



MKC ASSOCIATES LLC
HOME INSPECTION
BUILDING CONSULTATION

MKC ASSOCIATES LLC

888-652-4677

info@mkchi.com

<http://www.mkchi.com>



PROPERTY INSPECTION REPORT

1234 Main St.
Arlington, MA 02474

Buyer Name

10/08/2019 9:00AM



Inspector

Morgan Cohen

MA HI License #635, NRPP 104647RT

S&A, NEPMA

617-304-4411

morgan@mkchi.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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READING THIS REPORT

Please read through this entire report and contact us with any questions at all.

All comments, observations, and recommendations in this report should be considered before purchasing this home. Recommendations to repair, replace, or for further investigation suggest a second opinion and/or further inspection by a qualified contractor or specialist. Costs associated with this should be considered now, and prior to signing a purchase and sale agreement, and before the expiration of the inspection contingency period. Please click on and read included embedded internet links and/or attachments, as they provide very important information regarding this inspection. Note that if you print this report, the embedded links and attachments will not print. Please click any embedded links and print them separately as desired.

When reading the report, we recommend that you make sure that you click on all tabs at the beginning of each section (Information, Overview, Limitations, General), and also, after or while reading, download and review a complete PDF of this report. Click on the "PDF" button on the report main page.

Photographs in this report are representative of condition(s) that may also be found in other areas in the property. Not all comments will have a photograph. The presence or absence of a photograph has no bearing on the significance of the condition observed. See comments for complete descriptions of defects or problems. Designations in the report (right, left, front, back, etc.) are to be interpreted as from the front of the property, facing the building, unless otherwise stated in the comment.

Inspected (IN): The inspector visually observed the item, component or unit. It is performing its primary function and may have normal wear and tear for its age and use.

Repair or Replace (RR): The component or system is not functioning as intended and requires repair or replacement. Components or systems that can be repaired to satisfactory condition may not need replacement. It is recommended that you have the scope of the repair evaluated and repaired by the appropriate qualified specialist. This comment may also include minor or maintenance items. Note also that when making any repairs, additional problems, damage or rot may be discovered in the process, leading to increased scope of the repair.

Limited Inspection (LI): Inspection of this component is limited or not possible. Inspection may be limited due to lack of visibility or access, weather, or other conditions. These conditions can sometimes conceal a defect in a component. Conditions causing these limitations should be corrected now and inspection or testing be made possible.

Not Present (NP): This component is not present in the property.

Further Investigation (LI): Further investigation of this component should be made NOW by the appropriate specialist, with the entire scope of necessary repairs

determined, and repairs made as needed. This comment will be used if: The scope of the repair is unknown; there is a potential for and it is suspected that there is additional concealed damage; and/or the subject area is beyond the inspector's expertise. There may also be related defect(s) that are concealed. Items marked with this comment may require repair or replacement if found to be defective or if other problems are discovered.

Future Repair: This item is currently functioning but may fail or require significant repair or replacement in the very near to medium term. You should anticipate that this item will need repair or replacement at any time. It is not possible to predict any components' lifespan or remaining service life. Components or systems can sometimes fail without warning.

ABOUT THIS INSPECTION

This inspection was performed in accordance with and under the terms of our Property Inspection agreement. The inspection was also conducted in accordance with Massachusetts General Law and the Massachusetts Standards of Practice for Home Inspectors ([MA regulations 266 CMR](#)). The standards of practice for these regulations are included in this report. This is not a code inspection, engineering study, or architectural study. We do not inspect for, quote, or enforce building codes.

When inspecting components such as cabinets, doors, windows, or testing receptacles and other components where there are multiple similar components, a representative number of these items is tested or inspected. Defects observed may be present on multiple other components.

While this is a comprehensive analysis of the property, please keep in mind that no house is perfect. All properties have conditions that require repair as well as ongoing maintenance. Also, please keep in mind that there is a possibility of hidden or concealed damage that we will not be able to see because this inspection is limited to accessible areas.

Important note about mold and indoor air quality: We do not inspect or test for mold or indoor air quality. We recommend that you have any suspect material tested for type and toxicity by a qualified indoor air quality specialist. If you have any health concerns or allergies related to mold, it is recommended that you consult with an indoor air quality specialist to test for mold in the home now. If there are areas where there is water and/or moisture infiltration into the building, this is considered a conducive condition for mold growth, and there may be mold present in areas not accessible or visible. Further investigation into concealed areas is recommended in these cases, and any suspect material found should be tested and mitigated as necessary. For more information about mold and indoor air quality (IAQ), [click here](#).

Important note about Lead: We do not test homes for lead. If this home was built before 1978, there may be lead present in paint and/or other materials. Exposure to or ingestion of lead can be a health hazard. More information on lead in homes can be found [here](#), and information about hiring contractors to work on any home built before 1978 can be found [here](#).

Important note about Asbestos: We do not test homes for asbestos. If this home

was built between 1850 and 1989, there may be building materials that contain asbestos. Asbestos use in building materials and products declined dramatically in the late 1970s, but was not eliminated. Inhalation or ingestion of asbestos fibers can be a health hazard. More information on asbestos can be found [here](#).

Please also see this linked [Home Maintenance, Safety and Efficiency Upgrade sheet](#). This is intended as a guide to assist you in maintaining your home on a regular basis, adding additional safety features that may not already be present in your home, and upgrading your home to operate more efficiently, resulting in lower utility costs. [Mass Save](#) is also an organization that can provide free home energy audits for you and inform you of programs in place to help offset costs to improve the energy efficiency of your home. Click [here](#) for the required handout we provide to you per the MA Standards of Practice for Home Inspectors.

In a Massachusetts residential real estate transaction, Smoke and Carbon Monoxide detectors must be present in the home at the time of transfer of ownership. Installation and verification of all detectors in the home is the responsibility of the seller of the property. Inspection and testing of these units must be completed by a Fire Marshall of the local Fire department, and coordination of this inspection is the responsibility of the seller. Massachusetts law requires carbon monoxide (CO) detectors in residential structures with enclosed parking or combustion heating equipment. Installation of CO and Smoke detectors is recommended on all floors, in utility areas, and in common areas as well as bedrooms. Further information about CO can be found [here](#). It is recommended that you follow safety guidelines and detector manufacturer specifications. Smoke alarm installation information can be found [here](#).

We do not verify property lines, setbacks, rights of way, deeded accesses, property usage types, property development restrictions, flood zone areas, wetlands, or any other zoning or land use ordinances. We also do not comment on or verify suitability for future alterations, additions, development or other changes to the property. It is recommended that you obtain a survey of the property as well as a municipal plot plan. Historical information about the property may also be useful. Check with the local municipal building department to review the file on this property for any permits that have been pulled for work on the property. If work has been completed on this property that requires a permit that was never obtained, or that has a permit that has not been signed off on, then it may result in added costs and responsibility to you.

Repairs made or contracted for this property, now and in the future, should comply with applicable requirements of the governing codes and sound construction practices and should be completed by an appropriately-licensed professional. Keep in mind that the systems of the home are interrelated. This means that repairs or modifications to one system may affect other system(s). If you make repairs or improvements to this property, use proper personal protection, safe practices, and obtain all necessary permitting for such work. For a useful resource on what types of contractor licenses are required for work in MA, click [here](#).

Homes built prior to today's standards: Conditions may be present in homes that are not conforming to today's standards or codes. These conditions would be considered pre-existing, non-conforming (do not meet current standards). In most residential situations where this is present, the home is not required to be made to conform to today's building code. This should not prevent you from improving any conditions in the home that are potentially unsafe or unsound.

Insurance and Flood Insurance: Please note that we do not comment on the insurability of this home, and whether or not flood insurance is needed. Please contact a home insurance provider for answers to these questions, and ensure that you obtain all required insurance per your loan provider.

SUMMARY

- 2.2.1 Roofing - Roof Flashings and Penetrations: Tar sealant on flashings
- 2.2.2 Roofing - Roof Flashings and Penetrations: Flashing bent, loose, deteriorated
- 3.1.1 Exterior - Vegetation, Grading, Site Drainage, Driveways, Patio, Walkways: Improve grade
- 3.1.2 Exterior - Vegetation, Grading, Site Drainage, Driveways, Patio, Walkways: Siding close to grade
- 3.1.3 Exterior - Vegetation, Grading, Site Drainage, Driveways, Patio, Walkways: Wooded setting
- 3.1.4 Exterior - Vegetation, Grading, Site Drainage, Driveways, Patio, Walkways: Shrubs too close
- 3.1.5 Exterior - Vegetation, Grading, Site Drainage, Driveways, Patio, Walkways: Termite bait stations present
- 3.1.6 Exterior - Vegetation, Grading, Site Drainage, Driveways, Patio, Walkways: Dips and Cracks to Driveway
- 3.1.7 Exterior - Vegetation, Grading, Site Drainage, Driveways, Patio, Walkways: Pathway brick is uneven
- 3.1.8 Exterior - Vegetation, Grading, Site Drainage, Driveways, Patio, Walkways: Fencing not secure for pool
- 3.3.1 Exterior - Wall Cladding/Siding, Trim, and Flashings: Holes and gaps
- 3.3.2 Exterior - Wall Cladding/Siding, Trim, and Flashings: Flaking and peeling paint to trim
- 3.3.3 Exterior - Wall Cladding/Siding, Trim, and Flashings: Flaking and peeling paint on siding
- 3.4.1 Exterior - Doors: Door from garage to home not fire rated
- 3.4.2 Exterior - Doors: Self closing hinges not adjusted properly
- 3.5.1 Exterior - Windows: Thermal Seal Failure, One window
- 3.7.1 Exterior - Garage Door and Door Operation: Sensors higher than 6 in. off floor
- 3.7.2 Exterior - Garage Door and Door Operation: Does not reverse
- 3.7.3 Exterior - Garage Door and Door Operation: Tune/adjust and repair door opener
- 3.9.1 Exterior - Detached Shed: Roofing deteriorated, replace
- 3.9.2 Exterior - Detached Shed: Siding and trim deteriorated
- 4.4.1 Structural - Exposed Foundation: Block mortar deteriorated
- 4.5.1 Structural - Roof Structure and Attic Access: Pull down stairs aged, unsafe
- 4.5.2 Structural - Roof Structure and Attic Access: Rafter spacing wide, Garage ceiling support improper
- 5.2.1 Electrical - Service Equipment, Grounding System, Main Overcurrent Device, Service and Distribution Panels: No jumper wire on grounding system
- 5.5.1 Electrical - Connected Devices and Fixtures: Aged light fixtures
- 5.5.2 Electrical - Connected Devices and Fixtures: Light and fan in attic not hard-wired
- 5.6.1 Electrical - Exterior Receptacles: GFCI receptacle did not trip
- 5.6.2 Electrical - Exterior Receptacles: Double GFCI protection at receptacle
- 5.7.1 Electrical - Interior Receptacles and Wall Switches: Loose receptacle
- 5.7.2 Electrical - Interior Receptacles and Wall Switches: Receptacle not GFCI protected
- 5.7.3 Electrical - Interior Receptacles and Wall Switches: Double GFCI protection at receptacle
- 5.8.1 Electrical - Kitchen Receptacles and Wall Switches: Some receptacles not GFCI protected
- 5.9.1 Electrical - Bath Receptacles and Wall Switches: No receptacle present

- 6.1.1 Plumbing - Drain, Waste and Vent Piping Systems: Sink Temporary drain connector
- 6.2.1 Plumbing - Water Supply, Piping, Distribution Systems: Water supply piping cast into floor
- 6.3.1 Plumbing - Fixtures: Toilet loose on floor
- 6.3.2 Plumbing - Fixtures: Sink drains slowly
- 6.6.1 Plumbing - Fuel Storage and Distribution Systems: Pipe rust: paint
- 7.3.1 Heating - Flues and Appliance Venting: Chimney cap deteriorated
- 7.3.2 Heating - Flues and Appliance Venting: Chimney brick mortar deteriorated
- 7.3.3 Heating - Flues and Appliance Venting: Vent connector not sealed at chimney
- 7.4.1 Heating - Heating Distribution Systems: Heat piping cast into concrete slab
- 7.5.1 Heating - Solid Fuel Stoves, Gas or LP Firelogs and Fireplaces: Maintenance service
- 7.5.2 Heating - Solid Fuel Stoves, Gas or LP Firelogs and Fireplaces: Hinge not attached
- 9.2.1 Insulation and Ventilation - Attic Insulation and Roof Ventilation: Insulation missing in places
- 9.3.1 Insulation and Ventilation - Laundry Venting: Dryer vent at grade
- 9.4.1 Insulation and Ventilation - Bath Exhaust Fans: No fan - 1/2 bath
- 9.5.1 Insulation and Ventilation - Kitchen Venting: Upgrade from recirculating to exterior
- 10.1.1 Interior - Walls: Gaps and holes in walls
- 10.1.2 Interior - Walls: Garage walls missing covering
- 10.2.1 Interior - Ceilings: Patch holes
- 10.5.1 Interior - Doors: Doors rub jambs
- 11.7.1 Installed Appliances - Laundry: No pan installed
- 11.7.2 Installed Appliances - Laundry: Controls did not operate normally
- 12.1.1 Environmental - Rodent/Animal Concerns: Multiple signs - suggest ongoing or previous rodent activity

1: GENERAL

Information

Day/Time info for the inspection 10/04/2019 Start time of inspection: 9:00 am End time of inspection: 12:10 pm	Present at inspection Client, Buyer's Agent, Listing Agent	Type of Property Single Family
Year Built 1962	Occupied Yes	Weather Overcast
Temperature Cool		

2: ROOFING

		IN	LI	NP	RR	FI
2.1	Roof Coverings	X				
2.2	Roof Flashings and Penetrations				X	
2.3	Roof Drainage			X		

IN = InspectedLI = Limited InspectionNP = Not PresentRR = Repair or ReplaceFI = Further Investigation

Information

Roof Covering Type/Material Laminated Architectural Asphalt Shingle	Approximate Age of Roofing 5 - 7 Years	Roof Drainage System None
Method used to inspect roofing On Roof, From the Ground	Signs of previous and/or active leaks in roofing Staining	

Observations

2.2.1 Roof Flashings and Penetrations

TAR SEALANT ON FLASHINGS

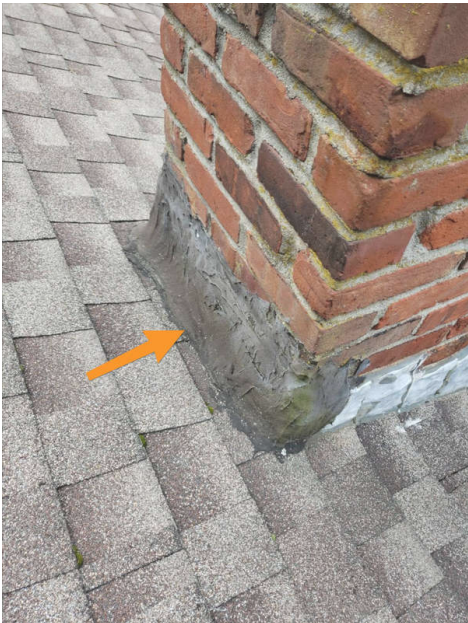
The chimney flashings are patched or covered in tar sealant. The flashing may have been tarred because of a leak at the chimney penetration through the roof or because flashing had become loose. This area should be monitored for future leakage and chimney re-flashed if leakage occurs.

Recommendation

Contact a qualified roofing professional.



Recommendation



2.2.2 Roof Flashings and Penetrations

FLASHING BENT, LOOSE, DETERIORATED

Flashing install around the electrical conduit mast is not laying flat. This may become an issue as the roof ages. Monitor for leakage and repair as needed.

Recommendation

Contact a qualified roofing professional.



Recommendation



3: EXTERIOR

		IN	LI	NP	RR	FI
3.1	Vegetation, Grading, Site Drainage, Driveways, Patio, Walkways				X	
3.2	Decks, Balconies, Steps, Areaways, Porches and Railings			X		
3.3	Wall Cladding/Siding, Trim, and Flashings				X	
3.4	Doors	X				
3.5	Windows	X				
3.6	Retaining Walls			X		
3.7	Garage Door and Door Operation				X	
3.8	Eaves, Soffits, and Fascia	X				
3.9	Detached Shed				X	

IN = Inspected

LI = Limited Inspection

NP = Not Present

RR = Repair or Replace

FI = Further Investigation

Information

Slope of property

Level, Towards the building

Trim Materials

Wood, Composite material

Wall Cladding Materials

Wood, Brick, Panel

Garage Door and Door

Operation: Garage Door Type

One automatic

Garage Door and Door

Operation: Sensors in place for garage door opener

Yes

Garage Door and Door

Operation: Sensors properly reversed door(s)

Yes

Garage Door and Door

Operation: Door(s) reversed when met with resistance

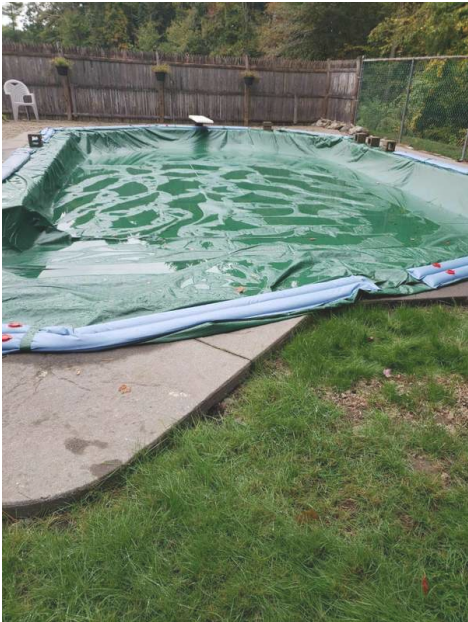
No

Limitations

Vegetation, Grading, Site Drainage, Driveways, Patio, Walkways

POOL NOT INSPECTED

There is a pool on the property. This is specialized equipment and we do not inspect it. It is recommended that you have a pool technician evaluate the condition and function of all of the pool equipment, plumbing, electrical, and the pool itself. It is also recommended that you use caution and proper supervision for children around this pool. It is also recommended that you install and maintain fencing around the pool (per state and local regulations as required) for added safety and security. Ensure that gates are self-latching and self-closing. Exterior doors from the home to the pool area (if present) should also be alarmed.



Observations

3.1.1 Vegetation, Grading, Site Drainage, Driveways, Patio, Walkways

 Recommendation

IMPROVE GRADE

There are areas adjacent to the home that are level or do not slope away from the building. This condition can lead to water infiltration into the foundation. Improvements to the grading to slope away from the building are recommended. Add compacted soil surrounding the structure wherever possible on the perimeter, sloping downward away from the home, to help prevent moisture infiltration. or

Recommendation

Contact a qualified landscaping contractor

3.1.2 Vegetation, Grading, Site Drainage, Driveways, Patio, Walkways

 Recommendation


SIDING CLOSE TO GRADE

The siding is close to or in contact with soil at grade. This can cause deterioration to the siding and is a conducive condition for insect activity. Keep wood to soil contact to a minimum wherever possible, and keep siding above grade. Maintaining a distance of 8 inches between the bottom of the siding and the top of the soil is ideal. or

Recommendation

Contact a qualified landscaping contractor

3.1.3 Vegetation, Grading, Site Drainage, Driveways, Patio, Walkways

 Minor Repair or Maintenance Item


WOODED SETTING

The home is set in a wooded setting. This condition can allow moisture buildup and debris. It is recommended that you keep trees pruned away from the building, and that you thin out trees in the immediate surrounding to prevent moisture buildup.

Recommendation

Contact a qualified professional.

3.1.4 Vegetation, Grading, Site Drainage, Driveways, Patio, Walkways

 Minor Repair or Maintenance Item

SHRUBS TOO CLOSE

Shrubs are planted too close to the building. Vegetation can damage the siding, and areas that are too shady do not allow the siding to dry out and mold and/or moss can occur. Prune trees and shrubs away from the building. Shrubs should be trimmed at least 18 inches away from the building.

Recommendation

Contact a qualified landscaping contractor

3.1.5 Vegetation, Grading, Site Drainage, Driveways, Patio, Walkways

 Recommendation

TERMITE BAIT STATIONS PRESENT

Signs of previous insect treatment were observed. Termite monitoring and/or bait stations were observed on the perimeter of the building. Verify with the seller what the history of insect activity, treatments, repairs, and ongoing pest control contracts that have been or are currently in place, and review all documentation. Pest Inspection is recommended.

Recommendation

Contact a qualified pest control specialist.

3.1.6 Vegetation, Grading, Site
Drainage, Driveways, Patio,
Walkways



Principal Repair and Safety Concerns

DIPS AND CRACKS TO DRIVEWAY

There are dips and cracks in the driveway. Water is puddling in areas due to depressions from car parking. While this is manageable at this time, it will likely worsen as driveway continues to age, requiring resurfacing in the near future. Expect to resurface in the near future.

Recommendation

Contact a qualified driveway contractor.



3.1.7 Vegetation, Grading, Site
Drainage, Driveways, Patio,
Walkways



Principal Repair and Safety Concerns

PATHWAY BRICK IS UNEVEN

FRONT

The brick patio is uneven and heaved. Uneven bricks are a tripping hazard. Reinstallation of the brick patio is recommended.

Recommendation

Contact a qualified masonry professional.



3.1.8 Vegetation, Grading, Site
Drainage, Driveways, Patio,
Walkways



Principal Repair and Safety Concerns

FENCING NOT SECURE FOR POOL

The fencing is not secure at the gate. This is a safety hazard because children can get into the yard and into the pool unsupervised. Repair is recommended. Use an appropriate safety latch on this fence.

Recommendation

Contact a qualified professional.



3.3.1 Wall Cladding/Siding, Trim, and Flashings

HOLES AND GAPS

There are small gaps and holes in the trim and siding in areas. These are potential entry points for rodents, air, and water, and should be sealed. Repair is recommended.

Recommendation

Contact a handyman or DIY project



Minor Repair or Maintenance Item

3.3.2 Wall Cladding/Siding, Trim, and Flashings



Minor Repair or Maintenance Item

FLAKING AND PEELING PAINT TO TRIM

There are areas of the trim that have flaking and peeling paint. This condition can cause rot and deterioration to the trim. Scraping, preparation, and repainting of these areas of trim is recommended.

Recommendation

Contact a qualified painting contractor.



3.3.3 Wall Cladding/Siding, Trim, and Flashings



Minor Repair or Maintenance Item

FLAKING AND PEELING PAINT ON SIDING

THROUGHOUT EXTERIOR IN AREAS.

There are areas of the siding that have flaking and peeling paint, and areas where siding was removed for adding insulation. One area next to garage has damage to siding. This condition can cause rot and deterioration. Repainting of these areas of siding is recommended. Replace damaged siding next to garage door.

Recommendation

Contact a qualified painting contractor.



3.4.1 Doors

DOOR FROM GARAGE TO HOME NOT FIRE RATED

The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford additional protection from fire spread. This door should be replaced with a fire rated door.

Recommendation

Contact a qualified carpenter.



Principal Repair and Safety Concerns

3.4.2 Doors

SELF CLOSING HINGES NOT ADJUSTED PROPERLY

The self closing hinges for the door to the home from the garage are not adjusted properly. They should close the door. Adjust to allow door to be closed by the self closing hinges.

Recommendation

Contact a qualified professional.



Principal Repair and Safety Concerns



3.5.1 Windows

THERMAL SEAL FAILURE, ONE WINDOW

LEFT



Recommendation

The window had a thermal seal failure. This condition is evident due to condensation and staining between the panes of glass. This condition causes the window to become fogged. This sash should be reglazed or replaced. Additionally, due to the nature of this defect, you should be aware that it is very possible that other windows of the same age may have thermal seal failures as well or may have them at any time in the near future.

Recommendation

Contact a qualified professional.



3.7.1 Garage Door and Door Operation



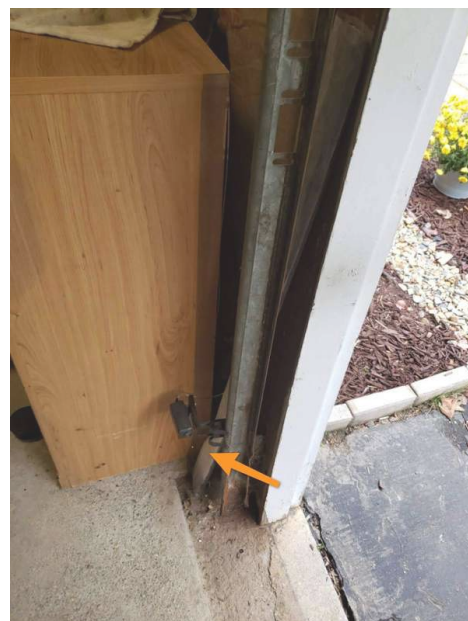
Principal Repair and Safety Concerns

SENSORS HIGHER THAN 6 IN. OFF FLOOR

The opener has electronic sensors located higher than six inches off floor which may not be installed according to manufacturer's specification. Most door manufacturers state that sensors should be mounted 6 inches or lower from the floor. This is unsafe and needs correcting.

Recommendation

Contact a qualified professional.



3.7.2 Garage Door and Door Operation



Principal Repair and Safety Concerns

DOES NOT REVERSE

The garage door did not reverse when met with resistance. The opener should be adjusted or repaired. This is a safety issue and needs correcting.

Recommendation

Contact a qualified professional.

3.7.3 Garage Door and Door Operation



Recommendation

TUNE/ADJUST AND REPAIR DOOR OPENER

The door opener lurches and jogs on the opener track when operated. This opener needs adjustment. Additionally, the opener hardware is poorly attached to the door. Repair is recommended. Also cleaning, lubricating, and adjusting the opener is recommended.

Recommendation

Contact a qualified garage door contractor.



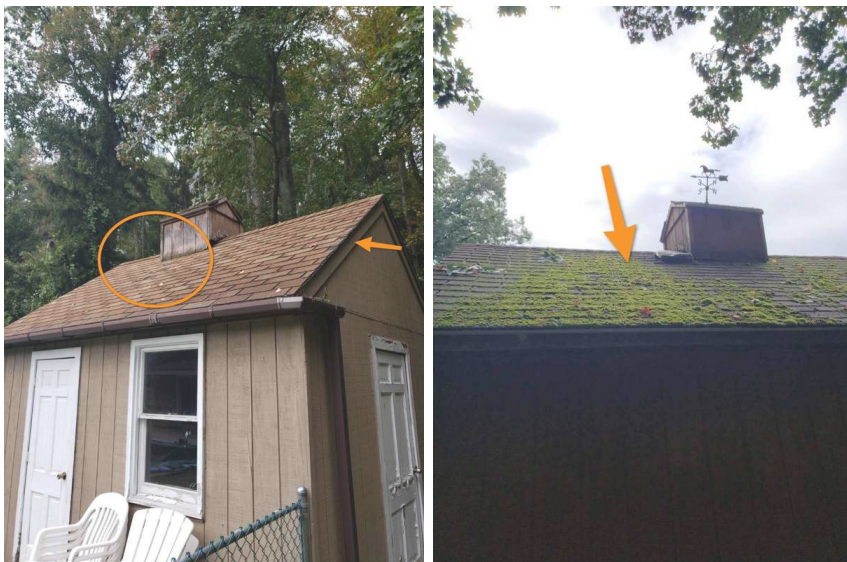
3.9.1 Detached Shed

ROOFING DETERIORATED, REPLACE

The roof covering is aged and deteriorated. It appears to have reached its average life expectancy. Replacement is recommended to prevent leakage and damage to the roof and other components.

Recommendation

Contact a qualified professional.



3.9.2 Detached Shed

SIDING AND TRIM DETERIORATED

The trim is flaking and peeling in places. Siding is rotted and flaking and peeling in several areas. The door has flaking and peeling paint, damage, and gaps and holes around the frame. Holes and gaps were also observed in other places, and the cupola on top of the roof is rotted in damage to. There is a hole where animal entry may be occurring. The gutter on the front is in poor shape, and there is no gutter on the rear. The structural supports for the shed are not installed properly. Repair is recommended.

Recommendation

Contact a qualified carpenter.



4: STRUCTURAL

		IN	LI	NP	RR	FI
4.1	Foundations, Basements and Crawlspaces		X			
4.2	Columns, Posts, or Piers			X		
4.3	Superstructure, Wall and Floor Framing		X			
4.4	Exposed Foundation				X	
4.5	Roof Structure and Attic Access				X	

IN = Inspected

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Information

Type of construction Wood frame	Foundation materials Cast in place concrete, Masonry block	Basement Floor Concrete slab on grade, No basement, slab on grade, No basement- slab on grade
Signs of water penetration in basement or crawlspace No access to verify (Slab on grade), None observed	Sump Pump Present No	Dehumidifier Present No
Method used to observe attic Entered Attic, Partial entry		

Limitations

General

LIMITATIONS OF BASEMENT ACCESS

Slab on grade foundation, no basement

General

LIMITATIONS OF ATTIC INSPECTION

Insulation, Limited access, Stored Items

Foundations, Basements and Crawlspaces

LIMITED ACCESS- SLAB ON GRADE

There was very limited access to the structural components for inspection (due to slab on grade type of construction, and finished areas). Defects, if present, in the concrete slab under the finished floor cannot be observed because they are inaccessible.

Superstructure, Wall and Floor Framing

LIMITED ACCESS DUE TO SLAB ON GRADE

Slab on grade structure prevented access to inspect wall and floor framing.

Roof Structure and Attic Access

LIMITED ACCESS - NO FLOOR IN ATTIC

There is limited access to the attic areas because there is no flooring and areas of framing were covered in insulation. This condition prevents safe access and limits function of attic space. Adding securely installed flooring is recommended.

Observations

4.4.1 Exposed Foundation



Recommendation

BLOCK MORTAR DETERIORATED

There is missing mortar and cracking to mortar on the block foundation. Open joints such as these can allow moisture and insect infiltration and can lead to more severe structural problems. These joints should be re-pointed.

Recommendation

Contact a qualified professional.

4.5.1 Roof Structure and Attic Access



Principal Repair and Safety Concerns

PULL DOWN STAIRS AGED, UNSAFE

GARAGE

The attic pull down stairs in the garage are aged, and have loose hardware. They do not fully close properly. They are also not fire-rated, and the opening is in the garage. This is a safety hazard and should be corrected. Replacement is recommended. Install a secure, safe, fire rated pull-down stair.

Recommendation

Contact a qualified carpenter.



4.5.2 Roof Structure and Attic Access



Principal Repair and Safety Concerns

RAFTER SPACING WIDE, GARAGE CEILING SUPPORT IMPROPER

Rafter spacing is very wide - 24" on center. The roof structure is a field -built truss design with hip roofing- Roof was somewhat "bouncy" in areas, and rafters over garage are supporting the garage ceiling.

Support structure for garage ceiling was poorly installed originally, and has been re-attached/repared using improper screws. It is recommended that the garage ceiling structure be reinforced now, and any additional reinforcement added as needed to prevent sagging to sheathing and/or framing.

Recommendation

Contact a qualified general contractor.



5: ELECTRICAL

		IN	LI	NP	RR	FI
5.1	Service Entrance Conductors	X				
5.2	Service Equipment, Grounding System, Main Overcurrent Device, Service and Distribution Panels				X	
5.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage	X				
5.4	Operation of GFCI Interrupters in panel(s)	X				
5.5	Connected Devices and Fixtures	X				
5.6	Exterior Receptacles				X	
5.7	Interior Receptacles and Wall Switches				X	
5.8	Kitchen Receptacles and Wall Switches				X	
5.9	Bath Receptacles and Wall Switches				X	
5.10	Other Wiring, Low Voltage or Communications		X			

IN = Inspected LI = Limited Inspection NP = Not Present RR = Repair or Replace FI = Further Investigation

Information

Electrical Service Drop Overhead	Main Disconnect Ampacity 200 Amps	Branch circuit conductor materials Copper
Interior Wiring Type (NM) Romex, Conduit	Grounding wire bonded to water piping within 5 ft of entry Yes	Grounding for electrical system bonded across water meter No
Bath Receptacle(s) GFCI protected Yes, Not all baths have receptacles	Garage Receptacle(s) GFCI Protected Some not GFCI	Kitchen Receptacle(s) GFCI protected Some not GFCI protected
Exterior Receptacle(s) GFCI Protected Yes		

Limitations

General
LIMITATIONS OF ELECTRICAL INSPECTION
No access behind walls/ceilings

Other Wiring, Low Voltage or Communications
SPECIALIZED LOW VOLTAGE WIRING NOT TESTED

(Inspection and testing of low voltage wiring, alarm and security systems, satellite dish systems, audio, data, cable and telephone, wireless systems, cellular coverage, and any other specialized wiring systems is beyond the scope of the home inspection. Any comments regarding above mentioned items are reported to you as a convenience only. All low voltage and specialized wiring systems should be operated and checked by the appropriate specialist)

Observations

5.2.1 Service Equipment, Grounding System, Main Overcurrent Device, Service and Distribution Panels

 Recommendation

NO JUMPER WIRE ON GROUNDING SYSTEM

There is no grounding jumper wire over the water meter. This wire connects from the street side to the house side of the meter and bonds the grounding system to the house side of the plumbing system. This wire is recommended. .

Recommendation
Contact a qualified professional.

5.5.1 Connected Devices and Fixtures

 Principal Repair and Safety Concerns

AGED LIGHT FIXTURES
FRONT, EXTERIOR

Old fixtures: There is an aged (very old) light fixture present. Old fixtures can have brittle wiring and poor insulation. Replacement or rewiring of aged fixtures is recommended.

Recommendation
Contact a qualified electrical contractor.



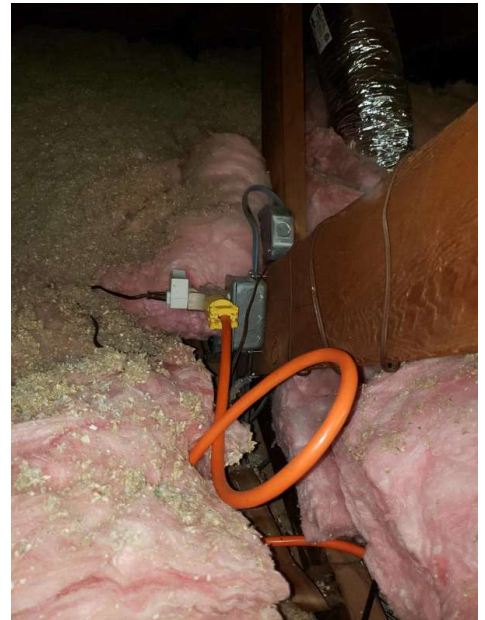
5.5.2 Connected Devices and Fixtures

 Principal Repair and Safety Concerns

LIGHT AND FAN IN ATTIC NOT HARD-WIRED

There is makeshift wiring and switching for the light and the vent fan in the right side attic space. This is considered potentially unsafe and should be corrected.

Recommendation
Contact a qualified electrical contractor.



5.6.1 Exterior Receptacles



Principal Repair and Safety Concerns

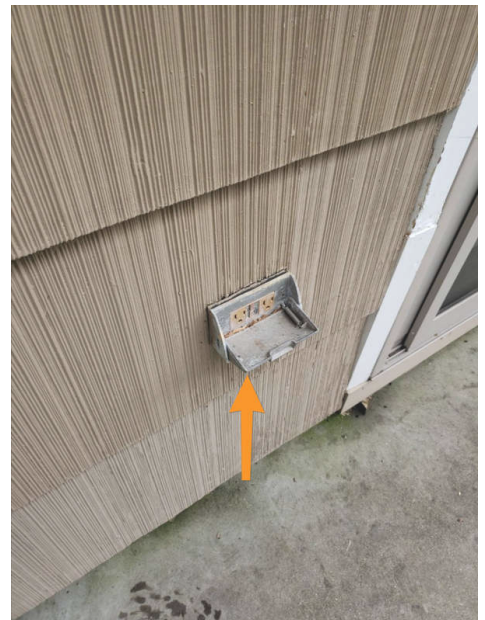
GFCI RECEPTACLE DID NOT TRIP

REAR

The exterior GFCI receptacle did not trip when tested. This condition is unsafe because the receptacle will not trip when there is a ground fault. This receptacle should be repaired or replaced.

Recommendation

Contact a qualified professional.



5.6.2 Exterior Receptacles



Recommendation

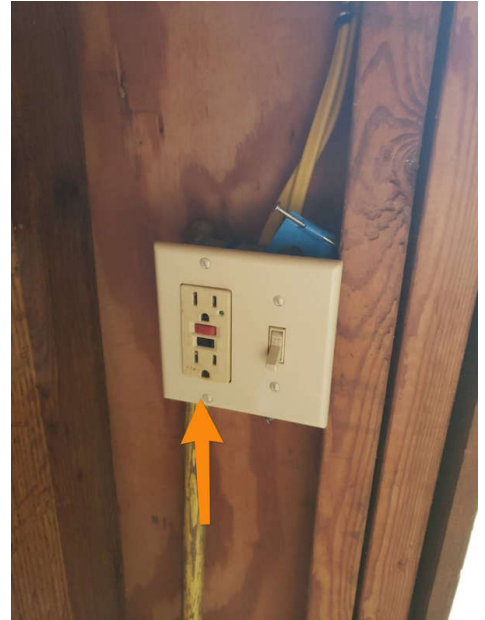
DOUBLE GFCI PROTECTION AT RECEPTACLE

DETACHED SHED

There is double GFCI protection for the receptacle. A different GFCI receptacle trips when tested. This can be confusing and is redundant protection. It is recommended that this be corrected.

Recommendation

Contact a qualified professional.



5.7.1 Interior Receptacles and Wall Switches



Principal Repair and Safety Concerns

LOOSE RECEPTACLE

GARAGE FRONT

Receptacle loose in the wall. This condition can cause damage to the wiring and can be unsafe. Repair is recommended.

Recommendation

Contact a qualified professional.



5.7.2 Interior Receptacles and Wall Switches



Principal Repair and Safety Concerns

RECEPTACLE NOT GFCI PROTECTED

GARAGE REAR

Receptacle is not GFCI protected in a potentially wet location. This is a safety hazard and should be corrected.

Recommendation

Contact a qualified electrical contractor.



5.7.3 Interior Receptacles and Wall Switches

DOUBLE GFCI PROTECTION AT RECEPTACLE

DETACHED SHED

There is double GFCI protection for the receptacle. The GFCI feed breaker in the main panel trips when receptacle is tested with a GFCI receptacle tester. This can be confusing and is redundant protection. It is recommended that this be corrected.

Recommendation

Contact a qualified electrical contractor.



5.8.1 Kitchen Receptacles and Wall Switches

SOME RECEPTACLES NOT GFCI PROTECTED

RIGHT AND LEFT OF SINK

There are some receptacles in the kitchen that are not GFCI protected. Upgrade these to GFCI is recommended.

Recommendation

Contact a qualified professional.



5.9.1 Bath Receptacles and Wall Switches

NO RECEPTACLE PRESENT

1/2 BATH

No receptacle present in the bathroom. Installation of a duplex GFCI receptacle is recommended.

Recommendation

Contact a qualified professional.



6: PLUMBING

		IN	LI	NP	RR	FI
6.1	Drain, Waste and Vent Piping Systems	X				
6.2	Water Supply, Piping, Distribution Systems				X	
6.3	Fixtures				X	
6.4	Water Heating Systems, Automatic Safety Controls, Venting	X				
6.5	Sump Pump			X		
6.6	Fuel Storage and Distribution Systems				X	

IN = Inspected

LI = Limited Inspection

NP = Not Present

RR = Repair or Replace

FI = Further Investigation

Information

Location of Main Water Shutoff Utility room	Water Supply (into building) Piping Type Copper	Water Distribution (inside building) Piping Type Copper
Drain/Waste/Vent Piping Type Cast iron	Location of Main Fuel Shutoff Exterior	Water Heating Type Indirect fired water heater system with tank
Water Heater Capacity or Flow Rate 45 Gal.	Approximate age of Water Heater - Year Built 2014	Hot water temperature observed 110-115 Degrees F
Visible leaks observed on plumbing components/system No	Abandoned above ground oil tank observed on property No	Evidence of possible underground oil storage tanks observed No

Observations

6.1.1 Drain, Waste and Vent Piping Systems

SINK TEMPORARY DRAIN CONNECTOR

1/2 BATH

A temporary-use repair piping connection is present drain piping under the sink. This type of connection is prone to leakage. Replacement with fixed rigid piping is recommended.

Recommendation

Contact a qualified professional.



6.2.1 Water Supply, Piping, Distribution Systems

 Principal Repair and Safety Concerns

WATER SUPPLY PIPING CAST INTO FLOOR

The water supply distribution piping was cast into the slab floor. This type of installation is susceptible to damage to the piping due to corrosion from concrete-to-copper contact. If and when this occurs, it can result in leakage, damage, and potentially expensive repairs. No signs of current leakage were observed, however, this piping is original to the home, and has reached its serviceable life for this application. Current practices are to use plastic piping for this or similar use.

This means that at any point in the near future, you may have to replace or reconfigure piping.

It is recommended that you get worst case cost estimates now.

Recommendation
Contact a qualified plumbing contractor.

6.3.1 Fixtures

 Recommendation

TOILET LOOSE ON FLOOR

MASTER BATH

The toilet is loose in the floor. Repairs may involve re-setting the toilet on a new wax seal or repairs to the flange.

Recommendation
Contact a qualified professional.

6.3.2 Fixtures

 Recommendation

SINK DRAINS SLOWLY

HALL 1/2 BATH

The sink drains slowly. Problems causing this condition could be a blockage in the line or trap or an improperly adjusted stopper. Clear the trap and/or adjust stopper and consult plumber for repairs if drainage does not improve.

Recommendation
Contact a qualified professional.

6.6.1 Fuel Storage and Distribution Systems

 Minor Repair or Maintenance Item

PIPE RUST: PAINT

The gas piping has corrosion and rusting to metal on the side where it runs through the wall. This condition can lead to further deterioration to the piping. Painting the piping is recommended to slow the rusting of the piping.

Recommendation
Contact a qualified professional.

7: HEATING

		IN	LI	NP	RR	FI
7.1	Heating Equipment and Operating Controls	X				
7.2	Automatic and Manual Safety Controls	X				
7.3	Flues and Appliance Venting	X				
7.4	Heating Distribution Systems				X	
7.5	Solid Fuel Stoves, Gas or LP Firelogs and Fireplaces				X	

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Information

Heating Equipment Energy Source Gas	Approximate Age of Heating System - Year Built 2014	Heat Equipment Type Boiler, Circulating water
Distribution system Type Radiant Floor Heat	Insulation present on distribution system Unknown if insulated.	Appliance Flues and Vents PVC vent to exterior
Chimney and/or Heating System Vent Materials (exterior) Brick chimney, PVC Vent piping	Chimney lining - Fireplace flues Tile, Metal	Flues for other appliances visible in fireplace Smoke Chamber No access to determine
Fireplace Dampers operational Gas log fireplace has no damper	Solid fuel stoves None	

Observations

7.3.1 Flues and Appliance Venting

CHIMNEY CAP DETERIORATED

The chimney cap, a beveled layer of concrete applied to the top of the chimney to drain shed water, is damaged and deteriorating. There were cracks in the cap. This condition can allow water may to infiltrate the masonry, freeze in cold weather, and cause further damage. Repair is recommended.

Recommendation

Contact a qualified professional.

 Recommendation



7.3.2 Flues and Appliance Venting



Recommendation

CHIMNEY BRICK MORTAR DETERIORATED

There are loose mortar joints and missing mortar in places on the chimney. Further damage and deterioration to the chimney may occur if not corrected. Pointing is recommended to the chimney.

Recommendation

Contact a qualified professional.



7.3.3 Flues and Appliance Venting



Principal Repair and Safety Concerns

VENT CONNECTOR NOT SEALED AT CHIMNEY

The heating system vent connector is not properly sealed to the chimney. There is a potential for cold air, bird, or animal entry into the utility room. It is recommended this connection be properly sealed. Use of a thimble for this connection is recommended.

Recommendation

Contact a qualified professional.



7.4.1 Heating Distribution Systems



Principal Repair and Safety Concerns

HEAT PIPING CAST INTO CONCRETE SLAB

The heat type in this home is radiant floor heat, by copper heat piping that was cast into the slab floor. This type of installation is susceptible to damage to the heat piping due to corrosion from concrete-to-copper contact. If and when this occurs, it can result in leakage, damage, and potentially expensive repairs. No signs of current leakage were observed, however, this piping is original to the home, and has reached its serviceable life for this application. Current practices are to use plastic piping for this or similar use.

This means that at any point in the near future, you may have to reconfigure the heating distribution system.

It is recommended that you get worst case cost estimates now.

Recommendation
Contact a qualified heating and cooling contractor

7.5.1 Solid Fuel Stoves, Gas or LP Firelogs and Fireplaces

MAINTENANCE SERVICE

Regular maintenance service is recommended.

Recommendation
Contact a qualified fireplace contractor.



7.5.2 Solid Fuel Stoves, Gas or LP Firelogs and Fireplaces

HINGE NOT ATTACHED

The left side hinge for the control access panel is not attached to the frame. This can eventually cause damage to the frame. Repair is recommended.

Recommendation
Contact a qualified fireplace contractor.



8: COOLING

		IN	LI	NP	RR	FI
8.1	Cooling Equipment and Controls			X		
8.2	Cooling - Distribution Systems			X		

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9: INSULATION AND VENTILATION

		IN	LI	NP	RR	FI
9.1	Wall Insulation		X			
9.2	Attic Insulation and Roof Ventilation				X	
9.3	Laundry Venting				X	
9.4	Bath Exhaust Fans				X	
9.5	Kitchen Venting				X	
9.6	Ventilation Fans and Thermostatic Controls, other Ventilation Equipment		X			

IN = Inspected LI = Limited Inspection NP = Not Present RR = Repair or Replace FI = Further Investigation

Information

Bath Exhaust Fan(s) Present Not present in all bathrooms	Attic Insulation Type (in accessible areas) Fiberglass, Cellulose	Attic/Roof Ventilation Ridge vent(s), Soffit Vents, Thermostatically controlled fan(s)
Clothes Dryer Vent Material Metal	Floor System Insulation Type (in accessible areas) Not present/not visible (slab on grade)	

Limitations

Wall Insulation

POSSIBLE INSULATION IMPROVEMENTS

There are signs on the exterior of the building that suggest insulation has been added. It is recommended that you find out from the seller what type of insulation has been added and where. There may be a Installation certificate they can share with you.

Ventilation Fans and Thermostatic Controls, other Ventilation Equipment

THERMOSTAT CONTROLLED FAN NOT TESTED

The thermostat controlled fan in the attic was not tested. This is because weather conditions prevented proper operation of this unit.

Observations

9.2.1 Attic Insulation and Roof Ventilation

INSULATION MISSING IN PLACES

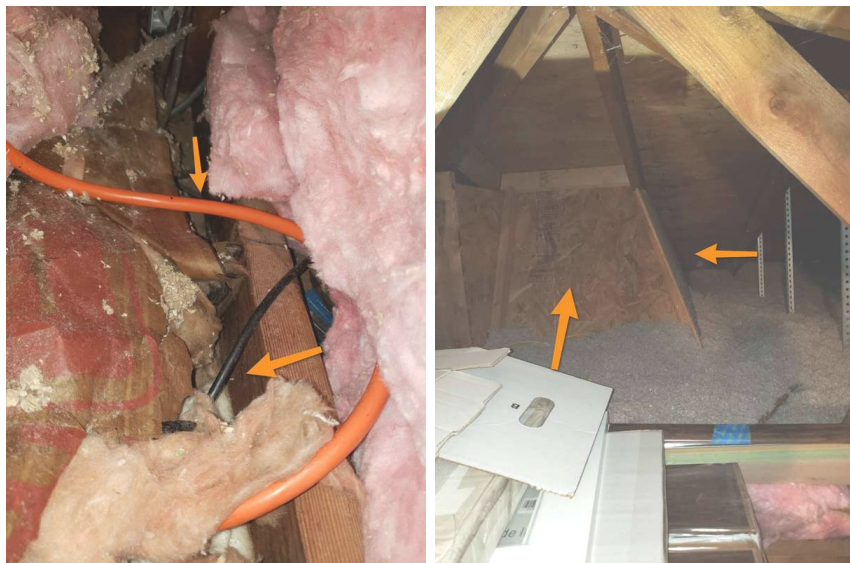
ATTIC

 Recommendation

Insulation is missing in places between ceiling joists, and is totally missing around the skylight shaft area. Improving the insulation in the attic is suggested for added comfort, efficiency, minimize heat loss and reduce ice damming, and to minimize potential for air leakage and condensation at the skylight. Upgrade to a minimum R-38 is suggested.

Recommendation

Contact a qualified handyman.



9.3.1 Laundry Venting

DRYER VENT AT GRADE

LEFT

The dryer vent terminates at grade. This condition can result in blockage of the vent with snow and ice. Repair is recommended. Vent should be relocated at least 12" above the grade (or as high as reasonably possible).

Recommendation

Contact a qualified professional.



Recommendation



9.4.1 Bath Exhaust Fans

NO FAN - 1/2 BATH

There is no exhaust fan in the half bath. Install fan as desired. Fan should be vented directly to the exterior.

Recommendation

Contact a qualified professional.



Recommendation

9.5.1 Kitchen Venting

UPGRADE FROM RECIRCULATING TO EXTERIOR

Recommendation

Venting is set up as recirculating, rather than venting to exterior. Venting to exterior allows venting of moisture, odor, smoke, grease and other material out of the kitchen and is considered more safe. Upgrade is suggested.

Recommendation

Contact a qualified professional.

10: INTERIOR

		IN	LI	NP	RR	FI
10.1	Walls				X	
10.2	Ceilings	X				
10.3	Floor Coverings	X				
10.4	Stairways and Railings			X		
10.5	Doors				X	
10.6	Countertops and Cabinets	X				

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Information

Ceiling Materials Sheetrock	Wall Material Sheetrock	Floor Covering(s) Vinyl
Interior Limitations Furnishings		

Observations

10.1.1 Walls

Recommendation

GAPS AND HOLES IN WALLS
UTILITY ROOM AND LAUNDRY AREA
There are small gaps in the walls where piping runs through the wall, where utilities have been accessed, and in the laundry area. Patching these wall areas, holes and gaps is recommended.
Recommendation
Contact a qualified carpenter.

10.1.2 Walls

Principal Repair and Safety Concerns

GARAGE WALLS MISSING COVERING
Garage walls are missing a sheetrock covering. Paper facing on insulation is exposed in garage. This is a fire hazard. This condition can result in spread of fire- insulation is labeled that it should be covered and not exposed. Repair is recommended.
Recommendation
Contact a qualified carpenter.

10.2.1 Ceilings

Principal Repair and Safety Concerns

PATCH HOLES
GARAGE
There are gaps in the ceiling in the garage. Fill and seal holes and gaps in the ceiling with fire rated caulking or fire rated foam sealant.
Recommendation
Contact a qualified handyman.

10.5.1 Doors

DOORS RUB JAMBS
BEDROOMS

 Minor Repair or Maintenance Item

Doors in the home rub on jambs and require adjustment. Repair as necessary.

Recommendation
Contact a qualified carpenter.

11: INSTALLED APPLIANCES

		IN	LI	NP	RR	FI
11.1	Dishwasher	X				
11.2	Ranges, Ovens, and Cooktops	X				
11.3	Range Hood	X				
11.4	Disposer	X				
11.5	Microwave	X				
11.6	Refrigerator	X				
11.7	Laundry				X	

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Information

Dishwasher Present	Disposer Present	Range Hood Recirculating
Range/Oven Electric Supply (240V circuit)	Built in Microwave Installed above range	Refrigerator Present
Laundry Machines Present Yes	Heat source present Yes	

Observations

11.7.1 Laundry

Recommendation

NO PAN INSTALLED
Water Damage Prevention Upgrade: There is no catch pan installed under the washing machine. This condition can result in damage to finished areas in the event of leakage of the machine.It is recommended that a catch pan be installed under the washing machine, with a drain line plumbed into it or a leakage prevention failsafe device (automatic water shutoff) installed to shut off water supply in the event of a leak.
Recommendation
Contact a qualified professional.

11.7.2 Laundry

Recommendation

CONTROLS DID NOT OPERATE NORMALLY
Washer did not operate normally. Washer control knob is broken, did not start machine properly. Repair is recommended.
Recommendation
Contact a qualified appliance repair professional.

12: ENVIRONMENTAL

		IN	LI	NP	RR	FI
12.1	Rodent/Animal Concerns				X	

IN = Inspected

LI = Limited Inspection

NP = Not Present

RR = Repair or Replace

FI = Further Investigation

Observations

12.1.1 Rodent/Animal Concerns

Principal Repair and Safety Concerns

MULTIPLE SIGNS - SUGGEST ONGOING OR PREVIOUS RODENT ACTIVITY

Urine, Droppings, Stained insulation, Holes and pathways in insulation

There are a number of conditions observed that indicate rodent concerns in the property (home and detached shed). These issues include, but are not limited to, the issues noted above. Further investigation and complete rodent pest control plan is recommended.

Recommendation

Contact a qualified pest control specialist.

STANDARDS OF PRACTICE

General

Massachusetts Standards of Practice 266 CMR Section 6.01: Access The Client shall provide Safe Access and Sufficient Lighting to ensure that all systems and areas to be inspected under this standard are Readily Accessible and Observable. 6.02: Purpose (1) The purpose of a Home Inspection for Residential Buildings, including their attached garages, is to provide the Client with an inspection Report that forthrightly discloses the physical conditions of the systems and components listed in 266 CMR 6.04 which are Readily Accessible and Observable, including those systems and components, which are Safety Hazards as Observed at the time of the inspection. (2) An inspection carried out under the standards of 266 CMR 6.04 is not and shall not be construed to be a comprehensive Architectural and/or Engineering study of the dwelling in question. 6.03: General Requirements (1) Inspectors shall: (a) Use a written or digital contract and provide only the Client with a copy of the contract unless expressly authorized in writing by the Client. (b) Observe Readily Accessible and Observable installed systems and components listed in 266 CMR 6.04. (c) Submit a confidential written Report only to the Client, which shall: 1. Identify those components specified to be identified in 266 CMR 6.04; 2. Indicate which systems and components that are present and designated for inspection in 266 CMR 6.04 which have not been inspected; 3. Indicate the condition of systems and components that were inspected, including those that were found to be in need of repair; 4. Record the Inspector's name (and the Trainee's name if applicable); 5. Record the Client's name and the address of the property inspected; 6. Record the on-site Inspection start and finish times; 7. Record the weather conditions at the time of the inspection; and 8. Record the existence of obstructions and/or conditions that prevented the inspection of the installed systems and components. (2) Every registered professional Home Inspector may have a seal of the design shown below authorized by the Board. All Reports prepared by a registered Home Inspector, or under his or her supervision, may be stamped with the impression of such seal and/or bear the name and license number of the Home Inspector. A registered Home Inspector shall impress his or her seal on and/or attach his or her name and license number to a Report only if his or her certificate of registration is in full force, and if he or she is the author of such Report or is in charge of its' preparation. (3) The Report shall inform the Client if additional investigation is required when: (a) The scope of the repair(s) is unknown; (b) There is potential for and it is suspected that there is concealed damage; or (c) The subject area is beyond the scope of the Home Inspector's expertise. (4) The Home Inspector shall not be held liable for the accuracy of third party information.

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

6.06: Prohibitions Inspectors are prohibited from: (1) Reporting on the market value of property or its marketability and/or the suitability of the property for any use. (2) Advising their Client about the advisability or inadvisability of the purchase of the property. (3) Offering or performing any act or service contrary to law and/or 266 CMR 6.00. (4) Determining the cost of repairs of any item noted in their Report and/or inspected by them and/or their firm. (5) Offering to make and/or perform any repair, provide any remedy: including but not limited to performing engineering, architectural, surveying, plumbing, electrical and heating services, pest control (treatment), urea formaldehyde or any other job function requiring an occupational license and/or registration (in the jurisdiction

where the inspection had taken place) on a Dwelling, and/or Residential Building inspected by his or her firm. The only exception is if those repairs and/or services are part of a negotiated settlement of a complaint and/or claim against the Inspector and/or the firm he or she represents. (6) However, nothing in 266 CMR 6.06 shall prohibit the Inspector and/or his or her firm from offering consulting services on a dwelling, and/or Residential Building his or her firm has not inspected as long as the consulting service is not pursuant to the sale and/or transfer of the property and/or dwelling. (7) Operating any system or component that is shut down or otherwise inoperable. (However, the inspector shall recommend the seller and/or the seller's representative demonstrate that those systems and/or components are functional). (8) Turn on any electrical or fuel supply and/or devices that are shut down. (However, the Inspector shall recommend the Seller and/or the Seller's Representative demonstrate that those systems and/or components are functional).

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

Roofing

Massachusetts Standards of Practice 266 CMR Section 6.04 (1) System: Roofing. (a) The inspector shall Observe and Report On: 1. Roof coverings; 2. Exposed roof drainage systems; 3. Flashings; 4. Skylights, chimneys; 5. Chimneys; and 6. Roof penetrations. (b) The inspector shall Identify: 1. The type of roof covering materials; 2. The roof drainage system; and 3. The chimney materials. (c) The inspector shall: 1. note the methods used to Observe the roofing; and 2. note any signs of previous and/or active leaks. (d) Exclusions: The Inspector shall not be required to: 1. Walk on the roof unless in the opinion of the Home Inspector walking on the roof will pose no risk of personal injury or damage to the roofing components. 2. Observe and Report On: a. Attached accessories including, but not limited to: solar systems, antennae, satellite dishes and lightning arrestors; and b. The interior of chimney flues.

Exterior

Massachusetts Standards of Practice 266 CMR Section 6 (2) System: Exterior. (a) The inspector shall Observe and Report On: 1. Wall cladding; 2. Trim; 3. Doors/Windows; 4. Garage Doors (if the garage is attached to the main dwelling); 5. Decks/Balconies/porches/stoops/landings/steps; 6. Railings/guardrails; 7. Areaways/window wells; 8. Flashings; and 9. Driveways, walkways, vegetation, grading, site drainage, and retaining walls with respect to their effect on the condition of the dwelling and their ability to provide safe egress. (b) The inspector shall Identify: 1. Wall cladding materials; 2. deck component materials; and 3. porch component materials. (c) The inspector shall: 1. Probe exposed Readily Accessible and Observable exterior components where deterioration is suspected: However, probing is NOT required when probing would unduly damage any finished surface. 2. Operate garage doors (if the garage is attached to the main dwelling), manually or by using permanently installed controls of any garage door operator. 3. Report whether or not any garage door operator will automatically reverse or stop when meeting resistance during closing. (d) Exclusions: Including but not limited to 266 CMR 6.04(2)(e)1. through 9., the inspector shall not be required to Observe and Report On the following: 1. Storm doors and windows, screening, shutters, awnings and similar seasonal accessories; 2. Fences, landscaping, trees, swimming pools, patios, irrigation systems; 3. Safety glazing; 4. Recreational facilities; 5. Any other dwelling units or addresses in multi unit buildings; 6. Outbuildings and detached garages; and 7. Underground utilities, pipes, buried wires, or conduits.

Structural

Massachusetts Standards of Practice 266 CMR Section 6 (3) System: Structure. (a) The inspector shall Observe and Report On: 1. The foundation; 2. The floor structure; 3. The wall structure; 4. The ceiling structure; and 5. the roof structure. (b) The inspector shall Identify: 1. The foundation materials; and 2. The Basement floor. (c) The inspector shall: 1. Probe exposed Readily Accessible and Observable structural components where deterioration is suspected; however, probing is NOT required when probing would unduly damage any finished surface; 2. Note the methods used to Observe under floor crawl spaces; 3. Note the methods used to Observe attics; and 4. Note signs of previous and/or active water penetration into the basement, under floor crawl space and attic including the presence of sump pumps and dehumidifiers. (d) Exclusions: the inspector shall not be required to: 1. Collect engineering data such as the size, span, spacing, species, section modulus, slenderness ratio and/or modulus of elasticity of the structural members; or 2. Provide access to the items being inspected (Responsibility of Client/seller/seller's representative). 3. Enter the under floor crawl space. a. If it is not Readily Accessible; b. If access is obstructed and/or if entry could damage the property; c. If a dangerous or adverse situation is suspected and Reported by the Inspector; or d. Observe and Report On Wood destroying insects, rodents and/or vermin unless specifically contracted for in writing. (e) Attic Space. 1. The inspector shall not be required to enter the attic space: a. If it is not Readily Accessible; b. If access is obstructed and/or if entry could damage the property; or c. If a dangerous or adverse situation is suspected and Reported by the inspector. 2. Walk on the exposed and/or insulation covered framing members.

Electrical

Massachusetts Standards of Practice 266 CMR Section 6 (4) System: Electrical. (a) The inspector shall Observe and Report On: 1. the service entrance conductors; 2. the service equipment, including the main overcurrent device; 3. the grounding system device; 4. the service and distribution panels by removing the enclosure cover; 5. the branch circuit, overcurrent devices, and conductor capability; and 6. a representative number of interior and exterior receptacles. (b) The inspector shall Identify: 1. The service as being overhead or underground; 2. The type of Interior Wiring; and 3. The ampacity of the main service disconnect; (c) The inspector shall test: 1. The polarity and grounding of a representative number of receptacles; 2. The operation of all Readily Accessible ground fault circuit interrupters. (d) Exclusions: Including but not limited to 266 CMR 6.04(4)(e)1. through 6., the inspector shall not be required to: 1. Collect engineering data on the compatibility of the overcurrent devices with the panel and/or determine the short circuit interrupting current capacity. 2. Determine the adequacy of the ground and/or the in place systems to provide sufficient power to the dwelling, or reflect on the sufficiency of the electric distribution system in the Dwelling. 3. Insert any tool, probe, or testing device inside the panels. 4. Test or Operate any overcurrent device except ground fault circuit interrupters. 5. Dismantle any electrical device or control other than to remove the covers of the service and distribution panels. However, the Inspector is not required to remove the covers of the service and distribution panels if the panel covers are not Readily Accessible, if there are dangerous or adverse situations present, or when removal would damage or mar any painted surface and/or covering materials. 6. Observe or Report On: a. The quality of the conductor insulation; c. Low voltage systems, doorbells, thermostats, other; e. Telephone, security alarms, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; and f. Underground utilities, pipes, buried wires, or conduits. g. The Home Inspector shall not be required to test or operate Arc Fault Circuit Interrupters.

Plumbing

Massachusetts Standards of Practice 266 CMR Section 6 (5) System: Plumbing. (a) The inspector shall Observe and Report On: 1. The water supply and distribution system: a. Piping, including supports and insulation. b. Fixtures; c. Faucets. 2. The drain waste and vent system: a. Piping, including supports; and b. Traps; drain, waste, and vent piping; piping supports and pipe insulation. 3. Hot water systems including: a. Water heating equipment; b. Normal Operating Controls; c. The presence of Automatic Safety Controls; d. Flue piping. (b) The Inspector shall Identify: 1. The type(s) of water distribution piping materials; 2. The type(s) of drain, waste, and vent piping; and 3. The type of water heating equipment, and the nameplate capacity of the water heating equipment (gallons and/or gallons per minute). 4. The location of the main shut off valve. (c) The inspector shall operate all plumbing fixtures where practical, including their faucets if Readily Accessible. (d) Exclusions: The Inspector shall not be required to: 1. Test the operation of any valve except water closet flush valves and fixture faucets; 2. Collect engineering data on the size of or length of water and/or waste systems and/or remove covering materials; or 3. Report On the adequacy and/or the efficiency of the in place systems to provide sufficient hot water to the dwelling, sufficient water supply, or drainage for the dwelling; 4. State the effectiveness of anti siphon devices; 5. Determine whether water supply and waste disposal systems are public or private 6. Observe, operate, or Report On: a. The exterior hose bibs; b. Fire suppression systems; c. irrigation systems; d. water quality; e. Wells and their related equipment; f. Foundation sub drainage systems; g. interior of flue linings; h. Underground utilities, pipes, buried wires, or conduits; and i. Water conditioning and filtration components and Systems. j. Operate any laundry equipment, including washing machines and dryers.

Heating

Massachusetts Standards of Practice 266 CMR Section 6 (6) System: Heating. (a) The inspector shall Observe and Report On: 1. Heating equipment; 2. Normal operating controls; 3. Automatic Safety Controls; 4. The exterior of the chimneys, flue piping and vents; 5. Heating distribution systems; 6. Insulation; 7. The presence of an installed heat source in each habitable room including kitchens and bathrooms; and 8. The presence of a fireplace(s) and the operation of their damper(s). (b) The inspector shall identify: 1. The type of energy source; 2. The heating equipment; 3. The type of distribution system: a. Piping; and b. Duct work. (c) The inspector shall note: 1. The absence of an installed heat source in habitable rooms including kitchens and bathrooms; 2. The presence of exposed flues in the smoke chamber being utilized by other appliances; 3. The existence of abandoned oil tanks; and 4. Any observed evidence of underground fuel storage tanks. (d) If possible, have the seller and/or the seller's representative operate the systems using normal operating controls. If not possible for seller or seller's representative to operate system, the inspector shall operate system using normal operating controls. (e) Open Readily Accessible and operable access panels provided by the manufacturer or installer for routine homeowner maintenance. (f) Exclusions. Including but not limited to 266 CMR 6.04(7)(e)1 through 7., the inspector shall not be required to: 1. Test and/or inspect the heat exchanger. This requires dismantling of the furnace cover and possible removal of controls; 2. Collect engineering data on the size of the heating equipment and/or the size or length of the distribution systems; 3. Report On the adequacy or uniformity of the in place system(s) to heat the dwelling and/or the various rooms within the dwelling; 4. Operate heating systems when weather conditions or other circumstances may cause equipment damage, or when the electrical and/or fuel supply to the unit is in the off position; 5. Ignite or extinguish solid fuel and/or gas fires; 6. Identify the type of insulation coverings; 7. Inspect fuel storage tanks and their related components; 8. Inspect humidifiers and electronic air filters; 9. Inspect the interior of flues with the exception of exposed flues serving other appliances as Observed in the smoke chamber of the fireplace; and 10. Inspect fireplace insert flue connections.

Cooling

Massachusetts Standards of Practice 266 CMR Section 6 (7) System: Cooling/Central Air Conditioning. (a) The

inspector shall Observe and Report On the following cooling components: 1. Cooling and air handling equipment; 2. Normal operating controls; 3. Cooling distribution systems; and 4. the insulation on the exposed supply ductwork. (b) The inspector shall identify the type of distribution system. (c) The inspector shall: 1. If possible, the Inspector shall have the seller and/or the seller's representative Operate the systems using normal operating controls; and 2. Open Readily Accessible operable access panels provided by the manufacturer or installer for routine homeowner maintenance and Report On conditions Observed. (d) Exclusions: the inspector shall not be required to: 1. Collect engineering data on the size of the cooling equipment, the size or length of the distribution systems; 2. Identify the type of insulation coverings; 3. Report on the air filter condition or effectiveness; 4. Operate the cooling systems when weather conditions or other circumstances may cause equipment damage, or when the electrical supply to the unit is in the off position; 5. Inspect evaporator coils; or 6. Report On the adequacy or uniformity of the in place system(s) to cool the dwelling and/or the various rooms within the dwelling.

Insulation and Ventilation

Massachusetts Standards of Practice 266 CMR Section 6 (9) System: Insulation and Ventilation. (a) The inspector shall Observe and Report on: 1. exposed insulation in unfinished spaces; 2. ventilation of attics and inder floor crawl space areas; 3. bathroom venting systems; and 4. kitchen venting system. (b) The inspector shall identify the existence and/or absence of bathroom ventilation other than a window(s). (c) Exclusions: Including but not limited to 266 CMR 6.04(9)(e)1. through 5., the inspector shall not be required to Observe and Report On the following: 1. The type(s), amounts or adequacy of insulation and/or its material make up; 2. Concealed insulation and vapor retarders; or 3. The adequacy, uniformity and capacity of the in place system(s) to ventilate the various areas of the dwelling.

Interior

Massachusetts Standards of Practice 266 CMR Section 6 (8) System: General Interior Conditions. (a) The inspector shall Observe and Report on: 1. walls; 2. ceilings; 3. floors; 4. steps, stairways, balconies; 5. hand and guard railings; 6. counter tops and a representative number of cabinets; 7. permanently installed cooking appliances, dishwashers, and garbage disposals; 8. a representative number of doors and windows; and 9. separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit. (c) The Inspector shall: 1. note signs of water penetration; and 2. operate a representative number of kitchen cabinets and drawers, doors and windows. (d) Exclusions: Including but not limited to 266 CMR 6.04(8)(e)1. and 2., the inspector shall not be required to: 1. Observe and Report On the following: a. Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; b. Draperies, blinds, or other window treatments; and c. Non-permanently installed household appliances. 2. Determine the fire safety rating of any walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.