immediately & I will make the corrections.*
- *This report is confidential. It is for the clients use only & may not be given nor used by other parties.*
- *Although I do my best to perform a thorough inspection for you, it is no possible to catch every small defect. You should expect normal wear & tear in any age of a property.*
- *The main objective of the inspection & report is to help determine if there are any major defects, \$1000.00 or more, in the key accessible areas: roofs, foundations, heating & air conditioning, hot water, electrical, plumbing and sanitary systems.*

DEFINITIONS

GOOD: *Indicates the components inspected shows normal signs of wear & tear for its' age and was serviceable at the time of the inspection.*

GOOD-FAIR: *Indicates the components inspected were starting to wear & tear. Expect repairs within one year.*

FAIR: *Indicates components shows signs of wear & tear & will require repairs/replacement within 6 months.*

FAIR-POOR: *Indicates components inspected show signs of serious deterioration. The noted defects must be evaluated by a licensed trade person very soon.*

POOR: *Indicates major deterioration & repairs/replacement are needed at this time.*

RECOMMENDED REPAIRS

The inspector advises that all repairs recommended in this report, be made in accordance with all Governmental and Public Utility Standards as well as Good Building Practices.

The "deficiencies" noted in this section need to be corrected within a few months so they do not get worse.

The "deficiencies" noted in this report, but not noted in this section, should be addressed, in the inspectors' opinion, within the next year.

You must read the entire report at this time in order to learn about all the noted defects and recommendations given by the inspector.

Hi Ron,

*great seeing you again at the inspection today.
This is a decent house with a few serious issues which are listed below.*

There is serious wood decay/rot on alot of the wood at the exterior. The rear corner board is really damaged. All damaged spots should be opened up to help determine if there is internal damage not visible now. there may be pest, decay & mold. this has to be addressed as soon as it gets warm.

You may have to add an interior perimeter drainage system because there is serious flooding in the basement. There was standing water 1-2 inches. the sump pump didn't work properly & should be replaced now.

If you have any questions, please feel free to contact me, I will be happy to assist you at anytime.

Thank You,

Ron P

FRONT ENTRY:

- **Wood decay visible. Repair now.**

SIDING:

- **Wood decay visible in spots. Repair soon.**
- **Deterioration visible in spots. Repair soon.**
- **Peeling paint visible. Repair soon.**
- **The wood has recently been painted. Painted areas can cover up defects, if any, for six months to a year.**

WINDOWS:

- The trim around the windows is wood. Keep painted/maintained.
- **Wood decay visible in spots. Repair soon.**
- **Windows have been painted recently which can cover up defects, if any, for six months to a year.**

FASCIA/EAVES:

- **Soffit vents were missing at the eaves. They help ventilate the roof/reduce ice dam build-up. Add now.**
- **There is wood decay. Repair now.**

GRADING:

- **Regrade the low areas next to the foundation so that water will pitch away from it, soon.**
- **There is a low, wet area at front of the property. Ask the owner about any problems with this area. Mosquitoes etc.**

GARAGE DOORS:

- **The automatic door didn't reverse itself when it hit a barrier as required. Leftside. Repair now.**
- **The photoelectric eyes worked, as required, when a barrier was placed between them**
- **Wood decay visible. Repair now.**
- **Water leaking in trough side wall & windows.**

DAMPNESS/WATER/MOLD/MILDEW:

- **Ask the owner if there has any been dampness/moisture/water problems now.**
- **Water visible. Ask the owner about this now. Repair now.**
- **Too much moisture/dampness in the air. A de-humidifier was being used. Ask owner about this now.**
- **There is sump pit in place. We do not know how well it works. Usually used for water problems. Ask the owner about this now.**

A sump pump visible. We don't know how well it works. Get a battery back-up system in case the power goes out. Ask owner about how well it works, now.

The inspector is forbidden to turn it on.

The pit is open. Add a cover to reduce the amount of moisture in the air & allow radon escape. Put a removable cover on now.

- **You may have to add a perimeter drainage system. There isn't a GFCI outlet for the pump as required. Add one now. This is a hazard.**
- **Water in pit. Means a high water table and/or the pump is not working properly. Ask the owner about this now. Consult with a water control expert now.**
- **The pump didn't work. Replace now.**
-

FINISHED BASEMENT:

- **Personal effects blocked views. Remove affects & inspect now.**
- **Water visible. Ask owner about this. How much comes in? How often? Some of the remedies for this problem are: regrade the area around the exterior foundation away from the property, redirect downspouts.**
-

1ST. FLOOR BATHROOM:

- **No ventilation. Bathrooms must have an openable window to the exterior and/or a**

mechanical exhaust fan to the exterior. Add now.

OUTLETS:

- Add GFCI, which protect the user from electrical shock arising from water entering the circuit and/or faulty wiring in appliances.

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PROPERTY EXTERIOR:

GENERAL RECOMMENDATIONS-1:

AREAS NOT INSPECTED:

Personal effects blocked viewing a number of areas. Inspect these areas when effects are removed.

USEFUL LIFE/WARRANTIES:

- In cases where the inspector notes that a material, piece of equipment, appliance and/or fixture has an approximate life he is using industry standards and/or his own experience not making a prediction of how long it will actually last.
- For instance, a 3 tab shingle roof may have a useful life of 15-20 years, last 12 years and have a warranty of 5 years. When a manufacturer warranties a product it is saying that when the warranty expires the product is past its' useful life as far as the manufacturer is concerned. He has made a statistical calculation on his responsibility. It does not mean the product is going to fail in 5 years although it may, it means he does not want any responsibility after that.

Ask the owner if there are any warranties for the above items & get a copy of them.

BUYER QUESTIONNAIRE:

BUYERS SHOULD ASK OWNERS/BROKER THESE QUESTIONS & GET ANSWERS IN WRITING.

- Does the dwelling have a history of seepage, dampness and/or water penetration into the basement and/or under floor crawl spaces? Has the property ever been flooded? If so, explain. Has a sump pump ever been installed or used in the basement/under floor crawl space? Do you use any type de-humidification in any part of the dwelling? Are you aware of any mold and/or air quality issues in the dwelling?
- Is the dwelling on private sewage systems? If the waste system is private, has a Title V inspection been completed and is the completed Title 5 [for Mass. residents only] report available for review? Were there any problems found? Has the system ever been pumped out? When/Report?
- Has the dwelling ever been inspected and/or treated for insect/animal infestation, if so when, where/what chemicals were used? Have the damaged areas been repaired/replaced? Warranties?
- Are there any asbestos products in the dwelling and/or on the property?
- Has the dwelling ever been tested for Radon gas and/or lead paint, if so, when/what were the results?
- Has the dwelling ever been inspected by a Home/Associate Inspector, Engineer, if so when?

A-Were there any problems

reported on? What were they? Is a copy of the inspection report available?

- Are the owner or owners' representatives aware of any structural, mechanical, electrical, fixture, appliance or any other material defects that may exist in the property?
- Has there ever been a fire in the dwelling, if so, when/what areas were involved, what chemical cleaners, if any, were used in the cleanup? Was the dwelling inspected by the fire department and/or building department after the fire and/or after the repairs were made? Did they pass inspection? Did an insurance company inspect the fire damage? What was the cause of the fire? Are there reports available by the above agencies? Who did the repairs? Any warranties?
- Has there ever been a hazardous waste spill on the property? In addition, is there any underground storage tanks on the property?
- Any easements, rights of way and/or problems. Any problems in the surrounding neighborhood? Any sex offenders, drug users, criminals, etc?

Get answered prior to signing the P&S. The seller is under NO LEGAL obligation to answer these questions.

LOCKS/KEYS:

All locks should be "re-keyed" with one key fitting all locks, for convenience/safety.

TERMITE INSPECTION:

Termites weren't visible. Ask the owner about any past/present termite problems, now.

PEST IN THE PROPERTY:

- There are rodent traps. Ask the owner about pests. How long have pests been a problem?
- There are bees/beehives. Have a professional exterminator remove them at this time.

DETERIORATING WOOD:

- There is decaying wood. Repair at this time. **B**rown rot visible, indicating wood decay fungi attacking the structure. Treat & repair now.

RADON TEST:

- 2 radon, liquid scintillating, detection vials are set @ the lowest living area. All windows/doors must be kept closed for 12 hours before/48 hours during the test period.
- Mark time/date you cover vials, put in box, & mark sheet next to the box/put sheet in the box/close box/tape/mail the box at this time.
- Radon is an odorless, tasteless, colorless radioactive gas created by the natural decay of uranium. High exposure increases the risk of contracting lung cancer.

EPA estimates over 25% of U.S. homes have unsafe levels of radon, above 4pCi/l "picocurie per liter."

SERV/HVAC:

Have HVAC tech serviced/evaluate system now as a precaution.

PRIVATE SEWAGE SYSTEM:

The sewage system is private. Read the TITLE 5 inspection certificate before you sign the P&S.

WATER LEAKAGE:

There is evidence of water leakage in the past and/or present. Repair now.

GENERAL RECOMMENDATIONS-2

PRIVATE WATER SUPPLY:

There is a water well. Test for water quality/quantity now.

PULL JACKET:

It is recommended that you go down to the local building department & "pull the jacket" on this property to find out if there have been any violations, permits etc. now.

EXTERIOR ELECTRIC SERVICE

SEC OBSERVATIONS:

- The wiring from the power source to the electric meters was underground. Not accessible for inspection.

CONDITIONS:

GOOD CONDITION. See definitions at the front of the report.

FRONT WALK

MATERIAL:

- The walk is constructed of brick.

WALK OBSERVATIONS:

- There was general "wear & tear."

RECOMMENDATIONS:

MASON: Have a mason evaluate the noted deficiencies and "repair/replace" as needed at this time.

CONDITIONS:

GOOD/FAIR CONDITION. See definitions at the front of the report.

FRONT STEPS

MATERIAL:



- The steps were constructed with brick.

STEPS OBSERVATIONS:



- Handrails are missing. Add for comfort/safety at this time. Required when there are 3 steps or more/ there is more than 30 inches from the top of the stairs to the ground.
- There are damaged stair treads. A tripping hazard. Repair now.
- Wear/tear/deterioration visible. Repair now.

RECOMMENDATIONS:

MASON: Have a mason evaluate the noted deficiencies and "repair/replace" as needed at this time.

CONDITIONS:

FAIR/POOR CONDITION. See definitions at the front of the report.

FRONT ENTRANCE

ENTRY DOOR:

- The main door was wood.
- A storm door in place to help "conserve energy."

DOOR OBSERVATIONS:



- The doorbell worked..
- Wood decay visible. Repair now.

RECOMMENDATIONS:

CARPENTER: Have a carpenter evaluate the noted "deficiencies" and "repair/replace" as needed at this time.

CONDITIONS:

FAIR CONDITION. See definitions at the front of the report.

EXTERIOR FOUNDATION

MATERIAL:

- Concrete where visible.

FOUNDATION OBSERVATION:



- There was discharge drain line exiting the foundation. It maybe from a sump pump system. **Wood stakes** around foundation perimeter used by pest control companies when a termite problem exists. Ask the owner about this now. Get paperwork, check with the company, now.

CELLAR WINDOWS MATERIAL/STYLE:

- There were "metal" basement windows.

WINDOW OBSERVATION:



- Deteriorating window frames. Repair now.
- **Window wells** visible. Make sure there is proper drainage in the bottom. Crushed stone is a good material to use.
- **Cover window wells** with a plastic cover to help keep out water, leaves/snow help "conserve energy."
- **Storm windows** not visible. Add were missing to help "conserve energy."

RECOMMENDATIONS:

PAINTER: Have a painter evaluate the "noted deficiencies" and repair as needed at this time.

CONDITIONS:

GOOD/FAIR CONDITION. See definitions at the front of the report.

EXTERIOR SIDING/TRIM

MATERIAL:

- Wood clapboards which can a normal life of approximately 30-70 years.
- Brick.

SIDING OBSERVATIONS: 1



- Wood decay visible in spots. Repair soon.
- Deterioration visible in spots. Repair soon.
- Peeling paint visible. Repair soon.
- The wood has recently been painted. Painted areas can cover up defects, if any, for six months to a year.

SIDING OBSERVATIONS: 2

- Small holes from birds/insects looking for food or nesting visible. Something wrong in the wood. Repair now.

RECOMMENDATIONS:

CARPENTER: Have a carpenter evaluate the noted deficiencies & repair/replace as needed at this time.

HIGH PRIORITY: It is highly recommended you follow-up with these recommendations at this time.

CONDITIONS:

FAIR/POOR CONDITION. See definitions at the front of the report.

EXTERIOR WINDOWS/TRIM

TYPE:

- Vinyl double hung.
- Double glazed/insulating glass. 2 pieces of glass with an inert gas in between. Helps prevent transmission of heat/cold.

WINDOW OBSERVATIONS:



- The trim around the windows is wood. Keep painted/maintained.
- Wood decay visible in spots. Repair soon.
- Windows have been painted recently which can cover up defects, if any, for six months to a year.

RECOMMENDATIONS:

CARPENTER: Have a carpenter evaluate the noted "deficiencies" and "repair/replace" as needed at this time.

HIGH PRIORITY: It's highly recommended you follow-up with these recommendations at this time.

CONDITIONS:

FAIR/POOR CONDITION. See definitions at the front of the report.

GUTTERS/DOWNSPOUTS/TRIM/SOFFITS

GUTTERS/DOWNSPOUTS:

- Aluminum gutters. Clean gutters twice a year to help prevent clogging/deterioration. May/November are good months.
- Aluminum downspouts.

GUTTER OBSERVATION:

- The gutters/eaves were observed from the ground with the aid of binoculars.

DOWNSPOUTS OBSERVATION:

- Downspouts drained into the ground. Ask the owner if these drain into a dry well. Flushout periodically.

TRIM/EAVES/FASCIA:

- The trim is wood. Keep painted.

FASCIA OBSERVATIONS:



- Soffit vents were missing at the eaves. They help ventilate the roof/reduce ice dam build-up. Add now.
- There is wood decay. Repair now.

RECOMMENDATIONS:

CARPENTER: Have a carpenter evaluate the noted "deficiencies" and "repair/replace" as needed at this time.

CONDITIONS:

FAIR CONDITION. See definitions at the front of the report.

ROOFING/VENTILATION/FLASHING

ROOFING STYLE:

- The roof is a "simple gable style.
- Binoculars were used to view roof as well as a digital camera w/ telephoto & digital lens.

MATERIAL TYPE:

- Multi-layered shingles, average life approximately 10-25 years depending material quality.

AGE:

A guess is that this roof is, approximately 4-7 years old.

VENTILATION OBSERVATIONS:

- There are gable louvers which exhaust the attic space.
- There are ridge vents which allow air to exhaust from the attic.
- There is a 4 inch cast iron sanitary vent on the roof which vent sewer gases/methane gas which are hazardous.
- Skylights in place. These areas can deteriorate at any time. Ask the owner about any past leaks/problems.

CHIMNEYS:

MATERIALS/FLASHINGS:

- Brick.

CHIMNEY OBSERVATIONS:

- The chimney observed with binoculars.

FLASHING:

- The flashing appears to be lead. Periodically inspect as it tends to expand/contract with age & leak over time.

RECOMMENDATIONS:

CHIMNEY SWEEP: Have a "chimney sweep" evaluate the "deficiencies" noted and repair/replace as needed at this time.

CONDITIONS:

GOOD CONDITION. See definitions at the front of the report.

OIL FILL LINE/VENT

LOCATION:

- Oil fill/vent line at the right side of the property.

CONDITIONS:

GOOD CONDITION. See definitions at the front of the report.

SECOND MEANS OF EGRESS:

LOCATION:

Right side of the property.

ENTRY DOORS:

- The door was wood/glass.

STEP MATERIAL:

- The steps were wood.

STEPS OBSERVATIONS:



- Railings inplace for comfort/safety. Monitor/maintain.
- The stair risers weren't = height. They shouldn't be more than 7 inches in height. This can be a tripping hazard.

LANDING SUPPORTS:

- The supports are wood.
- The underside of this structure was not visible for inspection. You may want cut an opening to gain access and view this area.

RECOMMENDATIONS:

CARPENTER: Have a carpenter evaluate the noted "deficiencies" & "repair/replace" as needed now.

CONDITIONS:

FAIR CONDITION. See definitions at the front of the report.

THIRD MEANS OF EGRESS:

LOCATION:

Rear of the property.

ENTRY DOORS:

- The door was wood/glass.

STEP MATERIAL:

- The steps were wood.

STEPS OBSERVATIONS:

- Handrails are missing. Add for comfort/safety at this time. Required when there are 3 steps or more/ there is more than 30 inches from the top of the stairs to the ground.
- The stair risers weren't = height. They shouldn't be more than 7 inches in height. This can be a tripping hazard.
- Wood decay visible. Repair now.

GROUND

BASEMENT ENTRY:

LOCATION:

Rear of the property.

TYPE ENTRY:

Metal cover over the bulkhead. Always keep painted and sealed.

STAIR MATERIALS:

- The steps were constructed with cast-in-place concrete.

WALL MATERIALS:

- Cast in place concrete.

ENTRY OBSERVATIONS 1:



- There is an interior door at the bottom of the stairs.
- Water present. Remedial action is necessary now.

RECOMMENDATIONS:

HANDYMAN: Have a handy person evaluate the "deficiencies" noted & "repair/replace" as needed at this time.

CONDITIONS:

GOOD/FAIR CONDITION. See definitions at the front of the report.

DRIVEWAY

MATERIAL:

- Bituminous concrete/asphalt.

DRIVEWAY OBSERVATIONS:

- The driveway exits into a busy street. Be very careful when exiting.

CONDITIONS:

GOOD CONDITION. See definitions at the front of the report.

LANDSCAPE:

LANDSCAPE OBSERVATIONS:



- Dead branches visible. Remove now
- The landscaping is well maintained. Continue this practice.

RECOMMENDATIONS:

TREE SURGEON: Have a tree surgeon evaluate noted deficiencies/ remove branches as needed at this time.

CONDITIONS:

GOOD/FAIR CONDITION. See definitions at the front of the report.

SITE/GRADING/DRAINAGE:

GRADING OBSERVATIONS:



- Regrade the low areas next to the foundation so that water will pitch away from it, soon.
- There is a low, wet area at rear of the property. Ask the owner about any problems with this area.

EXT. LIGHTING OBSERVATIONS:

- Exterior lights visible. Ask the owner about how well they light/work. The lights are damaged. Repair now.

WELL HEAD OBSERVATIONS:



- Wellhead visible in yard. Ask the owner about any present/past problems, now.

CONDITIONS:

FAIR CONDITION. See definitions at the front of the report.

GARAGES:

TYPE:

There is a two car garage.

LOCATION:

- The garage is attached to the property. Add a carbon monoxide detector in case carbon monoxide leaks from a running car. Carbon monoxide is deadly.

DOOR TYPE/MATERIALS:

- The garage doors were fiberboard/wood, "always keep painted as they tend to absorb moisture/water", Overhead type.

DOORS OBSERVATIONS:



- The automatic door opener in the downward mode, stopped & reversed itself when a light barrier was placed in its' path.
- The automatic door didn't reverse itself when it hit a barrier as required. Repair now.
- The photoelectric eyes worked, as required, when a barrier was placed between them
- **Wood decay visible. Repair now.**

FOUNDATION MATERIAL:

- **Concrete where visible.**

FOUNDATION OBSERVATION:



- **Settlement cracks visible. Foundation movement has occurred. Repair now.**
- The downspouts drains into the ground next to this area.

SIDING MATERIAL:

- **Wood clapboards which can a normal life of approximately 30-70 years.**

SIDING OBSERVATIONS: 1

- **Wood decay visible in spots. Repair soon.**

WINDOW TYPE:

- **Vinyl double hung.**
- **Double glazed/insulating glass.**

WINDOW OBSERVATIONS:

- **The trim around the windows is wood. Keep painted/maintained.**
- **Wood decay visible in spots. Repair soon.**

GUTTERS/DOWNSPOUTS:

- **Aluminum gutters. Clean gutters twice a year to help prevent clogging/deterioration. May/November are good months.**
- **Aluminum downspouts.**

GUTTER OBSERVATION:

The gutters/eaves/trim/rake were observed from the ground by the inspector.

DOWNSPOUTS OBSERVATION:

- Downspouts drained into the ground. Ask the owner if these drain into a dry well. Flushout periodically.

TRIM/EAVES/FASCIA:

- The trim is wood. Keep painted.

ROOFING STYLE:

- The roof is a "simple gable style.
 - The inspector "observed" the roof using binoculars.
- "Walking" a roof can damage the roofing materials.

MATERIAL TYPE:

Multi-layered shingles, average life approximately 10-25 years depending material quality.

AGE:

A guess is that this roof is, **Approximately 4-7 years old.**

RECOMMENDATIONS:

CARPENTER: Have a carpenter evaluate the noted deficiencies & repair/replace as needed at this time.

CONDITIONS:

FAIR CONDITION. See definitions at the front of the report.

INTERIOR FLOOR MATERIAL:

The floor was "concrete."

FLOOR OBSERVATIONS:

- There are water stains/water visible. Repair now.
- Personal effects blocked viewing this area. Inspect when effects are removed.

WALL FINISH:

- The walls were "painted."
- There was "open studding."
- Concrete where visible.

WALL OBSERVATIONS:



- There is water staining. Repair now.

CEILING FINISH:

- The ceiling was wood joists.

VENTILATION/WINDOWS:

- Wood double hung windows in place.

OUTLETS:

- Three prong type. We recommend that all 3 prong type outlets be upgraded to GFCI type that are weather protected.

OUTLET OBSERVATIONS:

- The tested outlet was grounded" properly.
- Add ground fault circuit interrupter outlets which protect from electrical shock arising from water entering the circuit and/or faulty wiring in appliances.

PORCHES/DECKS 1:

LOCATION:

Rear of the property.

DECK SUPPORTS:

- The supports are concrete posts.
- The underside of this structure wasn't visible for inspection. Get access & inspect.

INTERIOR ROOM 1:

FLOOR MATERIAL:

The floor covering was "ceramic tile."

FLOOR OBSERVATIONS:



- There is cracking.

WALL FINISH:

- The walls were "painted."

CEILING OBSERVATIONS:



- There were skylights. Ask the owner if there have been any problems.
- The inspector observed "water stains" around the interior of the skylight. Ask the owners about this.

OUTLETS:

- Three prong type. We recommend that all 3 prong type outlets be upgraded to GFCI type that are weather protected.

OUTLET OBSERVATIONS:



- The tested outlet was grounded" properly.
- Cover plates were missing from outlets/switches. These protect from hot wires. This is a hazard. Add now.

VENTILATION/WINDOWS:

- Wood casement type windows in place.
- Double glazed. 2 pieces of glass with inert gas in between. Helps prevent transmission of heat/cold.

HEAT SOURCE:

- Electric base boards provided heat. Ask the owner about how well they work. Radiators were hot when turned on.

OUTLETS

LOCATION:

- Rear.

TYPE:

- Three prong type. All exterior outlets must be GFCI's type that are weather protected. Add now

OUTLET OBSERVATIONS:

- The outlet tested was grounded properly. The outlet cover wasn't waterproof as required. A hazard. Replace now.

RECOMMENDATIONS:

ELECTRICIAN: Have an electrician evaluate the noted deficiencies and "repair/replace" as needed at this time.

CONDITIONS:

GOOD/FAIR CONDITION. See definitions at the front of the report.

FENCING/RETAINING WALLS

MATERIAL:

- Railroad tie walls. Tend to decay over time and attract pests.

FENCE/WALL OBSERVATIONS:



- Wood decay visible. Repair soon.

RECOMMENDATIONS:

HANDYMAN: Have a handy person evaluate the "deficiencies" noted & "repair/replace" as needed at this time.

CONDITIONS:

POOR CONDITION. See definitions at the front of the report.

AC CONDENSER/COOLING TOWER:

LOCATION:



- The condenser is at the left side.
- There is more than one AC condensers inplace.

AGE:

A guess is that this equipment is, approximately 4-7 years old. Average life is approximately 10-15 years with proper maintenance.

CONDENSER OBSERVATIONS:

- The coils were dirty. This raises the pressure, amperage and operating costs, as well as shorten the life of the appliance.
- The "suction" lines appeared to be OK at this time. They should be checked during servicing.
- The liquid line appeared to be OK at this time. They should be checked during servicing.
- A filter is on the pressure line. Replace with one that filters water/acid/particles when service. The filter is old/rusting. Replace now.
- A 125 volt, single phase, 15 or 20 amp-rated outlet in an accessible location within 25 feet of condenser not visible as required. Add. There is an electric disconnect near the condenser as required. Check during servicing.

RECOMMENDATIONS:

HVAC TECH: Have an HVAC tech evaluate the equipment and repair/replace as needed at this time.
HIGH PRIORITY: It's highly recommended you follow-up with these recommendations now.

BASEMENT/CELLAR

STAIRS/LIGHTS/PESTS/INSULATION/WATER:

STAIRS/MATERIALS:

Constructed with wood.

STEPS OBSERVATIONS:

- Railings inplace for comfort/safety. Monitor/maintain.

POWER/LIGHTING:

- The lights are controlled by switches.

PERSONAL EFFECTS:

- Personal effects blocked viewing this area. Inspect when effects are removed.

VENTILATION/INSULATION OBSERVATIONS:

- Windows are used to help ventilate the basement.
- Fiberglass insulation visible between the floor joists to help conserve energy.

DAMPNESS/WATER/MOLD/MILDEW:



- Ask the owner if there has any been dampness/moisture/water problems now.
- Water visible. Ask the owner about this now. Repair now.
- Too much moisture/dampness in the air. Add a de-humidifier & ask owner about this now.
- There is sump pit in place. We do not know how well it works. Usually used for water problems. Ask the owner about this now. A sump pump visible. We don't know how well it works. Get a battery back-up system in case the power goes out. Ask owner about how well it works, now.
The inspector is forbidden to turn it on.
The pit is open. Add a cover to reduce the amount of moisture in the air & allow radon escape. Put a removable cover on now.
- You may have to add a perimeter drainage system. There isn't a GFCI outlet for the pump as required. Add one now. This is a hazard.
- Water in pit. Means a high water table and/or the pump is not working properly. Ask the owner about this now. Consult with a water control expert now.
- The pump didn't work. Replace now.

RECOMMENDATIONS:

WATER PROOFER: Have a water proofing expert evaluate/repair as needed at this time.

CONDITIONS:

FAIR CONDITION. See definitions at the front of the report.

FINISHED ROOM 1:

FLOOR MATERIAL:

The floor material was "wall to wall" carpeting.

FLOOR OBSERVATIONS:

Wet.

WALL FINISH:

- The walls were "painted."

CEILING FINISH:

- There was a dropped ceiling. The inspector wasn't able to determine the condition of the space above because tiles could be damaged if removed.

Ask owner about any problems. Have him remove tiles & check now.

OUTLETS:

- The inspector observed a 3 prong outlet.

OUTLET OBSERVATIONS:

- The outlet tested was "grounded" properly.

VENTILATION/WINDOWS:

- Vinyl casement type windows. Keep edges clean. Double glazed. 2 pieces of glass with inert gas in between. Helps prevent transmission of heat/cold.

CONDITIONED SURFACE:

- Baseboard radiators provided heat. Ask the owner about how well they work. They should be bled yearly.

STRUCTURAL SYSTEM

FRAMING SYSTEM

STRUCTURAL SYSTEM TYPE:

- The structural system is wood framing, bearing wall construction. The basement was finished and/or had personal effects blocking the structural system from being inspected. Inspect when removed.

FLOORING:

Cast in place concrete. The floor was "finished."

FLOOR OBSERVATIONS:



- Personal effects blocked views. Remove effects & inspect now.
- **Water visible.** Ask owner about this. How much comes in? How often? Some of the remedies for this problem are: regrade the area around the exterior foundation away from the property, redirect downspouts.
- Add a sump pit/pump and/or add a perimeter drainage system in the basement.

FOUNDATION WALLS:

- Cast in place concrete. Finished, structural framing not visible.

WALL OBSERVATIONS:



- **A** white powdery substance, efflorescence visible. Water/salts/mineral migrating in from the exterior. Monitor.

CEILING:

- **W**ood joists where visible. **T**he finished ceiling blocked viewing the framing.

SILLS:

- **S**ections of the sills aren't readily accessible for inspection.

MAIN BEAM:

- **W**ood. These support the floor joists and bearing walls.

BEAM OBSERVATIONS:



- **H**orizontal "checking" visible. Common in older beams & usually not a problem. Monitor.
- **T**he is mortar around the beam in the beam pocket instead of a 1/2 inch air space around the beam as required. Remove mortar.

JOISTS:

- **W**ood joists used. These support the flooring above.

BRIDGING:

- **W**ood strapping. These help keep the joist vertical during construction and keep them from collapsing.

SUBFLOORING: MATERIAL:

The subfloor sheathing was wood boarding.

STEEL COLUMNS:

Steel columns support the main beam.

CONDITIONS:

GOOD CONDITION. See definitions at the front of the report.

HEATING SYSTEM

SYSTEMS:

SYSTEM TYPE:



- The heating system was "forced hot water", that is water circulates through pipes to radiators.
- The heating unit was constructed mainly of cast iron. These have an average life of approximately 30-50 years.
- **Make sure there are proper permits for all systems.**

It's a good building practice for the heating equipment to rest on a 4 inch concrete pad.

AGE:

A guess is that this equipment is, approximately 4-7 years old.

SYSTEM LOCATION:

- The heating system was located in the basement.

ENERGY SYSTEM:

- The property was heated by oil.
- There is a thermal switch above the oil burner. If there is a fire, they melt & shut the system down.
- There is a non-combustible ceiling above the burner. It must be 4 foot square. This helps prevent fire from spreading into the ceiling/property.
- Ask the owner if there is a permit from the Fire Department for the burner/heating system.

RECOMMENDATIONS:

OIL BURNER TECH: Have an oil burner technician evaluate the noted defects and repair/replace as needed at this time.

CONDITIONS:

GOOD CONDITION. See definitions at the front of the report.

OIL TANK:

- There is an oil fill gage visible as requires.
- There is an oil filter as required. Replace yearly.
- The oil tank capacity is approximately 250/325 gallons which is standard.
- There isn't a permit from the local fire department to store oil visible. Check now.

RECOMMENDATIONS:

PLUMBER: Have a plumber evaluate the "noted deficiencies" and "repair/replace." as needed at this time.

- Burner, boiler & air handler should be checked now because they were in the water.

CONDITIONS:

GOOD CONDITION. See definitions at the front of the report.

BURNERS:

- An oil burner heats this equipment.

RECOMMENDATIONS:

- Have an oil burner technician evaluate the noted defects and repair/replace as needed at this time.

CONDITIONS:

GOOD CONDITION. See definitions at the front of the report.

HEATING OBSERVATIONS:

- The system was "operating" at the time of the inspection.
- There is a service switch which is used by the service technician to shut the system off.
- There wasn't a service record. Ask the owner for service records. Service now.
- The emergency shutoff switch is on the kitchen wall.

HEATING DISTRIBUTION SYSTEMS:

- Copper piping used for the distribution system.
- There wasn't duct insulation. Add insulation to help conserve energy, now.

RECOMMENDATIONS:

OIL-BURNER TECH: Have an oil burner technician evaluate the noted defects and repair/replace as needed at this time.

CONDITIONS:

GOOD CONDITION. See definitions at the front of the report.

CHIMNEY:

CHIMNEY MATERIALS:

- Concrete block.

CHIMNEY OBSERVATIONS 1:

- There is a barometric damper as required. These allow air to flow up the chimney and balance the exhaust pressure.
- There is a clean out door on the chimney. Keep the chimney interior cleaned so that buildup doesn't block the exhaust.
- Debris filled the opening. This can block flue pipes exhaust. This is a hazard. Clean immediately. There wasn't a thimble in the chimney for the flue pipe pass through as required. Add now.

CHIMNEY OBSERVATIONS 2:

- This allows the barometric damper to get locked into one position, open. This can allow soot/carbon monoxide escape. This is a hazard.
- There fire stopping between the chimney and the ceiling. This helps stop the spread of fire up into the structure.

RECOMMENDATIONS:



CHIMNEY SWEEP: Have a chimney sweep evaluate the "deficiencies" noted and repair/replace as needed at this time.

CONDITIONS:

GOOD/FAIR CONDITION. See definitions at the front of the report.

FORCED HOT WATER:

BOILER:

- There wasn't access to the fire chamber. Check at this time. If it is damaged it can damage the chamber/boiler.
 - There is a pressure reduction valve. which regulate the water supply into the boiler. Check during servicing.
 - **The** expansion tank is a diaphragm/pressure type. There is compressed air inside which balance the water pressure in the system.
 - There is a flow check valve. These devices control the water flow out of the boiler and into the piping system.
- The adequacy of the heating system is a room to room, person to person issue & beyond the inspections' scope.
 A temperature/pressure relief valve visible, rated for 30 lbs. They open when the temperature/pressure exceeds design limits.
 The technical info plate rates the pressure at 30lbs. The boiler water pressure shouldn't exceed 30lbs.
 The temperature gage read 180 degrees F. Temperatures can range from 170 degrees to 190 degrees.
 The pressure gage(boiler pressure) read around 15 lbs. Normal range is usually from 10 lbs to 18 lbs.
 There is a backflow preventer. They prevent contaminated boiler water from backing up into the fresh water supply pipes.
 Circulator pumps visible. There are 1
 There are zone valves which work in conjunction with the circulator pump. They open/close when the thermostat is turned up/down in a specific location.
 Generally last 4-7 years. Checked during servicing. The number of valves is 3.

BOILER CONT'D:

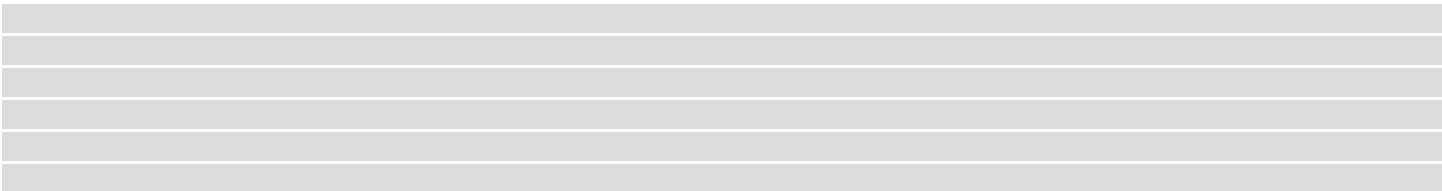
- There is an air scoop. These devices help remove air from the system.
- There is an aquastat in place. These devices control the water temperature.
- There is a draw off valve at the base of the boiler. They allow water to be drained from the boiler. they tend to freeze-up/stick.

RECOMMENDATIONS:

PLUMBER: Have a plumber evaluate the "noted deficiencies" and "repair/replace." as needed at this time.

CONDITIONS:

GOOD/FAIR CONDITION. See definitions at the front of the report.



CENTRAL AC:

AC AIR HANDLER:

LOCATION:

The AC air handler is in the basement.

AGE:

A guess is that this equipment is, Approximately 4-7 years old.

ACH OBSERVATIONS:

- It is 2 cold, below 65 degrees within 24 hours to turn the system on. Turn on in warmer weather & inspect.
 - The condensate drains into a pumping system. Flush when serviced.
 - The air distribution ducts were metal.
 - There isn't a service tag visible. Ask the owner when it was serviced. Service now/yearly.
 - The filter poor quality. Use a hyper filter.
 - The filter was a "cleanable" type.
 - The inspector recommends "cleaning" the filter with a brush/vacuum.
- He also recommends that you investigate replacing this type of filter with a "hypo, ribbed, paper type filter because they block out more dust particles.

ACH OBSERVATION 2:

- Temperature limit control on the flue pipe. They shut the system down if there is a malfunction in the fire chamber.
- The ducts are metal.
- Most of the duct work is insulated to help conserve energy.

RECOMMENDATIONS:

HVAC TECH: Have an HVAC tech evaluate the equipment and repair/replace as needed at this time.

HOT WATER SYSTEM

TANK LESS SYSTEM:

TYPE:

- Indirect hot water system. Boiler feeds an external tank. Excellent/efficient method.

AGE:

A guess is that this equipment is, approximately 4-7 years old. Average life is approximately 10-20 years.

CAPACITY:

Approximately 30+ gallons per minute at 180 degrees.

OBSERVATIONS:

- There's temperature/pressure relief valve which open when the temperature/pressure exceeds design limits. Checked yearly.
- There is a mixing valve which mix cold/hot water to a desired temperature, no more that 130.degrees.
- The hot water from faucets shouldn't be more than 130 degrees F The shower head not more than 112 degrees. F

CONDITIONS:

GOOD CONDITION. See definitions at the front of the report.

ELECTRIC SYSTEM

MAIN DISCONNECT:

ESTIMATED DISCONNECT VOLTAGE/PHASE/WIRING:



120/240 volt, (single phase), [three wire]

GROUNDING:

- There isn't a grounding wire/clamp on the street side of the water meter as required. this is a hazard. Add 1 now.
- There wasn't bonding jumpers looped around the water meter as required. this is a hazard. Repair now.

RATED AMPERAGE:

200 amps,

PANEL LOCATION:

- Front basement.
- Garage.
- There are sub panels, that is, electric panels in different locations that feed off of the main panel.

PANEL OBSERVATIONS:

- There are screws missing on the panel. All screws should be inserted so cover can't be easily opened.

OVER CURRENT DEVICES/BRANCH CIRCUIT:

- Circuit breakers. Trip every 6 months to keep working properly.
- Some of the overcurrent devices were labeled as to the room/appliance controlled. Label all circuits.

NUMBER OF OVERCURRENT DEVICES:

- 9-15 amp circuits.
- 11-20 amp circuits.
- 1-20amp/220volt circuits.
- 1-40amp/220volt circuits.
- 1-50amp/220volt circuits.

PANEL WIRING MATERIAL/GAGE:

Copper wiring visible.

PANEL WIRING OBSERVATIONS 1:



- Wiring insulation is stripped too high up the wires. Insulation should be flush with the terminal. A hazard. Repair now.
- There was a coper ground wire on the neutral bar instead of the grounding bar. Switch it over.

BRANCH WIRING/MATERIAL:

- Copper wiring which has an average life of approximately 60-80 years is visible.
- Romex, "non-metallic plastic sheathed" wiring visible. A modern wiring.

BRANCH WIRING OBSERVATIONS 1:

- AFCI, arch fault interrupters not visible in bedrooms. Good practice to install them.
- Electrical cover plates are missing from outlets/switches. A hazard. Replace now.
- Kitchen, bathroom, garage, basement & exterior outlets must be GFCI type safety outlets, add now.

BRANCH WIRING OBSERVATIONS 2:

- There are exterior outlets that aren't enclosed by a weather proof cover. This is a hazard. Replace now.

- Only 1 outlet per room per ASHI & State Standards is tested. Many times furniture blocks access to outlets.

RECOMMENDATIONS:

ELECTRICIAN: Have an electrician evaluate the noted deficiencies and "repair/replace" as needed at this time.

CONDITIONS:

GOOD/FAIR CONDITION. See definitions at the front of the report.

PLUMBING SYSTEM

DOMESTIC COLD WATER SUPPLY:

SPRINKLERS:



- The sprinkler system isn't part of the inspection. Ask the owner about how well it works. Test for pressure/dispersement/leaks/head damage at this time.
- The broker said well water was used for sprinkler system, not domestic consumption.

WATER SUPPLY SOURCE.

- The domestic "water supply source" was from:
The local municipality, A well is the water source. Have it tested for "quality/quantity" at this time. Private used sprinkler.

WATER METER LOCATION:

The water meter was in the front basement.

WATER MAIN SUPPLY PIPING:

The main water supply pipe is 1 inch diameter copper which has an average life of approximately 60-80 years.

WATER MAIN SHUT OFF LOCATION:

- The water main shut off is on the supply line where it enters through the foundation.

WATER MAIN SHUT OFF OBSERVATIONS:

- The water shutoff was working.

MAIN INTERIOR WATER DISTRIBUTION PIPE:

- The main distribution pipe is 1 inch diameter.
Copper which has an average life of approximately 60-80 years.

BRANCH PIPING MATERIAL:

- "Copper" which has an average life of approximately 60-80 years.

PIPE SUPPORTS:

- The plumbing pipes were supported by metal hangers.

SANITARY SYSTEM

SANITARY SYSTEM/LAUNDRY/EMERGENCY SHUTOFFS.

SANITARY DISPOSAL TYPE:

- The sanitary system drains into an on site sewage disposal system. Get a copy of the Title 5 certificate & read now. The title 5 has been done. Read the report & check with the inspection company if you "do not" understand it. according to the broker. You can check at the town hall for confirmation.

MAIN SANITARY PIPE MATERIAL:

The main drain line was PVC piping, which has an approximate life of 60-80 years.

CLEAN OUT LOCATION:

On the soil pipe.

SANITARY BRANCH PIPE MATERIAL:

- The branch drain lines were PVC, which has an approximate life of 60-80 years.

SANITARY TRAPS/VENTING:

PVC.

CONDITIONS:

GOOD CONDITION. See definitions at the front of the report.

LAUNDRY SYSTEM:

NO CHECK:

- Washing machines, dryers nor laundry hook-ups are tested. Ask the owner if there are any problems now.

APPLIANCES/FUEL/VENTING:



- The laundry is located in the living space. laundry room. There is a washing machine in place. Ask the owner about how well it works now.
- There is an electric dryer in place. Ask the owner about how well it works now.
- The dryer vent duct is too long. Moisture/lint can collect in it. Duct shouldn't be more than 8 feet in length. Repair now.
- There are 2 many "kinks/loopes" in the vent duct. Lint/moisture can collect. This is a hazard. Repair now.
- There isn't a drip pan under the washing machine in case leaks. Add a drain pan & an alarm to signal if there is a water leak.

ELECTRIC OUTLETS/SWITCHES:

- There is a 3 prong outlet as required.
- The outlet was tested with a ETCO electric outlet tester. It is grounded properly.

PLUMBING: PIPING.

- There is a level valve adapter used to turn the water on/off. Turn the water off when the washer is not being used.

KITCHEN

FLOOR MATERIAL/OBSERVATION:

MATERIAL:

The floor covering is ceramic tile.

WALL FINISH/OBSERVATIONS:

FINISH:

Wall paper.

CEILING FINISH/OBSERVATIONS:

CEILING FINISH:

- Painted.

WINDOWS/VENTILATION:

TYPE:

- Wood casement type windows in place. Keep edges cleaned. Tend to "stick."
- Double glazed. 2 pieces of glass with inert gas in between. Helps prevent transmission of heat/cold.

POWER/OUTLETS:

OUTLETS:

- There are 3 prong outlets visible.

OUTLET OBSERVATIONS:

- The tested outlet was grounded" properly.
- Add ground fault circuit interrupter outlets which protect the user from electrical shock arising from water entering the circuit and/or faulty wiring in appliances.

CABINETS/OBSERVATION:

TYPE:

Wood.

COUNTER TOPS/OBSERVATION:

MATERIAL:

- Wood edged plastic laminate

SINK/TRAPS/PLUMBING/OBSERVATION:

MATERIAL:

- PVC trap.
- Copper water supply pipes used.

SPRAYER/OBSERVATION:

SPRAYER OBSERVATIONS:

- It worked when the inspector turned it on.

DISPOSAL/OBSERVATION:

DISPOSAL OBSERVATIONS:

- The disposal went on. However, garbage wasn't disposed. Ask owner about how well it works now. The disposal didn't work properly. Repair now.
- The disposal was noisy when turned on.

DISHWASHER/OBSERVATION:

DISHWASHER OBSERVATIONS:

- The dishwasher ran through a cycle. Ask the owner about how well it works.
- There are dishes in the dishwasher indicating recent use.

STOVE/RANGE/OBSERVATION:

TYPE:

- Electric range. Thermometer/self-cleaning oven not checked. Ask owner about how well it works, now.

STOVE/RANGE OBSERVATIONS:

- The stove was turned on. Ask the owner about how it works.

MICROWAVE OVEN/OBSERVATION:

MICROWAVE OBSERVATIONS:

- It was turned on. Ask the owner about how well it works now.
- It vented into to the interior. Keep filter clean.

REFRIGERATOR OBSERVATION:

REFRIGERATOR OBSERVATIONS:

- The refrigerator was operating. Ask the owner about how well it works now.
- It is frost free. Ask the owner about how well it works now.
- There is an ice maker. There is an ice water maker. Ask owner about how well it works now.

BATHROOMS

Bathroom 1

LOCATION:

Half bathroom. First floor bathroom.

FLOOR MATERIAL:

The floor covering was "ceramic tile.", The inspectors' view was "blocked" by carpet "pieces.

WALL FINISH:

- The walls were "painted."

CEILING FINISH:

Painted ceiling.

VENTILATION OBSERVATIONS:

- **No** ventilation. Bathrooms must have an openable window to the exterior and/or a mechanical exhaust fan to the exterior. add now.

CONDITIONED SURFACE:

Baseboard radiators provided heat. Ask the owner about how ell they work. They should be bled yearly. Radiator was hot.

OUTLETS:

- There are 3 prong outlets visible.

OUTLET OBSERVATIONS:

- The tested outlet was grounded" properly.
- Add GFCI, which protect the user from electrical shock arising from water entering the circuit and/or faulty wiring in appliances.

PIPE MATERIAL:

- PVC trap.
- Copper water supply pipes used.

Bathroom 2:

LOCATION:

Master bathroom.

FLOOR MATERIAL:

The floor covering was "ceramic tile.", The inspectors' view was "blocked" by carpet "pieces.

WALL FINISH:

- The walls were "painted."

CEILING FINISH:

Painted ceiling.

VENTILATION/WINDOWS:

- An exhaust fan vents the bathroom. Must vent to the exterior. Ask owner about how well it works.
- The fan is noisy. Vinyl double hung windows in place. Double glazed. 2 pieces of glass with inert gas in between. Helps prevent transmission of heat/cold.

CONDITIONED SURFACE:

Baseboard radiators provided heat. Ask the owner about how ell they work. They should be bled yearly. Radiator was hot.

OUTLETS:

- There are 3 prong outlets visible.

OUTLET OBSERVATIONS:

- The tested outlet was grounded" properly.
- Add GFCI, which protect the user from electrical shock arising from water entering the circuit and/or faulty wiring in appliances.

PIPE MATERIAL:

- PVC trap.
- Copper water supply pipes used.

PLUMBING OBSERVATIONS:

The water temperature at the sinks shouldn't be more than 130 degrees F/shower head not more nor less than 112 degrees F. The inspector used a thermometer to check the water temperature at the faucet. The degrees F. were 100.

BATHTUB/SHOWER:

- There were "ceramic tiles" around tub area.

TUB/SHOWER OBSERVATIONS:



- The water stop worked.
- There is a "whirl pool" type tub in place. There is an access door to the motor. When the whirl pool started pumping water, a "dirty scum" type of material appeared. Sterilize before using.

SHOWER:

- There was "fiber glass" around stall area.

Bathroom 3:

LOCATION:

Second floor bathroom.

FLOOR MATERIAL:

The floor covering was "ceramic tile.", The inspectors' view was "blocked" by carpet "pieces."

WALL FINISH:

- The walls were covered with "wall paper."

CEILING FINISH:

Painted ceiling.

VENTILATION/WINDOWS:

- An exhaust fan vents the bathroom. Must vent to the exterior. Ask owner about how well it works.
- The fan is noisy. Vinyl double hung windows in place. Double glazed. 2 pieces of glass with inert gas in between. Helps prevent transmission of heat/cold.

CONDITIONED SURFACE:

- Baseboard radiators provided heat. Ask the owner about how well they work. They should be bled yearly. Radiator was hot.

OUTLETS:

- There are 3 prong outlets visible.

OUTLET OBSERVATIONS:

- The tested outlet was grounded" properly.
- Add GFCI, which protect the user from electrical shock arising from water entering the circuit and/or faulty wiring in appliances.

PIPE MATERIAL:

- PVC trap.
- Copper water supply pipes used.

BATHTUB/SHOWER:

- There were "ceramic tiles" around tub area.

TUB/SHOWER OBSERVATIONS:

- The water stop worked.
- There is a "whirl pool" type tub in place.
- Caulk the gaps around the tub now.

INTERIOR ROOMS:

LIVING ROOM:

FLOOR MATERIAL:

- The floor material was "hard wood.", The inspectors' view was partially "blocked" by area rugs.

WALL FINISH:

- The walls were "painted."

CEILING FINISH:

Painted ceiling.

OUTLETS:

- There are 3 prong outlets.

OUTLET OBSERVATIONS:

- The tested outlet was grounded" properly.

VENTILATION/WINDOWS:

- Wood casement type windows in place.
- Double glazed. 2 pieces of glass with inert gas in between. Helps prevent transmission of heat/cold.

CONDITIONED SURFACE:

- Baseboard radiators provided heat. Ask the owner about how ell they work. They should be bled yearly.
- Radiator was hot.
- Floor registers provided cooled air. Ask the owner about how well they work.

DINING ROOM:

FLOOR MATERIAL:

- The floor material was "hard wood.", The inspectors' view was partially "blocked" by area rugs.

WALL FINISH:

- The walls were "painted."
- The walls were covered with "wall paper."

CEILING FINISH:

Painted ceiling.

OUTLETS:

- There are 3 prong outlets.

OUTLET OBSERVATIONS:

- The tested outlet was grounded" properly.

VENTILATION/WINDOWS:

- Vinyl double hung windows in place. Double glazed. 2 pieces of glass with inert gas in between. Helps prevent transmission of heat/cold.

CONDITIONED SURFACE:

- Baseboard radiators provided heat. Ask the owner about how ell they work. They should be bled yearly. Radiator was hot.
- Floor registers provided cooled air. Ask the owner about how well they work.

FAMILY ROOM:

FLOOR MATERIAL:

- The floor material was "wood.", The inspectors' view was partially "blocked" by area rugs.

WALL FINISH:

- The walls were "painted."

CEILING FINISH:

Painted ceiling.

OUTLETS:

- There are 3 prong outlets.

OUTLET OBSERVATIONS:

- The tested outlet was grounded" properly.

VENTILATION/WINDOWS:

- Wood casement type windows in place.
- Double glazed. 2 pieces of glass with inert gas in between. Helps prevent transmission of heat/cold.

CONDITIONED SURFACE:

- Baseboard radiators provided heat. Ask the owner about how ell they work. They should be bled yearly. Radiator was hot.

FIRE PLACE MATERIALS/OBSERVATIONS:

- Having a chimney sweep "clean/check" the fireplace/chimney at this time.
- There weren't glass doors. Add them to help "conserve energy."
- The smoke chamber/flue pipe was dirty. Have a chimney sweep clean/check at this time.
- The damper worked.

BEDROOMS:

MASTER ROOM :

FLOOR MATERIAL:

The floor material was "wall to wall" carpeting.

WALL FINISH:

- The walls were covered with "wall paper."

CEILING FINISH:

Painted ceiling.

OUTLETS:

- The are 3 prong outlets.

OUTLET OBSERVATIONS:

- The outlet the inspector tested was "grounded" properly.

VENTILATION/WINDOWS:

- Vinyl double hung windows in place. Double glazed. 2 pieces of glass with inert gas in between. Helps prevent transmission of heat/cold.

CONDITIONED SURFACE:

- Baseboard radiators provided heat. Ask the owner about how ell they work. They should be bled yearly.
- Radiator was hot. Ceiling registers provided heat. Ask the owner about how well they work.

BEDROOM 2:

FLOOR MATERIAL:

The floor material was "wall to wall" carpeting.

WALL FINISH:

- The walls were "painted."

CEILING FINISH:

Painted ceiling.

OUTLETS:

- The are 3 prong outlets.

OUTLET OBSERVATIONS:

- The outlet the inspector tested was "grounded" properly.

VENTILATION/WINDOWS:

- Vinyl double hung windows in place. Double glazed. 2 pieces of glass with inert gas in between. Helps prevent transmission of heat/cold.

CONDITIONED SURFACE:

- Baseboard radiators provided heat. Ask the owner about how ell they work. They should be bled yearly.
- Radiator was hot. Ceiling registers provided cooled air. Ask the owner about how well they work.

BEDROOM 3:

FLOOR MATERIAL:

The floor material was "wall to wall" carpeting.

WALL FINISH:

- The walls were "painted."

CEILING FINISH:

Painted ceiling.

OUTLETS:

- The are 3 prong outlets.

OUTLET OBSERVATIONS:

- The outlet the inspector tested was "grounded" properly.

VENTILATION/WINDOWS:

- Vinyl double hung windows in place. Double glazed. 2 pieces of glass with inert gas in between. Helps prevent transmission of heat/cold.

CONDITIONED SURFACE:

- Baseboard radiators provided heat. Ask the owner about how ell they work. They should be bled yearly. Radiator was hot.

BEDROOM 4:

FLOOR MATERIAL:

The floor material was "wall to wall" carpeting.

WALL FINISH:

- The walls were covered with "wall paper."

CEILING FINISH:

Painted ceiling.

OUTLETS:

- The are 3 prong outlets.

OUTLET OBSERVATIONS:

- The outlet the inspector tested was "grounded" properly.

VENTILATION/WINDOWS:

- Vinyl double hung windows in place. Double glazed. 2 pieces of glass with inert gas in between. Helps prevent transmission of heat/cold.

CONDITIONED SURFACE:

- Baseboard radiators provided heat. Ask the owner about how ell they work. They should be bled yearly. Radiator was hot.

ATTIC

ATTIC OBSERVATIONS:

ACCESS:

- Pull down" stairs at the ceiling. Careful when ascending/descending.

GENERAL OBSERVATIONS:



INSULATION/VENTILATION:

INSULATION:

- Fiberglass blanket type insulation visible.

PROPER INSULATION:

- Current federal standards require an R-38 value for insulation in attics.

LOCATION/OBSERVATION:

- The insulation is within the floor joists.

VENTILATION OBSERVATIONS:

- Gable vents visible which help to "circulate/ventilate" the attic.
- Soffit vents not visible. These devices allow air to enter at the eaves/help prevent ice dam buildup. Add soon.
- Ridge vent visible. These devices allow air to "circulate/ventilate."

ATTIC FRAMING:

RAFTER SIZE:

2x6's.

RIDGE BOARD SIZE:

2x8's.

COLLAR TIES:

1x8's.

SHEATHING MATERIAL:

The roof sheathing was OSB. "oriented strand board."

OBSERVATIONS:



- Mold/mildew visible. 2 much moisture present. Add more ventilation/clean these areas with bleach in water. Take samples, send to lab now.

FLOORING:

Particle board. Only observed part of the floor covered.

WATER STAINS::

- Active water staining/wet areas. Repair now.

ELECTRIC:**LIGHTING:**

- There is lighting in the attic.

AC AIR HANDLER:**LOCATION:**

The AC air handler in the attic.

AGE:

A guess is that this equipment is, approximately 4-7 years old.

ACH OBSERVATIONS:

- The system wasn't turned on because the exterior temperature was below 65 degrees within the last 24 hours. Turn on in warmer weather & inspect.
- There is a condensate drain line system.
- A drain pan is under the equipment in case it leaks.
- The air distribution ducts were a plastic type material. There isn't a service tag visible. Ask the owner when it was serviced. Service now/yearly.
- The filter poor quality. Use a hyper filter.

RECOMMENDATIONS:

HVAC TECH: Have an HVAC tech evaluate the equipment and repair/replace as needed at this time.

266 CMR 6.00: Standards of Practice

By the Division of Professional Licensure

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

6.01: Access

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

6.02: Purpose

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

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

6.03: General Requirements

(1) Inspectors shall:

- (a) Use a written contract and provide only the Client with an original copy of the contract unless otherwise directed by the Client.
- (b) Observe Readily Accessible and Observable installed systems and components listed in 266 CMR 6.04.
- (c) Submit a confidential written Report only to the Client, which shall:
 1. Identify those components specified to be identified in 266 CMR 6.04.
 2. Indicate which systems and components designated for inspection in 266 CMR 6.04 have not been inspected.
 3. Indicate the condition of systems and components so Inspected including those that were found to be in need of repair, require additional investigation, and areas that have a potential for concealed damage.
 4. Record the Inspector's name (and the Trainee's name if applicable).
 5. Record the Client's name and the address of the property inspected.
 6. Record the on-site Inspection start and finish times.
 7. Record the weather conditions at the time of the inspection.
 8. Record the existence of obstructions and/or conditions that prevented the inspection of the installed systems and components.
 9. Embed in the Report and/or attach to the Report the list of itemized questions in 266 CMR 6.03(4)(a) through (k).
 10. Embed in the Report and/or attach to the Report a copy of 266 CMR 2.00: Definitions and a copy of the 266 CMR 6.00: Standards of Practice.

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



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

- (a) The scope of the repair(s) is unknown, or
- (b) There is potential for and it is suspected that there is concealed damage, or
- (c) The subject area is beyond the scope of the Home Inspector's expertise.

(4) The Inspector shall notify his/her Client that answers to the following questions should be ascertained from the Seller and/or the Seller's Representative because they are important and relevant to the purchase of the inspected dwelling and may not be Readily

Observable through inspection. The Inspector shall have been deemed to satisfy this requirement by embedding and/or attaching the questions listed in 266 CMR 6.03(4)(a) through (k) to the Report.

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

- (a) Does the dwelling have a history of seepage, dampness, and/or water penetration into the Basement and/or Under Floor Crawl Space? If so please explain.
- (b) Has a sump pump ever been installed or used in the Basement/Under Floor Crawl Space?
- (c) Do you use any type of dehumidification in any part of the dwelling?
- (d) Are you aware of any mold and/or air quality issues in the dwelling?
- (e) Is the dwelling on a private sewage system?
 - 1. If the waste system is private, has a Title V inspection been completed, and is the completed Title V Report available for review?
 - 2. Has the dwelling ever been inspected and/or treated for insect infestation?
 - a. If so, when?
 - b. What were the chemicals used?
- (f) Has the dwelling ever been tested for radon gas and/or lead paint?
 - 1. If so when?
 - 2. What were the results?
- (g) Has the dwelling ever been inspected by an Inspector?
 - 1. If so, when?
 - 2. Were any problems noted?
 - 3. Is a copy of the inspection Report available?
- (h) Are the Seller/ Seller's Representative aware of any structural, mechanical, electrical or other material defects that may exist on the property?
- (i) Has there ever been a fire in the dwelling?
 - 1. If so, when?
 - 2. What areas were involved?
 - 3. What chemical cleaners, if any, were used for cleanup?
- (j) Has there ever been a hazardous waste spill on the property?
- (k) Is there is an underground storage tank on the property?

(5) The Inspector shall not represent to the Seller/Seller's Representative or Client that there is any legal obligation, duty, or requirement on behalf of the Seller/Seller's Representative to answer the questions set forth in 266 CMR 6.03(4)(a) through (k).

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

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

- (a) Reporting observations and conditions in addition to those required in 266 CMR 6.04.
- (b) Excluding other systems and components from the inspection if requested by the Client and noted in the Report.
- (c) Providing Optional Fee Based Services, as long as they are contracted for in writing and/or included in the report and are not prohibited under 266 CMR 6.06

6.04: Scope of the Home Inspection

(1) System: Roofing.

- (a) The Inspector shall Observe the Readily Accessible and Observable:
 - 1. Roof coverings.
 - 2. Exposed roof drainage systems
 - 3. Flashings.
 - 4. Skylights, chimneys, and roof penetrations.
 - 5. Signs of leaks on building components.
- (b) The Inspector shall Identify:
 - 1. the type of roof covering materials: Asphalt, Cementitious, Slate, Metal, and/or Tile Shingles, Built-up type (Bald Asphalt, Tar and Gravel, Mineral Covered Rolled Roofing, Ballasted Rubber Membrane, Adhered Membrane, Mechanically Fastened Membrane, Other.
 - 2. the roof drainage system: Gutters (Aluminum, Copper, Wood, Vinyl, Other) Leaders/Downspouts (Aluminum, Copper, Galvanized, Vinyl, Other)
 - 3. the chimney materials: Brick, Concrete Block, Metal, Other
 - 4. the methods used to Observe the roofing.
- (c) The Inspector shall Report on:
 - 1. Any signs of previous and/or active leaks.
 - 2. The following exposed Readily Accessible and Observable roofing components: the roof covering, exposed roof drainage systems, exposed flashings, skylights, exterior of chimney(s), roof penetrations.
- (d) Exclusions: Including but not limited to 266 CMR 6.04(d)1. and 2., the Inspector shall not be required to:
 - 1. Walk on the roof unless in the opinion of the Home Inspector he/she is provided Safe Access, and the Seller and/or the Seller's Representative provides authorization that relieves the Inspector of all liability of possible damage to the roofing components, and in the opinion of the Inspector, walking on the roof will pose no risk of personal injury or damage to the roofing components.
 - 2. Observe and Report On:
 - a. Attached accessories including, but not limited to: solar systems, antennae, satellite dishes and lightning arrestors.
 - b. The interior of chimney flues.

(2) System: Exterior.

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

1. Wall cladding.
2. Entryway doors and windows.
3. Garage door operators.
4. Decks, balconies, stoops/landings, steps, areaways/window wells, and porches including hand and guard railings.
5. Exposed trim (eaves, soffits, fascias, rake, corner, and other trim Boards).
6. Flashings
7. Driveways, walkways, vegetation, grading, site drainage, and retaining walls.

(b) The Inspector shall Identify:

1. Wall-cladding materials: Cementitious Siding, Asphalt and/or Wood Shingles, Aluminum and/or Vinyl Siding, Wood Clapboards, Brick, Other.
2. The deck/porch component materials: Brick, Concrete, Concrete Block, Steel, Wood, Other.

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

1. Wall cladding.
2. Entryway doors and windows.
3. Deck/porches, balconies, stoops/landings, steps, areaways/window wells, including hand and guard railings.
4. The exposed trim.
5. Flashings.
6. Driveways, walkways, and retaining walls with respect to their effect on the condition of the dwelling and their ability to provide safe egress.
7. Vegetation, grading, site drainage with respect to their effect on the condition of the dwelling.

(d) The Inspector shall:

1. Probe exposed Readily Accessible and Observable exterior components where deterioration is suspected: However, probing is NOT required when probing would unduly damage any finished surface.
2. Operate all entryway doors and representative number of windows and Report their condition and need of repair, if any.
3. Operate garage doors (if the garage is attached to the main dwelling), manually or by using permanently installed controls of any garage door operator.
4. Report whether or not any garage door operator will automatically reverse or s 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.
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

- 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-clad aluminum, aluminum, other).
 3. The type of Interior Wiring (Armored Cable, Conduit, Tubing, Nonmetallic Cable, Knob and Tube, Flat Cable Assemblies, Other).
 4. The location of the service and distribution panels and indicate whether they are Readily Accessible and Observable.
 5. The ampacity and the voltage of the main service disconnect (30, 60, 100, 125, 150 and/or 200 amp, other service, 120, 120/240, 120/208-volt system).
 6. Any of the overcurrent devices that are in the off position.
- (c) The Inspector shall Report On the following Readily Accessible and Observable Electrical Systems and Components:
 1. The electrical service equipment including the service and distribution panels.
 2. Undedicated exterior and interior electrical receptacles and polarity, grounding and ground fault protection issues (if any)
 3. Any polarity or grounding issues of the receptacles required to be tested.
 4. The exposed and Readily Accessible and Observable interior wiring.
 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 counter 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.

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

2. Note:

- a. The reason(s) for not removing any panel covers.
- b. The location of the service and distribution panels.
- c. The presence of aluminum wiring, and
 - i. If the exposed and Readily Accessible and Observable aluminum conductor terminations are coated with a termination compound, and
 - ii. If the overcurrent devices are identified for use with aluminum wire.
- d. If the electrical system is attached to both the city and dwelling side of the water piping and/or a ground rod.
- e. If the water piping is not bonded to the electrical system within the first five feet of its entry into the Basement.
- f. If the neutral and equipment-ground terminal bars are bonded to the panel enclosures.
- g. The compatibility of the overcurrent devices and the size of the protected conductor (Over-fusing).
- h. The functionality of ground-fault and arc fault protected receptacles, if any, as determined by the required testing.
- i. The existence of ground fault protection devices on all bathroom, kitchen counter, exterior, unfinished basement, laundry and undedicated attached garage receptacles.

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

1. Collect engineering data on the compatibility of the overcurrent devices with the panel and/or determine the short circuit interrupting current capacity. (Engineering services).
2. Determine the adequacy of the ground and/or the in place systems to provide sufficient power to the dwelling, or reflect on the sufficiency of the electric distribution system in the Dwelling (Engineering/Electrical Services).
3. Insert any tool, probe, or testing device inside the panels.
4. Test or Operate any overcurrent device except Ground-fault Circuit Interrupters and Arc Fault Interrupters.
5. Dismantle any electrical device or control other than to remove the covers of the service and distribution panels. However, the Inspector is not required to remove the covers of the service and distribution panels if the panel covers are not Readily Accessible, if there are Dangerous or Adverse Situations present, or when removal would damage or mar any painted surface and/or covering materials.
6. Observe or Report On:
 - a. The quality of the conductor insulation. (Electrical Services).
 - b. Test for Electro-Magnetic fields. (Electrical Services).
 - c. Low voltage systems, doorbells, thermostats, other.
 - d. Smoke and carbon monoxide detectors (Seller's responsibility, M.G.L. c. 148, ' 26E and 527 CMR 31.06).
 - e. Telephone, security alarms, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.
 - f. Underground utilities, pipes, buried wires, or conduits (Dig Safe).

(5) System: Plumbing.

(a) The Inspector shall Observe:

1. The exposed Readily Accessible and Observable interior water supply and distribution system including:
 - a. Piping materials, including supports and insulation.
 - b. Fixtures and faucets.
 - c. Functional Flow.
 - d. Leaks.
 - e. Cross Connections.
2. The exposed Readily Accessible and Observable exterior and interior drain waste and vent system, including:
 - a. Traps; drain, waste, and vent piping; piping supports and pipe insulation.
 - b. Leaks.
 - c. Functional Drainage.
3. Hot water systems including:
 - a. Water heating equipment.
 - b. Normal Operating Controls.
 - c. The presence of Automatic Safety Controls.
 - d. The exterior of the chimneys, thimbles and vents.

(b) The Inspector shall Identify:

1. The type(s) and condition of water distribution piping materials (Brass, Copper, Steel, Lead, Plastic, Other).
2. The type(s) and condition of drain, waste, and vent piping materials (Brass, Copper, Cast Iron, Galvanized, Lead, Plastic, Steel, Other).
3. The type of water heating equipment (Gas, Electric, Oil, Tankless, Solar, Other), and the nameplate capacity of the water heating equipment (gallons and/or gallons per minute).
4. The location of the main shut off valve.

(c) The Inspector shall Report On

1. The water heater.
2. The exposed flue piping and the existence of thimbles in the chimney.
3. The Readily Accessible and Observable waste and water distribution systems.

(d) The Inspector shall:

1. Operate all plumbing fixtures where practical, including their faucets if readily Accessible.
2. Note:
 - a. The presence of a pressure/temperature valve and vacuum relief valve at the water heater.
 - b. The existence of Cross Connections if Readily Accessible and Observable.
 - c. The existence of any visible leaks.
 - d. conditions that prevented him/her from inspecting any of the Plumbing Components and Systems

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

2. Collect engineering data on the size of or length of water and/or waste systems and/or remove covering materials (Engineering/Plumbing services).
3. Report On the adequacy and/or the efficiency of the in place systems to provide sufficient hot water to the dwelling, sufficient water supply, or drainage for the dwelling (Engineering services).
4. State the effectiveness of anti-siphon devices (Engineering/Plumbing services).
5. Determine whether water supply and waste disposal systems are public or private (Seller/Seller's Representative responsibility).
6. Observe, Operate, or Report On:
 - a. The exterior hose bibs.
 - b. Water conditioning systems.
 - c. Fire and lawn sprinkler systems.
 - d. On-site or public water supply quantity and quality.
 - e. On-site (Title V Inspection, 310 CMR 15.00) or public waste disposal systems.
 - f. Foundation sub drainage systems.
 - g. whirlpool tubs, except as to functional flow and functional drainage.
 - h. interior of flue linings.
 - i. Underground utilities, pipes, buried wires, or conduits (Dig Safe).
 - j. Equipment related to on-site water supply systems.
 - k. Water filtration Components and Systems.

(6) System: Heating.

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

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

(b) The Inspector shall Identify:

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

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

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

(d) The Inspector shall:

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

7. Observe, Identify, or Report On:
- The interior of flues with the exception of exposed flues serving other appliances as Observed in the smoke chamber of the fireplace.
 - Fireplace inserts flue connections.
 - Humidifiers.
 - Electronic air filters.
 - Active underground pipes, tanks, and/or ducts. However, the Inspector must Report their existence if it is known.
 - Active oil tanks.
 - The uniformity or adequacies of heat supply to the various rooms.

(7) System: Central Air Conditioning.

- (a) The Inspector shall Observe:
- The following exposed Readily Accessible and Observable central air conditioning components:
 - Cooling and air handling equipment.
 - Normal operating controls.
 - 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:
- The distribution system
 - The insulation on the exposed supply ductwork.
 - The condition of the condenser and air-handling unit.
- (d) The Inspector shall:
- If possible, have the Seller and/or the Seller's Representative Operate the systems using Normal Operating Controls
 - Open Readily Accessible Operable Access Panels provided by the manufacturer or installer for routine homeowner maintenance and Report On conditions Observed.
 - Note
 - Whether or not the cold gas line is insulated.
 - 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:
- Collect engineering data on the size of the cooling equipment, the size or length of the distribution systems.
 - Identify the type of insulation coverings.
 - Observe, Identify, or Report On air filters and/or their effectiveness.
 - 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.
 - Observe, Identify, or Report On evaporator coils (Requires dismantling of the plenum cover and possible removal of controls which is HVAC technician work).
 - Observe, Identify, or Report On non-central air conditioners.
 - 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:
- Walls, ceiling, and floors.
 - Steps, stairways, balconies, hand and guard railings.
 - Counters and a representative number of cabinets.
 - A representative number of doors and windows.
 - Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.
- (b) The Inspector shall Identify:
- The type of exposed floor material (brick, carpet, ceramic tile, linoleum, slate, vinyl tile, wood, other).
 - The type of exposed wall materials (brick, ceramic tile, fiberglass, laminates, paneled, plaster, gypsum wallboard, plastic tile, other).
 - The type of exposed ceiling materials (acoustical tile, gypsum wallboard, plaster, wood, other).
- (c) The Inspector shall Report On:
- The floor.
 - The walls.
 - The ceilings.
 - The condition of the interior stairs, hand and guard railings.
 - Signs of water penetration.
 - The interior doors Observed and tested.
 - 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:
- Observe and Report On the following:
 - Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors.
 - Draperies, blinds, or other window treatments.
 - Household appliances.
 - Determine the fire safety rating of any walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.

- (a) The Inspector shall Observe the following Readily Accessible and Observable Components and Systems:
 1. Exposed insulation in unfinished spaces.
 2. Ventilation of Attics and Under Floor Crawl Space areas.
 3. Bathroom venting systems
- (b) The Inspector shall Identify:
 1. The type of ventilation in the attic space (None, Ridge, Soffit, Area, Power Vent, Gable, Eave, Mushroom, Turbine, Other).
 2. The existence and/or absence of bathroom ventilation other than a window(s).
- (c) The Inspector shall Report On the following Readily Accessible and Observable Components and Systems:
 1. Exposed insulation in unfinished spaces.
 2. Ventilation of attics and Under Floor Crawl Space areas.
 3. Bathroom venting systems.
- (d) The Inspector shall Note:
 1. The absence of insulation in unfinished space at Conditioned Surfaces.
 2. The absence of ventilation of an Under Floor Crawl Space.
- (e) Exclusions: Including but not limited to 266 CMR 6.04(9)(e)1. through 5., the Inspector shall not be required to Observe and Report On the following:
 1. The type(s) and/or amounts of insulation and/or its material make-up.
 2. Concealed insulation and vapor retarders.
 3. Venting equipment that is integral with household appliances.
 4. The venting of kitchens.
 5. The adequacy, uniformity and capacity of the in place system(s) to ventilate the various areas of the dwelling (Engineering/Heating services).

6.05: General Limitations and Exclusions of the Home Inspection

(1) General Limitations.

- (a) Home Inspections done in accordance with the standards set forth in 266 CMR 6.04 are visual and not Technically Exhaustive.
- (b) The Home Inspections standards set forth in 266 CMR 6.04 are applicable to Residential Buildings with four or less Dwelling units under one roof and their attached garages.

(2) General Exclusions.

- (a) Inspectors shall not be required to Report On:
 1. The remaining life expectancy of any component or system.
 2. The causes of the need for repair.
 3. The materials for corrections of the problem.
 4. The methods of repair other than to indicated the repair should comply with applicable requirements of the governing codes and sound construction practices.
 5. Compliance or non-compliance with applicable regulatory requirements unless specifically contracted for in writing.
 6. Any component or system not covered by 266 CMR 6.04.
 7. Cosmetic items.
 8. Items that are not Readily Accessible and Observable, underground items, or items not permanently installed.
 9. Systems or Components specifically excluded by Client (noted in writing in the Contract or in the Report).
- (b) Inspectors shall not be required to perform or provide any of the following under the Home Inspection specified in 266 CMR 6.04:
 1. Offer warranties, guarantees and/or insurance policies of any kind on the property being inspected.
 2. Collect any engineering data (the size of structural members and/or the output of mechanical and/or electrical equipment).
 3. Inspect spaces that are not Readily Accessible and Observable. Enter any area or perform any procedure, which may damage the property or its components, or be dangerous and unsafe to the Inspector or other persons, as determined by and Reported by the Inspector.
 4. Disturb or move insulation, stored and/or personal items, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.
 5. Determine the effectiveness of any system installed to control or remove suspected hazardous substances
 6. Predict future conditions, including but not limited to failure of Components. (See Additional Services)
 7. Project operating costs of Components.
 8. Determine extent or magnitude of damage or failures noted.
 9. Operate any System or Component which does not respond to normal operating controls.
 10. Test for radon gas.
 11. Determine the presence or absence of pests including but not limited to: rodents or wood destroying insects.
 12. Determine the energy efficiency of the dwelling as a whole or any individual system or component within the dwelling.
 13. Perform Environmental Services including determining the presence or verifying the absence of any micro organisms or suspected hazardous substances including, but not limited to, carbon monoxide, latent surface and/or subsurface Volatile Organic Compounds, PCB's, asbestos, UFFI, toxins, allergens, molds, carcinogens, lead paint, radon gas, electromagnetic radiation, noise, odors, or any contaminants in soil, water, air wet lands and/or any other environmental hazard not listed in 266 CMR 6.05(2)(a) and (b).
 14. Evaluate acoustical characteristics of any system or component.
 15. Inspect surface and subsurface soil conditions.

6.06: Prohibitions

Inspectors are prohibited from:

- (1) Reporting on the market value of property or its marketability and/or the suitability of the property for any use.
- (2) Advising their Client about the advisability or inadvisability of the purchase of the property.

- (3) Testing Automatic Safety Controls.
- (4) Activating the sump pumps and/or dehumidifiers.
- (5) Offering or performing any act or service contrary to law and/or 266 CMR 6.00.
- (6) Determining the cost of repairs of any item noted in their Report and/or inspected by them and/or their firm.
- (7) Offering to make and/or perform any repair, provide any remedy: including but not limited to performing engineering, architectural, surveying, plumbing, electrical and heating services, pest control (treatment), urea formaldehyde or any other job function requiring an occupational license and/or registration (in the jurisdiction where the inspection had taken place) on a Dwelling, and/or Residential Building inspected by his/her firm. The only exception is if those repairs and/or services are part of a negotiated settlement of a complaint and/or claim against the Inspector and/or the firm he/she/represents.
- (8) However, nothing in 266 CMR 6.06 shall prohibit the Inspector and/or his/her/firm from offering consulting services on a Dwelling, and/or Residential Building his/her firm has not inspected as long as the consulting service is not pursuant to the sale and/or transfer of the property and/or dwelling.
- (9) Operating any system or component that is shut down or otherwise inoperable. (However, the Inspector shall recommend the Seller and/or the Seller's Representative demonstrate that those systems and/or components are functional).
- (10) Turn on any electrical or fuel supply and/or devices that are shut down. (However, the Inspector shall recommend the Seller and/or the Seller's Representative demonstrate that those systems and/or components are functional).

6.07: Optional Fee Based Services

There are certain risks inherent in the purchase of property and a Home Inspection is inherently limited in its scope and depth. The information gained from Home Inspection conforming to 266 CMR 6.04 may reduce some of those risks, but the Home Inspection is not intended to provide the Client with protection from all of the risks involved.

The Home Inspector may provide Optional Fee Based Services addressing items including, but not limited to, those excluded in 266 CMR 6.04 provided the service is specifically contracted for in writing and/or included in the Report, and do not include the physical repair, abatement, or treatment to the Dwelling, and/or Residential Building being inspected, and is not prohibited under 266 CMR 6.06.

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

6.08: Required Distribution of Energy Audit Documents

- (1) Purpose and Scope. The purpose of 266 CMR 6.08 is to promote the informed use of energy audits by providing a document, outlining the procedures and benefits of a home energy audit, to buyers of residential dwellings at or before the time of closing.
- (2) Requirement. Home Inspectors shall provide a document outlining the procedures and benefits of a home energy audit to all Clients purchasing a single-family residential dwelling, a multiple-family residential dwelling with less than five dwelling units, or a condominium unit in a structure with less than five dwelling units.
- (3) Distribution of Document -Availability, Timing, and Format. The Board shall make a copy of the document to be distributed available on its website. The document must be provided to the buyer of the real estate at or before closing.
- (4) Prohibition of Additional Fees. No additional fees shall be imposed upon or collected from the buyer or seller of the real estate in connection with the provision of such document.

REGULATORY AUTHORITY

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

266 CMR 2.00: Definitions

By the [Division of Professional Licensure](#)**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 YY¹/₂, who has a written contractual agreement or a written agency disclosure between the buyer and the real estate broker specifying that the real estate broker is acting exclusively for the buyer as a 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.

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 than 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 contaminants and/or organic compounds and as defined in M.G.L. c. 112, §§ 81D through 81T and § 87LL. (License required).

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

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

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

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

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

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

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

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

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

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

Identify. To name.

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

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

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

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

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

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

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

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

Note. Record in the Report.

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

Observe. The act of making a visual examination.

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

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

Operate. To cause systems or equipment to function.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

REGULATORY AUTHORITY

266 CMR 2.00: M.G.L. c. 13, § 96 and M.G.L. c. 112, §§ 221 through 226.