

**Report:** wells2northstar

**Confidential Inspection Report**  
**123 Anywhere Lane**  
**Nantucket, MA 02554**

**August 4, 2021**



**Prepared for: Sample Customer**

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## INTRODUCTION

Dear Client,

**Thank you for choosing me to inspect a home for you.** I trust that you found my services to be professional and helpful. Please take the time necessary to read this report and feel free to telephone me or email any questions you have after reading this report.

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

This Report supersedes all previous communications and does not represent an endorsement for or against the purchase of real estate. The Report is intended to provide an overview of the existing conditions at time of inspection only and should not be used as an indicator of future performance. A building and its components are subjected to constantly changing conditions and environment, and problems can develop immediately upon completion of the home inspection. Therefore, we do not issue a guarantee or warranty on our home inspection and Report. **MA Regulations prohibit the home inspector from determining the cost of repairs and from recommending purchase.** It is the Client's sole responsibility to research any and all jurisdictional permits required by the local authorities regarding the property, and to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "adverse condition" was concealed by personal property or stored items, or that any damage occurred as the owner moved out. **Be advised that a home inspector will not find every little problem during the hours spent at the site and that undisclosed problems are often revealed during repairs or after further evaluation by tradesmen.** A home inspector does NOT perform destructive testing, can NOT see through walls, and does NOT move furniture or stored goods or predict the future. Only problems that are readily accessible and observable at time of inspection will be included in the report. If the inspector recommends further investigations, any such investigations shall be at the Client's sole responsibility. Correction or repair of problems or conditions noted in this Report should be done by qualified licensed and insured professionals in accordance with the requirements of the building code.

If the INSPECTION AGREEMENT is unsigned, delivery and payment for the inspection Final Report shall constitute acceptance of all terms on the INSPECTION AGREEMENT.

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

### DEFINITIONS OF RATING TERMS USED IN THIS REPORT

**Please take the time to read this page concerning contingent and limiting conditions and definition of terms so that you can clearly understand the inspector's observations, analysis and recommendations.**

**FUNCTIONAL:** The Inspector did not observe any visible problems where Readily accessible and Observable at time of

inspection. (Note: An item may be *fully depreciated* and still be rated functional. No guaranty on remaining life expectancy, warranty or insurance policy on the property is expressed or implied.)

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

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

**SAFETY HAZARD: URGENT** repair / replacement are needed. A condition in a **Readily accessible** and **Observable** installed System or Component, which is judged by the Inspector to be unsafe, of significant risk of personal injury during normal day-today use. (The risk may be due to damage, deterioration, improper installation or a change in the accepted residential construction standards.)

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

- OBSERVATION:** A verbal description of what the inspector saw.
- ANALYSIS:** The inspector's opinion.
- RECOMMENDATION:** Advice intended to give the client further direction.

**1. THIS REPORT IS PREPARED EXCLUSIVELY FOR:**

Sample.

**2. PROPERTY INSPECTED:**

Address:

123 Anywhere Ln., Nantucket MA 02554.



Date:

8/4/21.

Approximate age or year built:

2015 As attested on the Town GIS listing sheet.

Main entrance faces:

East.

**Building Style:**

Wood framed cape.

**State of occupancy:**

Occupied and fully furnished.



**3. PEOPLE PRESENT:**

No one attended the inspection.

**4. INSPECTOR(S) PRESENT:**

Marc Gazaille- MA Home Inspector #788

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

**5. WEATHER CONDITIONS AT TIME OF INSPECTION:**

**DATA:**

Partly cloudy sky, Scattered rain showers, soil wet.

**Temperature at start of inspection:**

At start of inspection, the outside temperature was:69 degrees F.

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

**Conditions:**

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

**7. OBSTACLES ENCOUNTERED DURING INSPECTION:**

Observation: Insulation covering the crawl space superstructure **obstructed** access for complete inspection of the structure and mechanical systems.

Analysis: Home inspectors are not required to move insulation. While the insulation is a positive feature, the inspector was unable to fully evaluate the above systems. Hidden problems could exist that were inaccessible at time of inspection.

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

## 8. TIME IN and OUT:

In: Out:

Time in: 1215 Time Out: 200.

## 9. OPTIONAL FEE BASED SERVICES ELECTED BY CLIENT:

Observation: You requested a indoor Air Quaility Test by **PRISM Analytical Technologies Inc.**, Air samples were collected using tubes supplied by the lab., and were delivered within 24-48 hours.

Analysis: The Indoor Air quality analysis is performed by the state certified laboratory ONLY. This company is NOT affiliated with the laboratory in any way and is NOT responsible for delays or the scope of analysis. **Most reports take 5-7 working days to complete, and then the results will be emailed to me and then forwarded by email to you.**

## 10. MODIFICATIONS DONE DURING OWNER OCCUPANCY:

Unknown.

*Additional modifications by owner:*

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

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

# EXTERIOR INSPECTION

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

## 1. GRADING & SITE DRAINAGE:

**CONDITION:**

**\* FUNCTIONAL.**

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

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

**DRAINAGE PROBLEMS:**

Observation: The home was built on a mostly flat lot.

Analysis: Be advised that flat lots drain slowly, making a basement or crawl space more conducive for water infiltration problems.

Recommendation: You should monitor the lot drainage for problem areas, such as water pooling or flowing towards the home. As flat lots drain slowly, you need to establish and maintain a "water management plan" that directs surface water and roof drainage away from the home by gravity flow.

Observation: There is a storm drain on the property.

Analysis: The storm drain appears to be for seasonal water collection. The operational condition of the storm drain and any discharge piping are undetermined as they are not **readily accessible** and **observable** for inspection, further investigation is advised. Annual cleaning maintenance will be needed.

Recommendation: You should review the seasonal need for the storm drain and its maintenance with the owner. Ask if there is a town easement for the storm drain. Ask if the yard and the storm drain ever flood or back-up? Ask if the storm drain has an outlet pipe and where it discharges, and when the storm drain was last opened and cleaned?



make sure to keep clear

**2. VEGETATION:**

Condition:

**\*\* FUNCTIONAL with EXCEPTIONS noted:**

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

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

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



**3. RETAINING WALLS:**

Type(s):

Not applicable, no retaining walls with this property.

**4. DRIVEWAY:**

MATERIALS:

Cobble Stone.

CONDITION:

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



DRIVEWAY PROBLEMS:

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

**5. WALKS & PATIO:**

WALK OR PATIO MATERIALS:

Spaced flagstone walk present.  
Flag Stone Patio.

Condition:

**\*\* FUNCTIONAL with EXCEPTIONS:**



**WALK PROBLEMS:**

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



**PATIO MATERIALS AND CONDITION:**

Observation: Where readily accessible at time of inspection, inspection of the patio revealed the following problems:

- Eroded stone dust between patio components

Analysis: The above listed problems are in need of repair to restore function.

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



**6. ENTRANCE STAIRS, STOOPS, LANDINGS & RAILINGS:**

**STEPS, STOOPS, LANDINGS & HANDRAILS TO BUILDING:**

Blue Stone Steps to Wood decking, Pressure treated side steps & stoop with no handrail. Pressure treated wood steps & stoop at the deck, but no handrail.



**CONDITION:**

**\*\* Functional with Exceptions as noted:**

**VISIBLE PROBLEMS WITH ENTRANCE COMPONENTS:**

Observation: Where readily accessible and observable, inspection of the stoops, steps, landings, handrails and guard rails at the entrance to the dwelling revealed the following evidence of problems:

- Missing footings
- Wood stringers are in Earth contact. (Note: Even treated lumber is conducive for decay or pest infestation).
- The wood support posts are not mechanically fastened to the footings to prevent movement.

Analysis: The above listed problems are part of the means of egress from the dwelling and must be maintained in a safe and functional condition to prevent personal injury to anyone using the entrance. **URGENT** safety repairs are needed.

Recommendation: You should ask a licensed and insured contractor to further investigate the entrances and to provide a cost estimate for repairs or replacement **NOW**, in order to determine the impact on your budget. All repairs should be done in accordance with the requirements of the building code.



**7. BASEMENT ENTRANCE:**

TYPE:

Observation: No basement present with this home crawl space only.

**8. DECKS & PORCHES & BALCONIES:**

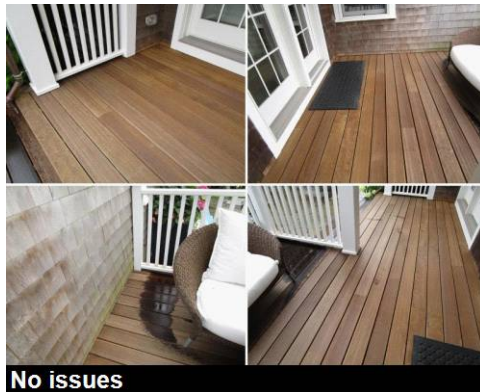
DECK / PORCH COMPONENT MATERIALS:

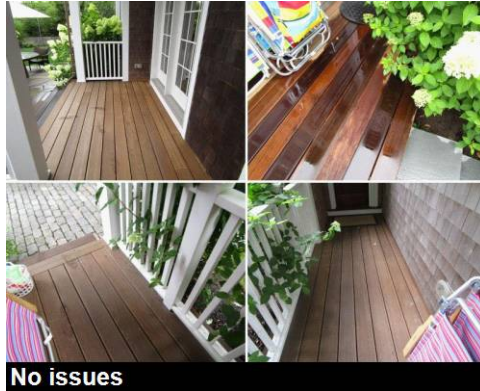
Pressure treated wood frame with mahogany floor boards.

DECK CONDITION:

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

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





**VISIBLE DECK/ BALCONY PROBLEMS:**

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

- Fixed skirting close to earth obstructed access to inspect the deck footings, posts, beam, joists and flooring.

Analysis: The above listed problems represent conditions that require repairs. There is a risk of concealed defects.

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

Recommendation: You should hire a carpenter to perform repairs in accordance with the requirements of the building code.

Seek a cost estimate **NOW** in order to determine the impact on your budget.

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



**9. FOUNDATION ABOVE GRADE:**

**TYPE:**

Concrete (1920's to present)

**CONDITION:**

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

**FOUNDATION PROBLEMS:**

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

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

**10. SIDING:**

**TYPE(S) OF SIDING / WALL CLADDING:**

**CEDAR SHINGLE SIDING GENERAL EXPLANATION:**

Applying vertical cedar shingles to the exterior of a home is an old and time proven method of shedding water from the walls. Vertical grain and clear cedar shingles represent the highest quality because it warps less, takes paint better, looks better and is easier to install. If cedar shingles are allowed to weather naturally, the aging process will produce uneven tones of coloration. The uneven tones only represent a cosmetic appearance problem.

Shrubbery & vines should be kept away from the siding to allow for proper ventilation & maintenance. The siding should also be kept away from soil contact to prevent pest infestation. Generally speaking, the cedar siding on the southern exposed sides of the home will typically age at a faster rate and should be monitored for curling, cracks, weathering and eventual age

replacement sooner than other areas. **(DISCLAIMER: The type and condition of underlying siding and sheathing materials are undetermined as they are not readily accessible for inspection).**

**CONDITION:**

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

**SIDING PROBLEMS:**

Observation: I did not observe any critical problems where readily accessible and observable at time of inspection. (Note: Siding with Southern exposure will usually age at a faster rate. Types and condition of underlying siding and sheathing are undetermined as they are not readily accessible.)

**11. FLASHING:**

**Condition:**

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

**Inspection of the flashings revealed the following problems:**

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

**12. EXTERIOR FINISH:**

**CONDITION OF EXTERIOR FINISH:**

**\*\* FUNCTIONAL with EXCEPTIONS:**

Observation: Signs of paint rejection, peeling or weathered finish were noted on areas of the siding & trim.

Analysis: The exterior finish is at end of design life or is fully depreciated where peeling, repair is needed. Be advised that finish restoration can quickly involve significant expense.

(Note: Be advised that a functional exterior finish protects underlying components.)

Recommendation: Seek price quotes for the preparation of the surfaces and repainting or staining **NOW**, in order to determine the impact on your budget.



minor peeling on guardrails

**13. WINDOWS:**

**TYPE(S) OF PRIMARY WINDOWS:**

Double hung

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

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

**CONDITION:**

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

**WAS AT LEAST ONE WINDOW PER ROOM OPERATED?**

YES.

**PRIMARY WINDOW PROBLEMS:**

Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection. A representative number (1 window / room) of the primary windows were inspected. (Note: Not every window was examined.)

**15. ENTRYWAY DOORS:**

Were all entry doors operated by the home inspector?

Yes

**CONDITION - PROBLEMS:**

Observation: Home inspectors are NOT required to inspect storm doors. Comments are provided as a courtesy, without consideration. Inspection of a storm door revealed the following evidence of problems in need of repair or updating:

- Missing an optional storm door at an entrance. (Potential for drafts or leakage)

Analysis: The above problems indicate a need for storm door installation.

Recommendation: Ask a contractor for a price to install a storm door.



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

Exposed trim materials:

- Wood

**CONDITION:**

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

Disclaimer: Conditions behind finish materials are undetermined.

## ROOF, CHIMNEY, GUTTERS INSPECTION

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

**Chimney and Fireplace Inspections:**

**6.04:(d)2.b. "Inspectors shall not be required to Observe and Report On the interior of chimney flues." For that reason, the Company and the National Fire Protection Association, recommend an NFPA 211, **Level II inspection** of any chimney and fireplace when a home is sold. Such an inspection, performed by a qualified chimney sweep, might uncover additional problems that were not readily accessible and observable at time of inspection.**

**DISCLAIMERS: All items listed in 266 CMR 6.04(1)(d) System ROOFING: plus the following are EXCLUDED from this report, plus the following:** A. The true condition of roof components covered by SNOW is undetermined and EXCLUDED from this report. B. The inspector is not required to observe attached accessories including but not limited to solar systems, antennae and lightning arrestors. C. Because of the many factors contributing to the adequacy of a roofing installation, the COMPANY cannot warrant such adequacy and can only comment on those installation features that are readily accessible and observable by visual inspection - inaccessible areas or obstructed areas are EXCLUDED. Any additional investigation would require "destructive testing" of the installation to explore roof decking, underlayments, nailing schedules and many other factors not evident in a visual examination. D. **THIS REPORT IS NOT A GUARANTEE AGAINST ROOF LEAKAGE as climatic conditions such as high winds, wind driven rain, snow loads, winter ice dams and sun degradation can cause unpredictable leakage with any roof. NOTICE: UNLESS THE ATTIC WAS VIEWED DURING RAIN, NO GUARANTY AGAINST ROOF LEAKS IS IMPLIED. YOU should monitor the attic area for signs of roof or flashing leakage after heavy rain or snow conditions.** E. MA HOME INSPECTORS ARE NOT REQUIRED TO INSPECT AND REPORT ON THE INTERIOR OF A CHIMNEY. Any information provided is done so as a courtesy only. We recommend installing proper liners in all unlined chimney flues **NOW** for modern fire safety. Install chimney caps on all chimneys **NOW**. F. The suitability of a chimney for the fuel that it vents is EXPRESSLY EXCLUDED from this report. G. The type and condition of roof covering fasteners (nails, staples, etc.) are undetermined as they are not readily accessible and observable without destructive testing.

**1. ROOF GEOMETRY:**

*Style:*

Gable roof structure, Intersecting gables, Window dormers present.

**2. HOW ROOF(S) WERE VIEWED?**

*The roofs were viewed from:*

- Viewed from ground by eye.
- Viewed from a ladder at the eaves.
- Viewed by 10 x 50 Bushnell brand binoculars from the ground.

*Recent weather conditions have been:*

Active rain showers off and on at time of inspection.

**3. ROOF COVERING AREA #1:**

**TYPE OF MAIN ROOF COVERING:**

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

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

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

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



**Approximate age of roof:**

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

**CONDITION:**

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



**VISIBLE PROBLEMS:**

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

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

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

**7. EXPOSED ROOF DRAINAGE SYSTEM:**

**TYPE OF GUTTERS:**

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

**TYPE OR LEADERS OR DOWNSPOUTS:**

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

**CONDITION:**

**\*\* FUNCTIONAL with EXCEPTIONS NOTED:**

**GUTTER & LEADER PROBLEMS:**

Observation: The downspouts empty roof run-off water near or adjacent to the foundation.

Analysis: Dumping excessive water near the home may cause wet basement problems, foundation problems or soil erosion.

Drainage control repairs are needed **NOW**.

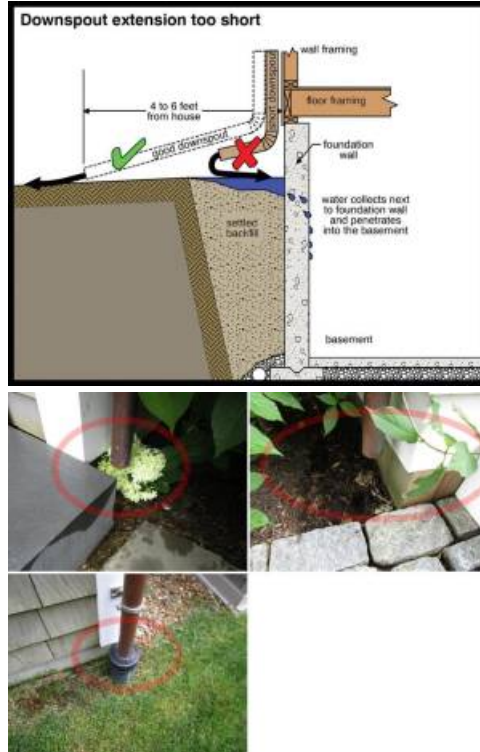
Recommendation: I advise that each downspout be studied and corrected as required to discharge all roof drainage by gravity flow away from the building. Downspouts should have properly directed elbows, extensions and splash blocks that complement the natural grade of the property.

Observation: Downspouts which carry roof run-off water enter the ground near the foundation. Beyond this point, the downspouts pass underground to unknown locations.

Analysis: **DISCLAIMER: The functional condition of these hidden drains is undetermined as they are not readily accessible and observable.**

Recommendation: I advise that you question the owner and ask where the underground drains discharge and if they satisfactorily handle all of the water from the roof. I further advise that you monitor the drains during several seasonal periods of prolonged and heavy rains. The gutters leading to the underground drains should be screened to prevent clogging. The downspouts may empty into buried dry wells or they may run to the lot boundary or area of lower elevation. (A dry well is a covered pit with either an open jointed lining or filled with stone aggregate through which drainage from the roof seeps and leaches into the surrounding soil.) Note: Be advised that faulty downspouts that discharge near the foundation or buried drainage systems that boil over or retain water near the foundation may contribute to wet basement problems.





**11. ROOF PENETRATIONS:**

TYPES OBSERVED:

- Copper Vent Pipe

CONDITION:

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

VISIBLE PROBLEMS:

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

**12. FLASHINGS where exposed readily accessible & observable:**

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

- Flashing boot at vent pipe.
- Metal step flashing where roof meets siding. (Note: Most of this flashing is hidden from view.)
- Metal flashing at valley.
- Metal drip edge at eaves.

CONDITION:

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

FLASHING PROBLEMS:

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

**13. SKYLIGHTS:**

N/a, no skylights observed on the roof.

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

##### ROOF LEAKS OR AREAS OF POTENTIAL PROBLEMS:

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

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

#### 15. OVERALL CONDITION / RECOMMENDATIONS:

##### Opinions of inspector:

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

## HEATING SYSTEM & AC INSPECTION

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

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

**DISCLAIMER:** PER 266 CMR 6.00 (6)(E)1. STANDARDS OF PRACTICE, "the Inspector shall not be required to Observe and Report On the following: Test and or inspect the heat exchanger. This requires dismantling of the furnace Cover and possible removal of controls. (Engineering services/Heating services)." **THE EVALUATION OF A FURNACE HEAT EXCHANGER IS EXPRESSLY EXCLUDED FROM THE INSPECTION AND REPORT AS IT IS NOT READILY ACCESSIBLE AND OBSERVABLE. THE COMPANY ADVISES THAT YOU HIRE A HVAC SYSTEM PROFESSIONAL TO PERFORM DIAGNOSTIC TESTING OF THE HEAT EXCHANGER PRIOR TO THE EXPIRATION OF THE INSPECTION CONTINGENCY PERIOD. IF YOU FAIL TO HEED THIS ADVICE, THEN THERE IS A POSSIBILITY THAT THE UTILITY COMPANY WILL DISCOVER A FAILED HEAT EXCHANGER DURING A CHANGE OF OWNERSHIP AND "RED TAG" THE APPLIANCE AS BEING UNSAFE AND IN NEED OF COSTLY TOTAL APPLIANCE REPLACEMENT. (Note: A furnace may be rated at functional by the home inspector and still have a defective heat exchanger.)**

**1. TYPE OF FUEL / ENERGY SOURCE:**

TYPE OF FUEL:  
Propane gas.

**2. OIL TANK OR GAS PIPING:**

TYPE:  
Observation: The home has an outside buried propane tank and copper piping leading into the home.



On side of the house

**LOCATION OF MAIN FUEL SHUT-OFF VALVES:**

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

**CONDITION OF TANK OR GAS PIPING:**

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

**GAS PIPING PROBLEMS:**

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

**3. HEATING SYSTEM EQUIPMENT:**

**TYPE(S) OF HEATING SYSTEMS PRESENT:**

**MID-EFFICIENCY FURNACE GENERAL EXPLANATION:** The central heating system for this home consist of a mid-efficiency forced hot air furnace. Equipment of this type can be identified by the following features:

- Exhaust fan controls the flow of combustion air and combustion gases more precisely
- Electronic ignition (no pilot light)
- Compact size and lighter weight to reduce cycling losses
- Small-diameter flue pipe
- 80% to 83% AFUE.

**NOTICE:** As a responsible home owner, you should understand the simple mechanics that transfers heat from the fuel being burned within the furnace and its distribution to the rooms being heated. Also important is an understanding of maintenance and safety issues, plus the advantages & disadvantages of a furnace ownership.

**DESIGN LIFE:** Firstly, don't have false expectations. A furnace is not designed to last the life of the home and will require future replacement and occasional repair. Just like an automobile, it is a mechanical device with a variable average service life and a need for maintenance. Most furnaces reach the end of their economic life within 15-20 years, while some may fail sooner.

Within the furnace, there are also components that may require parts replacement to maintain the function of the appliance.

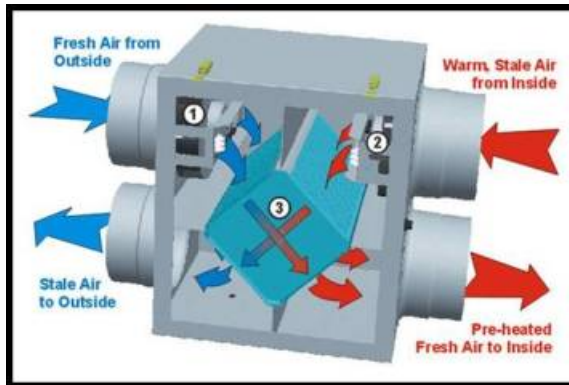
**\*\*\*\*\* DISCLAIMER: THE EVALUATION OF HOT AIR FURNACE HEAT EXCHANGERS IS EXPRESSLY EXCLUDED FROM THIS REPORT PER MA RULES & REGULATIONS, AS STATED ABOVE; AS THEY ARE INACCESSIBLE FOR COMPLETE VISUAL EVALUATION. IF THE FURNACE IS OLD AND YOU HAVE CONCERNS OR IF THE INSPECTOR RAISED ANY SUSPICIONS,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

Observation: A "heat recovery ventilator" is connected to the heating ducts.

Analysis: A heat recovery ventilator (HRV) brings in fresh air from the outside, preheats the incoming air during the winter and pre-cools the incoming air during the summer. It can provide clean fresh air every day while helping to keep energy costs low.

**DISCLAIMER:** While a HRV is a positive feature in terms of maintaining a healthy environment within the home, evaluating its performance is beyond the scope of the home inspection and is **EXCLUDED** from the report.

Recommendation: You should ask the owner for the owner's manual, and you should have the appliance evaluated by a technician annually. (See Illustration)



very good

WERE THE MAINTENANCE / ACCESS PANELS REMOVED?

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

APPROXIMATE AGE(S):

Observation: The estimated age = 3 years:

Brand: Ruud  
 Model: RCF3617STAMCA  
 Serial: W121841479

Observation: The estimated age = 5 years:

Brand: Ruud  
 Model: RCF3617STAMCA  
 Serial: W201612982

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

Recommendation: You should verify the age of this appliance with the owner & your heating service company. (Note: Legible appliance data is recorded for the water heater, furnace or boiler and central air conditioner only.)



**CONDITION OF HEATING SYSTEM:**

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

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

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

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

**NOTICE:** While functional, a furnace heat exchanger may develop unpredictable metal fatigue and failure, endangering the safety of occupants and requiring costly furnace replacement. Heat exchangers are EXCLUDED from this report as they are inaccessible for complete viewing.

**HEATING APPLIANCE PROBLEMS:**

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

Observation: The furnace filter is dirty.

Analysis: A dirty filter restricts air flow.

Recommendation: Clean or replace the filter at this time and monthly during the heating season.



**4. DISTRIBUTION SYSTEM:**

*TYPE OF DISTRIBUTION SYSTEM:*

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

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

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

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

*CONDITION:*

**\*\* FUNCTIONAL with exceptions noted below:**

*DISTRIBUTION SYSTEM PROBLEMS:*

Observation: Inspection of the heating system ducts where **readily accessible and observable** revealed evidence of the following problems:

- Squeaky noise was present at duct joints.

Analysis: The warm air distribution system needs repair, cleaning or further investigation as reported above.

Recommendation: You should ask a HVAC contractor and / or a duct cleaning company to further investigate the problems and to provide a repair / replacement cost estimate **NOW**, in order to determine the impact on your budget.



**5. NORMAL OPERATING CONTROLS:**

*WAS THE HEATING SYSTEM OPERATED USING NORMAL OPERATING CONTROLS?*

YES.

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



**CONDITION OF CONTROLS:**

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

**6. AUTOMATIC SAFETY CONTROLS:**

**CONDITION OF SAFETY CONTROLS:**

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

**LOCATION OF EMERGENCY SHUT-OFF SWITCH:**

N/A with gas.

**7. VENTING:**

**METHOD OF VENTING:**

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

**CONDITION OF VENTING:**

\* **FUNCTIONAL**, no evidence of problems where **readily accessible** & **observable**.  
 Note: Annual safety inspection is recommended.

**VENTING PROBLEMS:**

Observation: I did not observe any evidence of problems where **readily accessible** and **observable** at time of inspection.  
Recommendation: Annual safety inspection of all venting systems is advised as metal parts and chimney components can fail causing deadly combustion gases to enter any home.

**8. COOLING SYSTEM:**

**Type of equipment:**

Observation: **CENTRAL AIR CONDITIONING EXPLANATION** - the home has an electric powered split-system central air conditioning system.

Analysis: The two prime components of the system include the outside compressor unit and the evaporator unit located in the plenum above the furnace. (Notice: The outside compressor unit has an average ten year service life with proper maintenance.) Two refrigerant lines run between the compressor and evaporator. The larger line (vapor line) should always be insulated to maintain temperature and prevent it from sweating. A condensate drain line runs from the indoor evaporator to a drainage point. This drain line may be connected to a device called a condensate pump if the installation elevation requires lifting the condensate to an outside drain. The central air conditioning system shares the same duct distribution system, blower unit & filter, as the heating furnace to deliver cool conditioned air to the habitable rooms serviced by the system.

Air conditioning efficiency is measured by "Seasonal Energy Efficiency Ratio" or "SEER" value. Higher ratings of 10 or higher give you increased savings.



**DISTRIBUTION SYSTEM:**

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

**WAS THE CENTRAL AIR CONDITIONING SYSTEM OPERATED?**

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

**WERE THE MAINTENANCE / ACCESS PANELS REMOVED?**

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

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

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

Yes.

**Is the cold gas line insulated?**

Observation: Insulation is damaged or partly missing on the exterior refrigerant line.

Analysis: Aarmaflex insulation has a design life of 5-6 years do to the exposure to ultraviolet light. It must be maintained on the bigger refrigerant line to prevent btu loss, condensation and added electrical expenses. The lack of insulation will allow condensation to form on the refrigerant lines, reducing the efficiency of the cooling cycle. Maintenance repair is needed.

Recommendation: All aged, missing or damaged insulation should be replaced as needed.



**line insulation needs repair**

**AC CONDITION & PROBLEMS:**

\* **FUNCTIONAL.** Observation: I did not observe any evidence of problems where *readily accessible* and *observable* at time of inspection. The central air conditioning system responded to operational controls at time of inspection and cool air was distributed to those rooms serviced. The exterior compressor and the interior fan/coil unit were each operational. Be sure to discuss the age of the equipment and past maintenance record with the owner. An annual service contract is advised.

**Brand, Model and Estimated Age:**

Brand: Ruud  
 Model: RA1330AJINA  
 Serial: W151611185 and W151611138  
 Est. age: 2016



**Units from 2016 -No issues**

## 9. OVER-ALL CONDITION / RECOMMENDATIONS:

### HEATING SYSTEM / COOLING SYSTEM SUMMARY:

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

### REQUIRED HANDOUT PURSUANT TO 266 CMR 6.08

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

### CONCERNED ABOUT RISING ENERGY COSTS? MASSSAVE CAN HELP.

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

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

**Get started today. Call MassSAVE at 866-527-7283 or go to [www.mass.gov/ocabr/docs/dpl/boards/hi/energy-eff-handout.pdf](http://www.mass.gov/ocabr/docs/dpl/boards/hi/energy-eff-handout.pdf) for more information or to schedule your home energy audit.**

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

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

# ELECTRICAL INSPECTION

**Repairs attempted by untrained or unlicensed individuals to any electrical component may result in injury or death from electric shock or create a future and/or hidden safety hazard. It is recommended that all repairs or improvements be performed by a licensed electrician.**

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

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

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

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

## 1. TYPE OF SERVICE:

Type:

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

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

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

Recommendation: At your election, hire an electrician to evaluate the underground service equipment. Observation: The home has a liquid fueled emergency generator.

Analysis: **DISCLAIMER - while a emergency generator is a positive feature for use during power outages, the inspection and evaluation of this specialized equipment is beyond the scope of this limited visual inspection.**

COMMENT: Natural gas generators need service once a year to change the oil, check parts and to perform a load test.

Recommendation: You should ask the owner to review the service record and demonstrate the use of the generator and switching equipment prior to sale.

### How it works:

A standby generator is a large appliance that is installed outside the home. An automatic transfer switch is installed inside the home next to the home's circuit breaker panel. A secondary circuit breaker panel is required only if selected circuits are designed to run off the generator. A secondary panel is not required when the generator is sized to power the entire home.

The transfer switch monitors the condition of power from the utility. When there is a utility disturbance of more than a few seconds, the transfer switch signals the generator engine to start up. After a few seconds, when the generator is at full power, the transfer switch disconnects from the utility and brings the generator online.

Typical response time varies among manufacturers and between units, with some units restoring power as quickly as seven to 10 seconds after a blackout or brownout is detected. Others take 10 to 15 seconds, or even a bit longer.

If a critical application for which any time without power is too long, a homeowner should use an uninterruptible power supply (UPS), which is battery powered, to carry any essential load until the generator takes over.

When utility power is restored, the transfer switch transfers the electrical load back to the utility, and the generator shuts off. Everything happens automatically, without homeowner intervention.



**2. SERVICE EQUIPMENT:**

**EXPOSED CABLE OR RACEWAY:**

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

**METER LOCATION:**

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



**MATERIAL OF SERVICE LINES:**

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

**LOCATION & TYPE OF MAIN SERVICE DISCONNECT:**

Observation: A meter main disconnect is located outside next to the electrical meter and was Readily Accessible and Observable.

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

Analysis: The above is an informative statement and not a problem. When the main breaker panel must be located greater than five feet from the meter, the main disconnect must be located at the meter.



**AMPERAGE & VOLTAGE RATING OF MAIN DISCONNECT:**

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

**AMPERAGE RATING OF MAIN CIRCUIT PANEL:**

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

**LOCATION OF SERVICE PANEL:**

Observation: The main electrical service panel is located in a closet.

Analysis: A panel is prohibited from a closet as the panel could be blocked for emergency access or repair. Also, an electrical service panel located in a closet is UNSAFE as the panel can give off sparks, resulting in a fire. Safety repair is needed.

Recommendation: In my opinion, you should ask an electrician to relocate the panel outside of the closet or alter the closet as

required to provide ready access to the equipment.

**OVERLOAD PROTECTION DEVICES (fuses or circuit breakers):**

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

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

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

**ANY SIGNS OF UNDERSIZED SERVICE?**

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

**ELECTRICAL SERVICE CONDITIONS:**

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

**OUTDOOR SERVICE PROBLEMS:**

Observation: Inspection of the exterior service components revealed evidence of the following problems:

- Outside main meter switch has no cover around it

Analysis: The exterior electrical service components listed above are in need of repair.

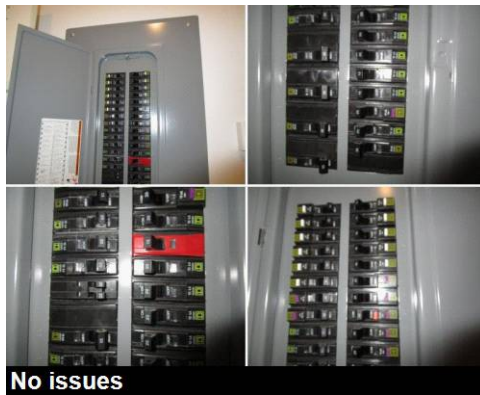
(Notice: Electrical problems should all be considered as **Safety Hazards** that may pose a risk of shock or fire.)

Recommendation: You should ask a licensed & insured electrician to re-inspect the electrical system and to provide a cost estimate for repair and/or elected upgrades **NOW**, in order to determine the impact on your budget.



**DISTRIBUTION PANEL PROBLEMS:**

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



**3. SUB-PANELS:**

**LOCATION & CONDITION:**

Main Panel is considered a sub panel as the shut of is outside at the meter.

**4. BRANCH CIRCUIT CONDUCTORS:**

**NUMBER OF OVERCURRENT DEVICES IN THE PANEL(S):**

Observation: The present electrical service panel has no physical room for new fuses or circuit breakers.

Analysis: A properly sized service panel should have room for future expansion. To add new circuits, an electrician will be needed to install a larger service panel or sub-panel to provide space for new circuits.

Recommendation: You should consult an electrician and discuss options for service equipment upgrading.

**TYPES OF EXPOSED BRANCH CONDUCTOR MATERIALS:**

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

Analysis: Copper is a desirable type of branch wiring.

**CONDITION:**

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

**BRANCH CIRCUIT WIRING HAZARDS:**

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

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

**Overcurrent devices in OFF position**

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

**5. INTERIOR OUTLETS, SWITCHES, FIXTURES:**

**TYPES OF RECEPTACLES:**

Observation: Tamperproof receptacles are present (marked TR).

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

**CONDITION:**

\*\* **FUNCTIONAL with EXCEPTIONS.** Observation: Random sampling revealed that the receptacles, switches & lights were FUNCTIONAL with EXCEPTIONS as noted below:

**PROBLEMS:**

Observation: Inspection of the paddle fans revealed evidence of the following problems:

- A paddle fan was not functional (ask if there is an unknown remote control).

Analysis: The paddle fan is in need of repair or replacement.

Recommendation: You should hire an electrician to further evaluate the paddle fan and to provide a cost estimate for repair or replacement as determined.





**6. EXTERIOR OUTLETS, SWITCHES, FIXTURES:**

*TYPES OF RECEPTACLES:*

Observation: GFCI protected exterior outlets are present.

*CONDITION:*

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

*PROBLEMS:*

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

**7. GFI & AFCI DEVICES:**

*GFCI TYPE & CONDITION:*

- \* **FUNCTIONAL** GFCI outlet devices where **readily accessible** & **observable**. (Note: Test each device monthly.)
  - \* 1st floor bathroom
  - \* 2nd floor bathroom
  - \* Master bathroom
  - \* Kitchen countertop outlets
  - \* Exterior

*AFCI DEVICES:*

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

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

Analysis: An AFCI device is a new 2002 requirement that was initially introduced to prevent fires in bedrooms circuits. As of 2008, the National Electrical Code requirement for AFCI protection has been expanded: "Dwelling Units: All 120 volt, single-phase, 15- and 20- amp branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by listed arc-fault-circuit-interrupter, combination-type, installed to provide protection of the branch circuit." You can recognize the AFCI breakers in the main panel by the typically blue colored test buttons. Just like a GFCI, you should press the "test button" on each AFCI breaker monthly to test its function. Push the test button, and the AFCI breaker should trip to the off position. Push it further towards the off position and then to on to reset the device. If any AFCI or GFCI devices fail, consult an electrician for urgent replacement.

**8. OVERALL CONDITION / RECOMMENDATIONS:**

*ELECTRICAL SUMMARY:*

**All electrical problems should never be considered as trivial as some may pose a risk of shock or fire. Repairs are needed. You should ask a licensed and insured electrician to further investigate the entire electrical system and to provide a cost estimate for repairs and elected upgrades NOW, in order to determine the impact on your budget. Be advised that inspection by an electrician will generally reveal additional problems not documented in this limited report.**

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

**SECURITY ALARM SYSTEM PRESENT.**

**DISCLAIMER:** Equipment of this type is very specialized in nature and is far beyond the scope of this limited visual home inspection. For reasons of security, the home inspector can not examine or tamper with a private security system. The

evaluation of alarm systems is expressly **EXCLUDED** from this report per contract. While I consider an alarm system a positive feature of a home, it's mechanical operation and maintenance is beyond my knowledge. I advise that you discuss the operation and maintenance of the alarm system with the owner and the installer prior to passing.





# PLUMBING & HOT WATER HEATER INSPECTION

**Disclaimer:** The determination and inspection of private waste disposal systems is excluded from this inspection and report. If the home has a private waste disposal system, then the owner is required to give you a complete copy of the Title 5 inspection report. If well water is present, the Company advises that you have the water tested **NOW** for its chemistry, bacteria and radon levels. **Fixtures are only briefly tested for functional flow and drainage. There is a risk that prolonged fixture use could reveal undetermined leaks or drainage problems. I advise that you ask the owner / occupant about any known current or prior plumbing problems in the home NOW.**

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

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

## 1. PROBABLE TYPE OF WATER SERVICE:

### TYPE:

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

### TYPE OF SERVICE/ SUPPLY PIPING:

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

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

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

### CONDITION:

**\* FUNCTIONAL.**

### WATER SERVICE PROBLEMS:

**Observation:** I did not observe any critical problems where **readily accessible** and **observable** at time of inspection. **(DISCLAIMER: The condition of buried or concealed piping is undetermined.)**



water shut off in crawl space

## 2. MAIN VALVE:

### LOCATION:

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



**CONDITION / PROBLEMS:**

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

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

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

**3. WATER DISTRIBUTION PIPING MATERIALS:**

**TYPE OF DISTRIBUTION PIPING MATERIAL/S:**

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

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

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

**Observation: PEX PIPING IS PRESENT:**

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

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

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

**CONDITION:**

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

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

**PRESSURE PIPING PROBLEMS:**

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

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

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

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

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

**4. OUTSIDE FAUCETS:**

**Condition:**

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

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

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

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

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



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

*Types of DWV materials visible:*

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

**A Waste line Alarm is Present:**

The alarm goes off (typical not a sound alarm but just a red light) when wastewater is not being pumped from the home to the sewer line. When the alarm goes off, you have approximately 400 gallons of capacity in your sewer lines before wastewater starts to back up into your basement. When you hear the septic tank alarm buzzing, you should call a septic service company as soon as possible.



*Condition:*

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

Observation: No waste piping leaks observed as fixtures drained.

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

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

*Drain, Waste or Vent piping problems:*

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

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

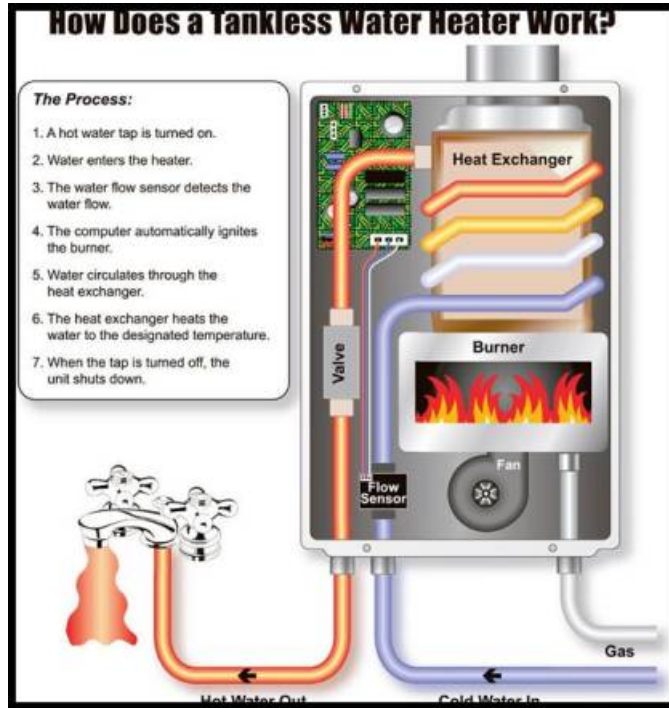
Recommendation: Plumbing systems should be monitored for needed maintenance repairs.

**6. HOT WATER SYSTEMS:**

**FUEL & TYPE OF EQUIPMENT:**

**INSTANTANEOUS/ON-DEMAND WATER HEATER**

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



**APPROXIMATE CAPACITY:**

N/a, hot water is made upon demand.

**Approximate age:**

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

Brand: Navien  
 Model: NPE-240A  
 Serial: 7414C1620271177 and 7414C1620271167

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



**CONDITION / PROBLEMS:**

\* **FUNCTIONAL.**

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

**EXTERIOR OF THE CHIMNEY, THIMBLES AND VENTS:**

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

WARNING: Outside wall vents can be blocked by snow, causing deadly carbon monoxide to backup into the home. Be sure to

remove snow from such vents for safety.

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

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

**7. SECONDARY FIXTURES:**

Type & condition:

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



**8. LAUNDRY FACILITIES:**

TYPES:

Washer hook-ups are present.

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

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

CONDITION / PROBLEMS:

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

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

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

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



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

CONDITIONS:

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

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

**Disclaimer: The condition of concealed piping is undetermined.**

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

ANY SIGNS OF SUBSTANDARD WORKMANSHIP OR CROSS CONNECTION?

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

**10. WATER FLOW & DRAINAGE:**

*WATER FLOW:*

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

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

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

*DRAINAGE:*

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

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

**11. WERE ALL FIXTURES AND FAUCETS OPERATED?**

YES. All **readily accessible** and **observable** fixtures and faucets were operated by the inspector, that were turned on at the time of inspection.

**12. OVER-ALL CONDITION / RECOMMENDATIONS:**

*Plumbing system summary:*

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

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

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

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

Observation: The home has a central vacuum system.

Analysis: **DISCLAIMER - while I consider this system to be a positive feature in the home, its evaluation is beyond the scope of this limited visual inspection and is expressly EXCLUDED from this report.** In the event that the Inspection Report or oral statements made by the Inspector supply any information about any of the forgoing, this information shall be deemed to be informational only and supplied as a courtesy to the Client, and shall not be deemed to be an amendment to or waiver of the exclusions listed in the Contract or Report.

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



# STRUCTURE INSPECTION

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

A. This report does NOT GUARANTEE A DRY BASEMENT.

B. The **Inspector** is not required to enter under-floor crawl spaces or attics when entry could damage the property, or when dangerous or adverse conditions are suspected. Be advised that areas not entered may contain hidden defects.

C. The **Client** understands that the inspection does not include invasive inspection or exploratory demolition. Structural components or mechanical systems concealed by finished surfaces or stored goods are inaccessible for visual inspection and are therefore **EXCLUDED** from this **Report**. Be advised that hidden problems may exist.

D. The **Client** understands that the inspection & final report do not provide and engineering service or architectural service as assessing structural integrity of a building is beyond the scope of a limited visual inspection. A certified engineer is recommended when there are structural concerns about the building. No engineering calculations are performed during this inspection.

E. The Client understands that the Home Inspection & Report do NOT INCLUDE A TERMITE OR WOOD BORING INFESTATION REPORT. No inspection was made by this **COMPANY** to detect past or present insect or rodent activity. Wood boring insects that can appear anytime, even if there were no signs of infestation or damage at time of inspection. This *Company* is NOT a licensed pest control company or exterminator. The inspection for rot is done by line of sight and is done in conjunction with the responsibility to examine structural condition.

**I ADVISE THAT EVERY HOME BE INSPECTED BY A LICENSED PEST CONTROL COMPANY NOW, PRIOR TO THE CLOSE OF ESCROW to protect your right to negotiate for repairs or chemical treatment if needed. I emphasize that your only assurance of arresting or preventing infestation, whether concealed or discovered, is to obtain treatment and a warranty from a state licensed pest control company.**

## 1. DESCRIPTION OF BUILDING:

### STYLE OF ARCHITECTURE:

Wood framed cape.

### TYPE OF SPACE BENEATH BUILDING:

Observation: The home has a crawl space present.

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

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

The crawl space should have an entry hatch measuring a minimum 18 inches by 24 inches to allow entry for annual inspection. (Note: If the hatch is common to a conditioned space, such as a basement, then it must be weatherstripped and must close tightly.) Untreated wood should not be in direct soil contact - a minimum 18 inch clearance from soil to joists is advised and minimum 12 inch clearance between the soil and untreated girders. The use of treated lumber within a crawl space is preferable to untreated material. If proper clearances do not exist, you may desire to do limited excavation to improve clearances and to install floor hatches for further investigation. The crawl space should not contain debris or organic material which may promote pest activity.

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





**2. OBSTRUCTIONS THAT RESTRICTED INSPECTION:**

*TYPE OF OBSTACLE:*

Observation: The Crawl space ceiling is insulated.

Analysis: While this is a good feature, the insulation **obstructed** complete access for evaluation of the floor frame. The true condition of structural elements, mechanical systems and distribution systems that are not **readily accessible** and **observable** is undetermined. Hidden defects may exist beneath the insulation that are not documented in this report. If through your negotiations access becomes possible, components become **readily accessible**, repairs are done or systems are restored, you may desire to schedule a "return visit" inspection with this office, at an additional charge, prior to commitment.

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

*SIGNS OF BASEMENT / CRAWL SPACE WATER PENETRATION:*

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

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

To prevent false expectations regarding the home inspection, please understand that the inspection only took place on one day of the year. The inspector can NOT anticipate all climatic conditions and drainage conditions and predictions of wet basement difficulties. Stored goods and finished surfaces prevent complete access for viewing symptoms of past seepage.

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

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

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

Lastly, if there is continued seepage after drainage improvements, then a sump pump installation should be considered or other control measures. Finished rooms below grade level should be protected by a drainage system beneath the foundation. As dampness can migrate through concrete without causing visible puddles of water, storage should be done with care by elevating important possessions. The use of a dehumidifier during summer months is advised. **If you want a guaranty of a dry basement, then you should hire a basement waterproofing contractor to install a perimeter French drain system along the perimeter of the basement walls and connected to a sump pump with battery back-up.**

*SUMP PUMP:*

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

**4. DEHUMIDIFIER:**

Yes - present:

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

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

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



very good feature

**6. CRAWL SPACE(S):**

ACCESSIBILITY:

Observation: The under floor crawl space was entered and examined where **readily accessible**.



CLEARANCE BELOW JOISTS:

Observation: The crawl space has ample clearance for access, inspection & maintenance.

TYPE OF FOUNDATION:

Concrete.

TYPE OF FLOOR SYSTEM:

Concrete.

TYPE OF SUPERSTRUCTURE FLOOR SYSTEM:

Wood sills, beam, joists, headers and subfloor.



No issues seen

TYPE OF COLUMNS AND POSTS:

Concrete.

CONDITION:

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

CRAWL SPACE PROBLEMS:

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

**8. EXPOSED BASEMENT SUPERSTRUCTURE SYSTEM:**

TYPE OF EXPOSED FRAMING:

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

**DISCLAIMER: NO ENGINEERING OR LOAD CALCULATIONS ARE EXPRESSED OR IMPLIED BY THE IDENTIFICATION OF THE STRUCTURE OR MATERIALS.** Wood sills, wood girder, engineered joists, Plywood as subfloor.

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

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

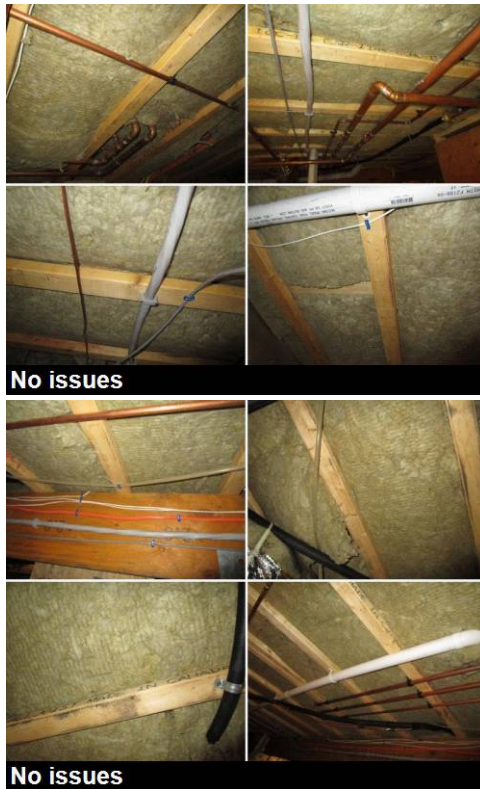
Observation: INSULATION between the floor joists or along the sills restricted access for visual inspection of the floor frame.

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

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

VISIBLE PROBLEMS OBSERVED:

Observation: Where readily accessible, the floor frame(s) appeared **FUNCTIONAL** and did not exhibit any evidence of problems at time of inspection.



**9. EXPOSED WALL FRAMES:**

TYPE:

Wood.

CONDITION WHERE EXPOSED:

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

Analysis: **Disclaimer: Be advised that while there may be no visible signs of problems as viewed from the living**

spaces, the true condition of the wall structure and substrate behind finished surfaces is undetermined. Most residential wall structures are composed of wood 2 x 4 or 2 x 6 studs or metal studs, and plywood, OSB or boards as substrate.

## 10. EXPOSED INTERIOR STAIRS, RAILS & GUARD RAILS:

### CONDITION:

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

### INTERIOR STAIRCASE PROBLEMS:

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

## 11. EXPOSED ROOF STRUCTURE AND CEILING FRAMES:

### Type of roof framing and roof sheathing:

Observation: A wood framed roof is suspected, but there was no attic access for further determination of materials or condition.

### CONDITION - PROBLEMS:

Observation: The home has an area of cathedral ceiling.

Analysis: Please understand that the closed nature of the cathedral ceiling prevented access for evaluation of the limited space between the ceiling and underside of the roof. The true condition of the following components within the cathedral ceiling is undetermined: roof framing & decking, insulation & baffles, vapor retarder and signs of condensation or leakage.

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

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

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

NO attic access was observed or the attic was not readily accessible and observable for inspection. There is a risk of concealed problems with the obstructed structure, mechanical systems, insulation and ventilation. Further investigation is needed. The Massachusetts Standards require that the inspector "Enter readily accessible under floor crawl spaces and attic spaces only after safe access has been provided by the owner and or client except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected by the inspector."

YES - the inspector did enter readily accessible crawl spaces.

## 14. OVER-ALL CONDITION / RECOMMENDATIONS:

### Structural summary:

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

# KITCHEN INSPECTION

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

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

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

## 1. KITCHEN SINK:

**CONDITION:**

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



## 3. DISHWASHER:

**CONDITION:**

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

**4. RANGE:**

**CONDITION:**

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



**5. HOOD OR EXHAUST FAN:**

**CONDITION:**

\*\* **Functional with EXCEPTIONS noted below:** Notice: Testing of microwave ovens is **EXCLUDED** from this report.  
Observation: Inspection of the range hood or exhaust fan revealed the following problems:  
 • Missing light bulb, operational condition undetermined.  
Analysis: Repair is needed to restore function.  
Recommendation: You should ask a licensed and insured electrician to provide a repair/replace cost estimate **NOW**, in order to determine the impact on your budget.  
 Note: Professional inspection by a electrician may reveal additional problems not documented in this report.



heat lamps missing

**6. CABINETS:**

**CONDITION:**

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



No issues

## 7. COUNTER TOPS:

*CONDITION:*

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

## 8. ELECTRICAL OUTLETS & LIGHTS:

*CONDITION:*

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

## 9. FLOOR, WALLS, CEILING:

*CONDITION:*

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

## 10. OVER-ALL CONDITION / RECOMMENDATIONS:

*Kitchen summary:*

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

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

# BATHROOMS INSPECTION

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

**DISCLAIMERS:** A. The condition of hidden supply, drain, waste and vent piping hidden within wall cavities is undetermined as they are not readily accessible and observable for visual inspection. B. If the water service or service to any fixture was shut-down at time of inspection, then the true function of that fixture is undetermined and is **EXCLUDED** from this report. C. No warranty against leakage is offered regarding the condition of a shower stall pan as it is not readily accessible and observable for inspection. D. **All items listed in 266CMR 6.04(8)(e) System GENERAL INTERIOR CONDITIONS plus the following are EXCLUDED from this report:** **DISCLAIMER:** The inspection and reporting on fixture overflows is **EXCLUDED** as being beyond the scope of this limited visual inspection. To accurately test fixture overflows for leakage, it is necessary to "flood test" each sink, tub and shower stall fixture, placing the Company at risk of a claim for interior water damage. Your due diligence is to ask the owner or the owners representative or the builder to demonstrate that each fixture overflow device is functional, or otherwise assume all risk for concealed problems.

**1. BATHROOMS:**

*Number of bathrooms:*  
Four and 1/2.

**2. WATER FLOW & DRAINAGE CONDITIONS:**

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

**3. BATHROOM HEAT SOURCE:**

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



**4. BATHROOM VENTILATION:**

*Ventilation methods & conditions:*  
\* **FUNCTIONAL.** Observation: I did not observe any evidence of problems where readily accessible and observable at time of inspection.  
(Note: Investigate the fan discharge point; it should discharge outside and not into the attic.)

**5. TOILETS:**

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



## 6. SINKS:

*Condition sinks-faucets:*

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

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

## 7. TUBS & SHOWERS:

*Condition tubs-showers:*

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

## 8. CABINETS & CLOSETS:

*Condition cabinets-closets:*

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

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

## 9. LIGHTS & ELECTRICAL OUTLETS:

*Condition lights-outlets:*

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

## 10. WALLS, FLOOR, CEILING:

*Condition walls-floors-ceiling:*

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

## 11. OVER-ALL CONDITION / RECOMMENDATIONS:

*Bathroom summary:*

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

## LIVING SPACES, FIREPLACE, WOODSTOVE.

**Not all problems will be found as the inspector is NOT required to move furniture, stored goods or other obstructions to view interior spaces. When the owner has removed the obstructions, it is imperative that YOU return and examine the entire home for concealed problems that were obstructed at time of inspection. You should consult the home inspector if problems are found that were not readily accessible and observable at time of inspection. Consultation is free, but a fee will be charged for a optional "return visit."**

**The Company recommends "indoor air quality testing" NOW, if you have the slightest concern about mold, mildew or any other potential respiratory irritant. Any potential contaminant or environmental hygiene problem that may effect health is a deeply personal responsibility that requires further investigation by specialists. Such testing is beyond the scope of this limited visual inspection.**

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

**NOTICE: Please understand that the inspection of the living spaces is greatly restricted by the owner's furniture, window treatments, carpeting and stored goods. Hidden defects could exist that were not readily accessible and observable at time of inspection. For that reason, you should schedule a "pre-passing walk through inspection" to examine the home after the owner has removed furniture and storage. You may elect to perform this inspection yourself or request that the inspector return. (Call for fee schedule.) If concealed problems are found, please call the inspector for free consultation.**

### 1. FLOOR COVERINGS:

*TYPES OF EXPOSED FLOOR MATERIALS:*

- Areas of hardwood.
- Area rugs

*CONDITION:*

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

*FLOOR PROBLEMS:*

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

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

### 2. WALL COVERINGS:

*TYPES OR EXPOSED MATERIALS:*

Gypsum board (drywall - brand undetermined).  
Barnboard on some walls.

*CONDITION:*

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

**WALL COVERING PROBLEMS:**

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

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

**3. CEILINGS:**

**TYPES OF EXPOSED CEILING MATERIALS:**

Gypsum wallboard (brand undetermined).

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

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

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

Wood in areas.



**CONDITION:**

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

**CEILING PROBLEMS:**

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

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

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

**4. HALLWAYS:**

**PROBLEMS OBSERVED**

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

**5. CLOSETS:**

**CONDITION & PROBLEMS:**

**\*\* FUNCTIONAL with the following EXCEPTIONS:**

Observation: There were closets locked at time of inspection and were not entered for inspection.

Analysis: The house is being used as a rental and the owner has a storage closet on site. Be advised that as the owners closet was not readily accessible and observable, conditions within the closet are **UNDETERMINED**, hidden problems may exist.

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



## 6. INTERIOR DOORS:

### CONDITION & PROBLEMS:

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

WAS AT LEAST ONE INTERIOR DOOR PER ROOM OPERATED?

YES.

WAS AT LEAST ONE WINDOW PER ROOM OPERATED?

YES (Not all windows are tested.)

## 7. WINDOW TRIM:

### CONDITION & PROBLEMS:

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

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

WAS AT LEAST ONE WINDOW PER ROOM OPERATED?

YES (Not all windows are tested.)

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

### DISCLAIMER:

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

### **Chimney and Fireplace Inspections:**

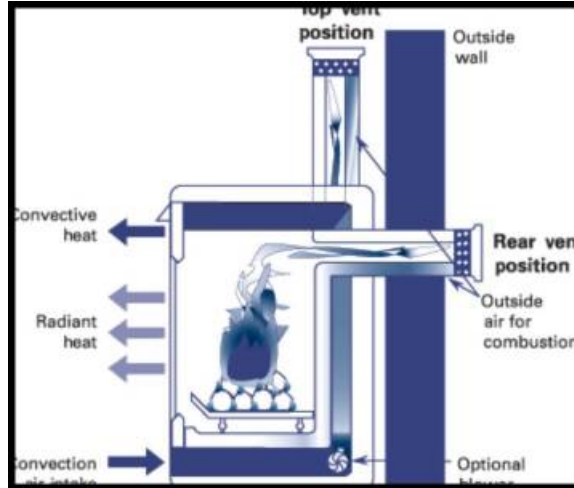
The National Fire Protection Association and I, recommend an NFPA 211, **Level II** inspection of any chimney and fireplace when a home is sold. Such an inspection, performed by a qualified chimney sweep, might uncover additional problems that were not **readily accessible** for me. For safety reasons,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

### TYPE & CONDITION:

Observation: The home has a direct vent gas fireplace.

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

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



**FIREPLACE PROBLEMS:**

Observation: Fireplace conditions are undetermined due to:

- The fireplace was not tested as the pilot was out, or the gas was turned off.

Analysis: Further investigation is needed as there is a risk of concealed problems.

Recommendation: Have the owner show the proper use of the gas fireplace.



remote not working

**10. SIGNS OF WATER PENETRATION:**

*Signs of water penetration on interior surfaces?*

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

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

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

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

*Interior summary:*

Recommendation: Minimal interior maintenance or replacement repairs as required.

## INSULATION AND VENTILATION

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

### REQUIRED HANDOUT PURSUANT TO 266 CMR 6.08

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

### CONCERNED ABOUT RISING ENERGY COSTS? MASSSAVE CAN HELP.

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

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

**Get started today. Call MassSAVE at 866-527-7283 or go to [www.masssave.com](http://www.masssave.com) for more information or to schedule your home energy audit.**

### 1. PRIMARY ATTIC ACCESS:

#### METHOD USED TO OBSERVE ATTIC:

Observation: The home has an area of cathedral ceiling.

Analysis: Please understand that the closed nature of the cathedral ceiling prevented access for evaluation of the limited space between the ceiling and underside of the roof. The true condition of the following components within the cathedral ceiling is undetermined: roof framing & decking, insulation & baffles, vapor retarder and signs of condensation or leakage.



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

*EVIDENCE OF LEAKS OR CONDENSATION PROBLEMS:*

N/a no attic present.

### 4. VENTILATION:

*TYPE OF ATTIC VENTILATION:*

**AIR SEALING - THE HOT ROOF OPTION:**

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

Analysis: Called a "hot roof," this option for insulating the home is becoming more and more popular. In essence, the attic becomes part of the conditioned space within the home and no means attic ventilation is required and little leaks in the building thermal envelope are no longer a problem. The term "hot roof" is a misnomer as the roof covering is not much hotter than a normal roof. Studies show only a 1-5 percent increase in surface temperature during the sunniest part of the day, while at night the surface temperature drops faster than a regularly vented attic.

Recommendation: Monitor the roof covering for total snow cover, as any areas where the snow melts prematurely may indicate voids from the conditioned space to reach the roof.

*CONDITION:*

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

*CONDITION OF FOUNDATION / CRAWL SPACE VENTILATION:*

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

*CONDITION OF KITCHEN VENTILATION:*

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

*CONDITION OF BATHROOM VENTILATION:*

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

*CONDITION OF DRYER VENTILATION:*

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

### 5. INSULATION IN UNFINISHED SPACES:

*ATTIC:*

Observation: The unfinished attic spaces were not **readily accessible** and **observable** at time of inspection.

Analysis: Conditions within the unfinished attic spaces are undetermined. Further investigation is needed to evaluate the presence, type and condition of the insulation, plus any signs of water penetration. An attic hatch measuring 22" x 30" minimum is required when the attic is more than 30 inches high.

Recommendation: Consider installing an attic hatch regardless of the attic height to aid inspection and maintenance.

*BASEMENT / CRAWL SPACE:*

Types of insulation where exposed and **readily accessible**:

- Fiberglass batt type insulation is present.

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

*WALLS where exposed:*

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

Analysis: The presence and condition of any insulation within the wall spaces is undetermined.

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

### 6. VAPOR BARRIERS IN UNFINISHED SPACES:

*VAPOR BARRIER PRESENT OR ABSENT IN UNFINISHED SPACES?*

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

(Note: The type and condition of vapor barriers concealed by finished surfaces or insulation is undetermined.)

## 7. OVER-ALL CONDITION / RECOMMENDATIONS:

### *Insulation / ventilation summary:*

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

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



## TRADESMEN TO CONTACT FOR REAPPRAISAL:

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

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

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

The inspection of all **EXCLUDED** items in our Contract and in the Standards of Practice should be performed, directed and evaluated by other specialists of your choice of hire prior to commitment. Since this inspection company does not dismantle equipment or perform invasive inspections the contractor's subsequent examination and repairs may reveal additional required repairs. Photographs have been included to help you to understand what was observed during the inspection. When describing defects, photos are intended to show an example of a defect, but may not show every occurrence of the defect. When correcting these problems, you should have a qualified specialist carefully check for all similar occurrences. **Based on my observations during the home inspection, YOUR DUE DILIGENCE should include interpreting the data in this report, contacting the Company for any needed clarification and contact the following specialists for further investigation of the ENTIRE APPLICABLE SYSTEM and /or components NOW in order to determine the cost of repairs or replacement and the impact on your budget:**

### Disclosure Statements/Mass Standards of Practice/ Definitions

To see a list of the rules and regulations governing the licensing of home inspectors, please visit the following web page.  
<http://www.mass.gov/ocabr/licensee/dpl-boards/hi/regulations/rules-and-regs/266-cmr-600.html#6.06>

To see a list definitions pertaining to home inspections please visit the following web page.  
<http://www.mass.gov/ocabr/licensee/dpl-boards/hi/regulations/rules-and-regs/266-cmr-200-definitions.html>

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

*Trade or specialty:*

Carpenter, Landscape contractor,

*Expert to consult for further inspection:*

Security / alarm specialist,

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

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

### CLOSING STATEMENTS

Dear Client,

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

I hope that my services have been helpful and educational.

Thank you for hiring me as your home inspector.

Sincerely,

Marc Gazaille  
10 Doc Ryder Dr  
Nantucket, Ma 02554

1-508-901-3946

**END REPORT**