

# Your Inspection Report

xxx My Street  
My Town, MA 02000

**PREPARED FOR:**  
CLIENT PURCHASER

**INSPECTION DATE:**  
Monday, October 30, 2017

**PREPARED BY:**  
David Rossinow



Highland Home Inspections, Inc.  
169 Washington Street, Suite 10  
Newton, MA 02458

617-593-0056  
MA Lic. # 654 ASHI ACI #245730  
[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)  
[david@highlandhomeinspections.com](mailto:david@highlandhomeinspections.com)



November 15, 2017

Dear Client Purchaser,

RE: Report No. 1424, v.2  
xxx My Street  
My Town, MA  
02000

Attached is my home inspection report. Please call me with any questions you may have.

Thank you for the opportunity to provide this service for you.

As a member of ASHI, the American Society of Home Inspectors, we ask that you take a moment and fill out the ASHI experience survey at [www.ashi.org/customers/survey.asp](http://www.ashi.org/customers/survey.asp)

My ASHI member # is 245730.

David

David A. Rossinow  
Highland Home Inspections, Inc.  
617.593.0056  
email: [david@highlandhomeinspections.com](mailto:david@highlandhomeinspections.com)  
website: [www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

Sincerely,

David Rossinow  
on behalf of  
Highland Home Inspections, Inc.

Highland Home Inspections, Inc.  
169 Washington Street, Suite 10  
Newton, MA 02458  
617-593-0056  
MA Lic. # 654 ASHI ACI #245730  
[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)  
[david@highlandhomeinspections.com](mailto:david@highlandhomeinspections.com)



# INVOICE

November 15, 2017

Client: Client Purchaser

Report No. 1424, v.2

For inspection at:

xxx My Street

My Town, MA

02000

on: Monday, October 30, 2017

Home inspection: single family dwelling less than 2,000 square feet

\$700.00

Total

\$700.00

Highland Home Inspections, Inc.  
169 Washington Street, Suite 10  
Newton, MA 02458  
617-593-0056  
MA Lic. # 654 ASHI ACI #245730  
[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)  
[david@highlandhomeinspections.com](mailto:david@highlandhomeinspections.com)

# AGREEMENT

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

## PARTIES TO THE AGREEMENT

### Company

Highland Home Inspections, Inc.  
169 Washington Street, Suite 10  
Newton, MA 02458

### Client

Client Purchaser

**Total Fee: \$700.00**

This is an agreement between Client Purchaser and Highland Home Inspections, Inc..

Pre-Inspection Agreement Contract

Client Information

Client Name\_Client Purchaser

Cell # \_\_\_\_\_ email: \_\_\_\_\_

Property Location: My Street My Town,, MA 02000

People present at the inspection: Inspector    Client    Buyer's Agent:

Date:	Weather Conditions:	Exterior Temp:	Time Arrive	Time Departed:
October 30, 2017	Cloudy	60's Degrees F+/-	8:45	12:05

The Home Inspection Agreement (the "Agreement") is entered by and between Highland Home Inspections, Inc. (the "Inspector") and the Client with regards to the inspection of the Premises.

\*\*\*

Highland Home Inspection, Inc. agrees to perform a visual inspection of the existing conditions at the property listed above, and report on the major deficiencies or conditions therein. The inspection is limited to the observation of readily accessible areas and does not include latent or concealed deficiencies or defects. The inspection does not include the dismantling of any systems, equipment or components or the removal of stored or obstructing items. The written report pertains only to the items printed within it as they exist on the specific date and time of this inspection.

\*\*\*

The inspector may discuss minor deficiencies or defects as well as maintenance items that are not a part of the written inspection report. The written inspection report is not intended to serve as a compliance document or certification of any federal, state or local regulations, codes, or laws. In addition, specific systems and items are excluded from this inspection. See Sections 6.05 & 6.06 general limitations, exclusions & prohibitions plus the exclusions specific to individual systems listed in each section of the Standards of Practice of the Division of Professional Licensure, Board of Home Inspectors, State of Massachusetts a copy of which is electronically included in this report. This inspection will be conducted in accordance with the MA State CMR 6.01-6.07 Standards of Practice.

\*\*\*

The Inspector may discuss minor deficiencies or defects as well as maintenance items that are not a part of the report . References to minor sub-systems, components or items not listed in 266 CMR 2.66 and 266 CMR 2.66 are reported "as a courtesy only, without consideration". Cosmetic and/or repetitive defects are to be considered as obvious and itemized reporting is beyond the scope of this Inspection. Client shall rely on the statements contained in the report and shall not rely on any verbal statements made by the Inspector its agent (s) as to the condition of the components and aspects of the Premises.

# AGREEMENT

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

\*\*\*

The client agrees to pay the Inspector the written amount in the confirmation email sent to the Client for the inspection services. The payment shall be made by cash, personal or certified check payable to Highland Home Inspections, Inc. upon the completion of the on-site inspection of the Premises.

\*\*\*

The Client shall arrange for safe and adequate access and lighting (a minimum of 50 Lumens) to the Premises to ensure that all components and aspects of the Premises are readily accessible and observable. Client shall provide the Inspector with any disclosures possessed or known by Client or his/her agent with regards to the conditions of the components, structure or systems on the Premises.

\*\*\*

This Agreement constitutes the entire agreement and supersedes and replaces any prior agreements, understandings and representations, whether written or oral, entered into between or contemplated the Inspector and Client. This Agreement and the included schedule (Scope of Inspection) below may only be amended or modified by way of writing by the parties hereto.

\*\*\*

Neither the inspection nor the report, or any other verbal evaluation or opinions offered by the Inspector shall constitute a warranty or guarantee of any kind, expressed or implied, regarding the adequacy, performance or condition of any inspected item, structure or system.

\*\*\*

The Inspector shall not be liable for the accuracy of third-party information. Client agrees to indemnify and hold harmless and defend the Inspector and its affiliates, directors, officers, employees and agents from and against any and all claims, demands, losses, expenses, fines, liabilities and damages of every kind including any reasonable attorney fees and costs, arising from the providing to or the unauthorized reliance on the inspection by a third-party.

\*\*\*

Any controversy or claim arising out of or related to this Agreement, or any breach thereof, shall be settled by arbitration in accordance with the Construction Industry Arbitration Rules of the American Association, and judgment upon award rendered by the arbitrators, may be entered in any court having jurisdiction. Any such claim shall be waived unless Highland Home Inspections, Inc. has had the opportunity to inspect the cause for the claim prior to its repair within two (2) weeks of its discovery; any such claim shall also be waived unless the demand for arbitration shall be made within one year of the inspection date.

\*\*\*

Prior to bringing any legal claim against the inspector, the Client must first provide the Inspector with written notice detailing the basis of the claim within two (2) weeks of the discovery of the claim by the Client. Inspector will be provided fourteen (14) calendar days along with reasonable access, including multiple accesses, to the Premises sufficient to allow the Inspector the opportunity to determine the cause and basis of the claim.

\*\*\*

This agreement is governed by the laws of the Commonwealth of Massachusetts, and all disputes or any claimed breach arising out of this agreement shall be brought before the appropriate court in Massachusetts. The parties as such consent to the venue and jurisdiction within the Commonwealth of Massachusetts.

\*\*\*

The conditions of this Agreement shall be deemed severable. In the event that any provision of this Agreement is determined to be unenforceable or invalid, such provision shall be stricken and the remainder of this Agreement shall be enforced to the fullest extent permitted by law.

\*\*\*

By failing to provide the Inspector with adequate access and lighting with respect to any aspect of the Premises, Client waives any obligation Inspector may have to inspect that aspect of the Premises. Client further waives his/her right to rely

# AGREEMENT

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

on any portion of the report regarding any aspect of the Premises where the Inspector did not have safe and adequate access and lighting as required by CMR 6.00.

\*\*\*

The State regulations as set forth in 266 CMR 2.00 through 266 CMR 11.00 promulgated by the Board of registration of Home Inspectors are incorporated herein and made part of this Agreement, and will be incorporated into the report.

\*\*\*

This Agreement may be signed in counterparts, with each counterpart being deemed part of the Agreement and as if a single document was signed by all parties. This Agreement may be executed by electronic signature, or by handwritten signature transmitted on paper, each of which will be deemed an original.

\*\*\*

Client acknowledges that he/she was provided with a copy of this contract in advance of its signing and that he/she/it had adequate time to review its terms and conditions, including, but not limited to, all the laws and regulations referred to herein.

\*\*\*

The inspection and report are not to be intended to be used as a guarantee or warranty, expressed or implied, regarding the adequacy, performance or condition of any inspected item, structure or system.

\*\*\*

The inspection and report are not to be intended to be used as a guarantee or warranty, expressed or implied, regarding the adequacy, performance or condition of any inspected item, structure or system.

\*\*\*

## SCOPE OF INSPECTION

Highland Home Inspections, Inc. shall conduct the following inspection:

Readily accessible components and aspects of the Premises to be inspected shall be limited to heating, cooling, plumbing, electrical systems, structural components, foundation, roof, masonry structure, exterior and interior components, insulation and ventilation and any other residential housing components as set forth in MA State 266 CMR 6.04.

The inspection shall exclude the following:

Latent or concealed deficiencies or defects;

Architectural or Engineering inspections or services;

The possible presence of or danger from substances or environmental hazards such as Asbestos, Lead Paint, Urea Formaldehyde, Radon, Carbon Monoxide, Mold, Odors, Noise, Hazardous Waste, Chinese Drywall, Electromagnetic Fields, Underground Fuel Storage Tanks, Toxic and Flammable Chemicals, as well as contaminants of the Water, Air and Oil;

The assurance of dry basement or against roof/flashing leaks, system or component life expectancy, proximity to hazardous waste sites, landfills, railroad tracks, airports or flight paths, easements, boundaries, or rights of way, proximity to adjoining properties or neighborhoods or wetlands, zoning violations or permit history, legality of building improvements or additions;

Presence or absence of rodents, termites, other wood-boring insects or house pests;

Common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing; and

Any other components, structure or systems that are limited in nature by the terms, exclusions and limitations as stated in the 266 CMR 2.00 and CMR 6.00. The standards set forth in 266 CMR 6.04 are applicable to Residential Buildings



# AGREEMENT

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

with four or less dwelling units under one roof and their attached garage.

Acceptance and understanding of this Agreement between Highland Home Inspections, Inc. and the Client is hereby acknowledged by:

Highland Home Inspections, Inc.

Client:

\_\_DARossinow\_\_\_\_

\_\_\_\_\_

David A, Rossinow

Name

MA Home Inspector License Number 654

Date: \_\_\_\_\_

Dated:\_\_\_\_\_

**I, Client Purchaser (Signature)\_\_\_\_\_, (Date)\_\_\_\_\_, have read, understood and accepted the terms of this agreement.**

# SUMMARY: LISTING OF CONCERNS

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## APPENDIX

This Summary outlines all potentially significant issues from a cost or safety standpoint which were observed during this visual inspection of readily accessible area of the building. It is also a list of most issues that may need some repair. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Roofing

### General

- The asphalt shingles were older, worn, significantly moss covered and well into the 2nd half of their service life. It is recommended to have the roof be closely monitored for further wear and that estimates for replacement be obtained for future planning and budgeting.

**Location:** Roof

**Task:** Monitor

**Time:** Ongoing When necessary

- The sun room roof is a plastic type material and should be kept cleaned off and inspected on an annual basis.

**Location:** Sunroom Roof

**Task:** Monitor Clean

**Time:** Ongoing Regular maintenance

### SLOPED ROOF FLASHINGS \ Chimney flashings

**Condition:** • The chimney flashing was tarred over. If flashing is installed properly tar is not necessary. The flashing may have been tarred because of a leak where the chimney passes through the roof. When the roof was replaced the old flashing should have been removed and new flashing is installed properly at the chimney. The flashing around the chimney should be monitored for leaks.

**Location:** Roof

**Task:** Upgrade

**Time:** Unknown

### FLAT ROOFING \ Rubber single ply

**Condition:** • There were some gaps/openings in the asphalt shingles at the left side corners. The exposures could create potential problems over time and should be monitored for any leakage/changes/blown off shingles.

**Location:** Left Side Roof

**Task:** Improve Monitor

**Time:** If necessary

## Exterior

### General

- The steel lintels on this building were rusty. When steel lintels rust they usually expand and can crack the masonry. I recommend that the lintels be properly prepped, caulked and repainted.

**Location:** Various Exterior Wall

**Task:** Repair



# SUMMARY: LISTING OF CONCERNS

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## APPENDIX

**Time:** Immediate

### ROOF DRAINAGE \ Downspouts

**Condition:** • [Should discharge 6 feet from building](#)

Downspouts carry roof water to the ground and should have extensions that direct the water to an appropriate distance, 5 or 6 feet, from the foundation. If there are no downspouts, or if the extensions are too short, the roof water may eventually end up in the basement. I recommend that the downspout at the front left be extended to carry the water to an appropriate distance from the house.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Various Exterior Wall

**Task:** Improve

### WALLS \ Trim

**Condition:** • [Caulking missing or deteriorated](#)

Several of the basement windows are older, steel that framed that are rusting, need repair, prepping and painting. Some have cracked panes which should be replaced.

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Material deterioration

**Location:** Various Exterior Wall

**Task:** Repair Improve

**Time:** Less than 1 year Ongoing

### PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

**Condition:** • [Masonry or concrete spalling](#)

There was some deterioration at the sides of the masonry at the front steps. These areas should be closely monitored for further deterioration and repaired as may become necessary.

**Implication(s):** Chance of damage to structure | Material deterioration | Trip or fall hazard

**Location:** Front Exterior steps/stoop

**Task:** Improve Monitor

**Time:** When necessary

### PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

**Condition:** • [Missing](#)

There were no hand railings at the either the upper or lower front masonry steps or at the rear left side steps. Handrails are required wherever there are four or more continuous risers. I recommend that proper hand railings be installed for safety.

**Implication(s):** Fall hazard

**Location:** Front Rear Left Side

**Task:** Provide Improve

**Time:** Immediate

**Condition:** • [Rot or insect damage](#)

There is some decay at some of the wood support posts and the trim boards at the edges of the 2nd floor left side of the balcony above the garage structure. Further inspection by a licensed contractor is recommended and estimates for repairs should be obtained.

**Implication(s):** Fall hazard

**Location:** Left Side Balcony

# SUMMARY: LISTING OF CONCERNS

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## APPENDIX

**Task:** Repair

**Time:** Immediate

## Structure

### General

- Around the basement walls there were signs of efflorescence. These salt deposits on the walls are caused by moisture seeping through the wall and leaving salts that have leached out of the concrete on the inner surface of the wall. These areas should be carefully monitored for further water penetration.

Maintaining proper grade slope and water drainage all around the exterior of the house as well as proper roof water drainage will greatly assist in keeping moisture out of the basement areas.

**Location:** Various Throughout Basement

**Task:** Improve Monitor

**Time:** Discretionary Ongoing

- A full pest inspection is always recommended unless there is paperwork on inspection/treatment with the past 8-12 months.

## Electrical

### General

- There was no grounding jumper wire as required over the water meter. This condition should be corrected by a licensed electrician.

**Location:** Basement

**Task:** Repair

**Time:** Immediate

### SERVICE BOX, GROUNDING AND PANEL \ Service box

**Condition:** • The main panel was full. If more circuits are needed in the future the service may need upgrading. It is a 100-amp service which is considered minimal for a single family house by today's standards.

**Location:** Basement

**Task:** Improve

**Time:** If necessary

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • The wall receptacles in the left rear bedroom were all connected to power at the inside door switch. Usually only one receptacle plug would be energized by a light switch when there is no overhead light in a room. This arrangement should be changed so the convenience outlets work as intended with just one being switched.

**Location:** Rear Left Side Second Floor Bedroom

**Task:** Upgrade

**Time:** The sooner the better

**Condition:** • There was one double tap in the main panel. Double taps in the electrical system are a safety hazard; one wire, not two (or more), should connect the circuit wire to the breaker or fuse lug. People double tap to add more circuits to an electrica

# SUMMARY: LISTING OF CONCERNS

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## APPENDIX

I system without installing a new circuit breaker or fuse (overcurrent protection device). This can be dangerous because two or more wires cannot be properly tightened and may cause arcing which could lead to a fire. I recommend that a licensed electrician repair this problem.

**Location:** Basement

**Task:** Repair Further evaluation

**Time:** Immediate

**Condition:** • [Reversed polarity](#)

There was a reversed polarity outlet receptacle in the basement finished room. Reversed polarity outlets have the potential for causing shocks. I recommend that a licensed electrician repair this problem

**Implication(s):** Electric shock

**Location:** Basement Family Room

**Task:** Repair

**Time:** Immediate

**Condition:** • [Ungrounded](#)

Some receptacle outlets in the house were two-prong un-grounded outlets. I recommend that a licensed electrician install properly grounded three-prong grounded receptacles where needed.

**Implication(s):** Electric shock

**Location:** Basement

**Task:** Repair

**Time:** Immediate

### DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

**Condition:** • [Too few outlets](#)

There was only one receptacle outlet observed at the kitchen sink counter. It was not ground fault protected. Upgrading this to a GFCI receptacle is recommended and adding additional outlet receptacles is recommended.

**Implication(s):** Nuisance

**Location:** Kitchen

**Task:** Upgrade

**Time:** Discretionary

## Heating

### General

• The boiler should be serviced according to manufacturer's recommendations.

Generally it is recommended to have your entire heating and heat distribution system professionally inspected and serviced on an annual basis, This is recommended prior to the coming heating season.

**Location:** Basement

# SUMMARY: LISTING OF CONCERNS

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## APPENDIX

### Insulation and Ventilation

#### General

- Today's standards call for R-37 in the attic. This is roughly 12-14 inches of fiberglass insulation. There may be heat loss in the cold weather. I recommend that more insulation be added to the attic. I recommend further evaluation and recommendations by an attic ventilation/insulation specialist. MassSave will provide energy analysis as well as other weather tightening efficiencies. It is recommended to contact them upon ownership.

**Location:** Attic

**Task:** Further evaluation Improve

**Time:** Discretionary

### Plumbing

#### General

- The toilet in the 1st floor hallway water closet was a high volume toilet. Replacement with a toilet using 1.6 gallons per flush (or less) rather than one currently using 3-5 gallons per flush is recommended for water conservation.

This toilet has inadequate clearance by today's requirements making it difficult to be seated on the toilet and close the door for privacy. Due to the architectural layout there is little that can be done short of major renovation.

**Location:** First Floor Hallway Bathroom

**Task:** Upgrade

**Time:** Discretionary

#### WASTE PLUMBING \ Drain piping - performance

**Condition:** • [Rust](#)

There was significant rusting on the underside of several areas of the main cast iron waste pipe along the rear and right side of the basement wall and ceiling. These pipes are original to the dwelling. There were several rust stains on the floor and areas where the pipes had leaked and resealed. These waste pipes should be further inspected by a licensed plumber and replaced as needed immediately.

**Implication(s):** Sewage entering the building

**Location:** Various Right Side Basement

**Task:** Replace

**Time:** Immediate

#### WASTE PLUMBING \ Traps - installation

**Condition:** • [Nonstandard shape or material](#)

There is potential for leaking at the flexible drain piping beneath the upstairs bathroom sink. This is a non-standard drain pipe fitting with no trap beneath the sink (a drum trap in the floor is assumed). This installation should be monitored for problems and upgraded as may become necessary.

There is evidence of non-professional work having been performed at the property. One cannot expect the same degree of longevity and performance from work done by non-professionals as can be expected from professional trade's people

**Implication(s):** Reduced operability | Fixtures slow to drain

**Location:** Second Floor Bathroom

# SUMMARY: LISTING OF CONCERNS

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## APPENDIX

**Task:** Improve Monitor

**Time:** Unpredictable

### WASTE PLUMBING \ Traps - performance

**Condition:** • [Clogged](#)

There is an old lead trap and drain pipe serving the laundry sink/washing machine in the basement. This pipe is clogged. In general, lead is considered an unsafe material at the interior of housing. I recommend further evaluation, upgrading and repair be a licensed plumber.

**Implication(s):** Sewage entering the building

**Location:** Basement Laundry Area

**Task:** Repair or replace

**Time:** Immediate

### WASTE PLUMBING \ Venting system

**Condition:** • [Vent termination problems](#)

There was an open ended plumbing vent pipe which terminated in the middle area of the attic. These vents are usually required to extend up past the roof a minimum of 6+ inches. This pipe appeared to be no longer used as a active vent pipe, however this could not be verified at the time of inspection. I recommend further evaluation by a licensed plumber.

**Implication(s):** Reduced operability | Sewer gases entering the building

**Location:** Attic

**Task:** Further evaluation

**Time:** Immediate

### FIXTURES AND FAUCETS \ Bathtub

**Condition:** • The 2nd floor bathroom bathtub mechanical drain lever did not close. A licensed plumber should repair this problem.

**Location:** Second Floor Hallway Bathroom

**Task:** Repair or replace

**Time:** Immediate Discretionary

**Condition:** • [Cross connections](#)

There was a cross connection at the bathtub on the 2nd floor. This should be further evaluated and corrected by a licensed plumber.

A plumbing cross connection exists where the tub spout is lower than the tub overflow/rim. A plumbing cross-connection is when a direct link between drinking water and sewage water exists in the homes plumbing lines. If water pressure to the house were to drop suddenly while the tub was full and if the fill valve were opened, a siphoning situation would occur and actually pull sewage from the drain lines into the water supply lines and contaminate drinking water. This can happen weather the house is on a well or municipal water on a septic system or town sewers. Water pressure may drop causing this to occur for any number of reasons. From time to time municipal water authorities flush the water lines on streets and fire departments may use the lines nearby. This causes a dramatic loss of water pressure causing dangerous conditions if a cross-connection exists. Also a malfunctioning well pump may cause siphoning of the lines to exist.

**Implication(s):** Contaminated drinking water

**Location:** Second Floor Bathroom

**Task:** Repair

# SUMMARY: LISTING OF CONCERNS

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## APPENDIX

**Time:** Immediate

## Interior

### General

• There was no anti-tilt bracket securing the cook stove to the floor in this kitchen. Without such a device there is potential for the stove to tip forward if a heavy food dish is removed from the oven and placed on the open oven door. Or if an anxious child were to sit or stand on an open oven door. This can be a safety issue. I recommend that a licensed plumber install such a bracket.

**Location:** First Floor Kitchen

**Time:** Discretionary

### CEILINGS \ Plaster or drywall

**Condition:** • There was fallen plaster in the ceiling of the master bedroom (right side) closet. Repair is recommended.

**Location:** Second Floor Master Bedroom

**Task:** Repair

**Time:** Discretionary

### FLOORS \ Ceramic tile, stone, marble, etc

**Condition:** • [Tiles missing](#)

Some of the ceramic floor tiles in the 2nd floor bathroom were missing and should be replaced.

**Implication(s):** Trip or fall hazard

**Location:** Second Floor Bathroom

**Task:** Repair

**Time:** Discretionary

### DOORS \ Doors and frames

**Condition:** • [Loose or poor fit](#)

The door to the attic stairs bound when trying to close it. It is recommended that this door be repaired so it opens and closes properly.

**Implication(s):** Chance of damage to finishes and structure

**Location:** Front Second Floor

**Task:** Repair

**Time:** Discretionary

### DOORS \ Glass (glazing)

**Condition:** • [Cracked](#)

One of the glass panes in the door to the balcony was cracked and should be replaced.

**Implication(s):** Glass breaking | Physical injury

**Location:** Front Second Floor Bedroom

**Task:** Repair

**Time:** Less than 1 year

### STAIRS \ Lighting

**Condition:** • [Missing](#)

# SUMMARY: LISTING OF CONCERNS

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## APPENDIX

There was no light at the stairs to the basement. This a potential safety hazard. I recommend that proper lighting be installed at this location.

**Implication(s):** Trip or fall hazard | Inadequate lighting

**Location:** Basement

**Task:** Provide Improve

**Time:** Immediate

### STAIRS \ Handrails and guards

**Condition:** • There was no hand railing at the upper six steps at the staircase from the 1st floor to the 2nd floor. A handrail at these upper steps is recommended for safety.

**Location:** First Floor Second Floor

**Task:** Provide

**Time:** The sooner the better

### APPLIANCES \ Washing machine

**Condition:** • The supply hoses to washing machine are rubber or vinyl hoses. These lines are not rated to remain under constant pressure. Many people do not turn off the valve between or after loads of laundry. To prevent a burst and flooding I recommend that braided stainless steel anti burst hoses be installed unless others are specifically recommended by the washing machine manufacturer.

**Location:** Basement Laundry Area

**Task:** Upgrade

**Time:** Discretionary

Following is a listing of notable issues:

[http://www.discoverhorizon.com/hrb/PDFS\\_2011/HRB\\_11\\_Life\\_Cycles\\_2011.pdf](http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_11_Life_Cycles_2011.pdf)



# ROOFING

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

## Description

**General:** • Synthetic plastic roofing on sun room at rear



1.

**General:** • Rubber roofing membrane

*Note:* At left side flat roof

**General:** • Asphalt shingles

## Limitations

**General:** • Disclaimers: The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history and should be questioned. Therefore, we recommend that you ask the sellers about the roof and/or that you obtain a roof certification from an established local roofing company.

**Inspection performed:** • From the flat roof above the garage • From upper story windows

**Inspection performed:**

• By walking on roof

By walking on left side rubber roof

• From the ground

# ROOFING

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

## Recommendations

### General

1. • The asphalt shingles were older, worn, significantly moss covered and well into the 2nd half of their service life. It is recommended to have the roof be closely monitored for further wear and that estimates for replacement be obtained for future planing and budgeting.

**Location:** Roof

**Task:** Monitor

**Time:** Ongoing When necessary



2.



3.



4.

2. • The sun room roof is a plastic type material and should be kept cleaned off and inspected on an annual basis.

**Location:** Sunroom Roof

**Task:** Monitor Clean

**Time:** Ongoing Regular maintenance

# ROOFING

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

## SLOPED ROOF FLASHINGS \ Chimney flashings

**3. Condition:** • The chimney flashing was tarred over. If flashing is installed properly tar is not necessary. The flashing may have been tarred because of a leak where the chimney passes through the roof. When the roof was replaced the old flashing should have been removed and new flashing is installed properly at the chimney. The flashing around the chimney should be monitored for leaks.

**Location:** Roof

**Task:** Upgrade

**Time:** Unknown



5. Upgrade when roof is replaced

## FLAT ROOFING \ Rubber single ply

**4. Condition:** • There were some gaps/openings in the asphalt shingles at the left side corners. The exposures could create potential problems over time and should be monitored for any leakage/changes/blown off shingles.

**Location:** Left Side Roof

**Task:** Improve Monitor

**Time:** If necessary



# ROOFING

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX



6.

5. Condition: • [Near end of life expectancy](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Left Side

Task: Monitor

Time: Ongoing When necessary



7. Near end of life expectancy

# EXTERIOR

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

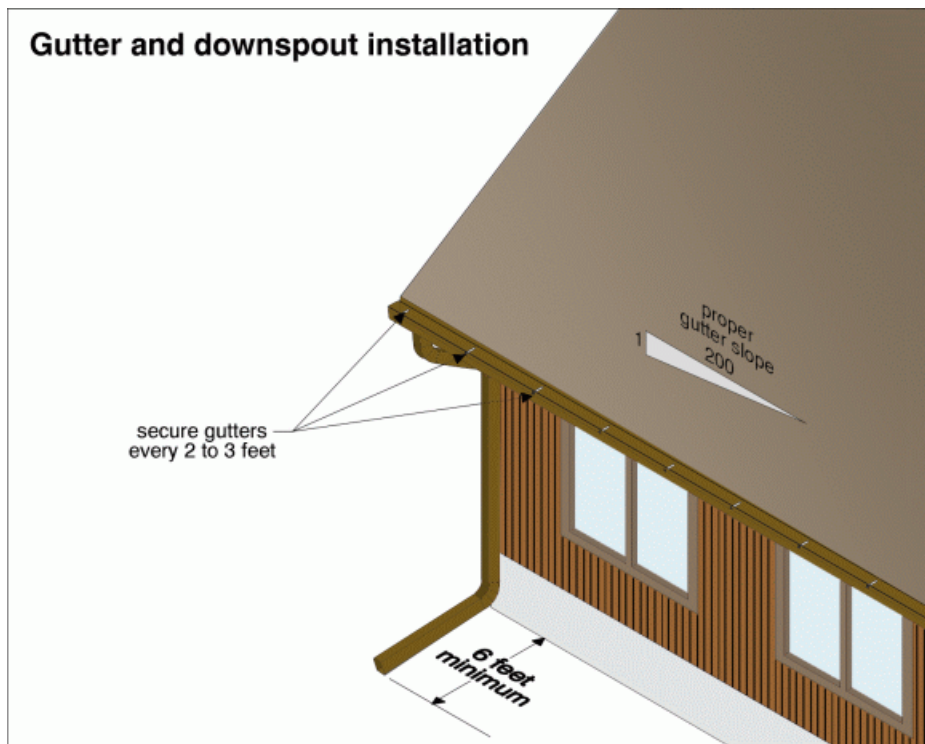
APPENDIX

## Description

**General:** • Any soft, deteriorated, decayed, rotted wood or masonry noted anywhere in this report represents a condition that requires further investigation by a MA licensed general contractor. There is always the possibility that this may be indicative of concealed damage that may be hidden or not observable. This is a visual, non-invasive inspection of components and systems readily accessible and observable only. Your due diligence in this is expected. The property inspected was a single family house built circa 1930 according to the listing sheet. There have been updates made at this property. I recommend that information be obtained regarding the pulling of permits and final inspection sign-offs including a certificate of occupancy. Information should be obtained from the building department in the town/city of , MA. Real estate legal counsel in this and all transaction processes is strongly advised. It is further always advised to work with a licensed real estate professional and to obtain homeowner's insurance.

### Gutter & downspout material:

- [Aluminum](#)



### Gutter & downspout discharge: • [Above grade](#)

Lot slope: • Rear to front • Right to left

Lot slope: • [Hillside](#)

Wall surfaces and trim: • Masonry • Aluminum trims

Wall surfaces and trim: • [Vinyl siding](#) • [Wood](#)

Retaining wall: • [Stone](#)

Driveway: • Asphalt

Walkway: • Concrete

## Limitations

**General:** • Whenever there are trees on the property, or branches overhanging your property, it is your due diligence to have a landscape contractor and/or an arborist check these trees for disease, hollow trunks and dead branches that could fall onto the house and/or people beneath. This should be done as soon as needed to avoid potential personal injury or property damage.

**General:** • When houses are covered with vinyl, aluminum or other material over the original exterior siding material, as was the case with this house, the siding beneath the current siding is not visible, not inspected and disclaimed from this report.

**General:** • Hand railings are always recommended at any step areas regardless of whether they are required or not.

**General:** • Not all areas of the exterior are accessible or visible during a home inspection. When the exterior is prepped for painting all areas should be checked for decayed wood and replaced as necessary.

## Recommendations

### General

**6.** • There were trees branches overhanging the house, dead tree branches and trees leaning toward the house.. Overhanging tree limbs can invite ants, squirrels etc. on to the roof. Roots from trees planted too close to the building can cause damage to the foundation and sewer lines. Areas that are too shady do not allow the siding to dry out and mildew and moss can occur. I recommend that a landscape contractor and/or arborist remedy the situation as needed. Gutters should be cleaned at least 1-2 times per year

**Location:** Rear Left Side

**Task:** Repair

**Time:** Immediate



**8.** *There were trees branches overhanging the...*



**9.** *There were trees branches overhanging the...*

**7.** • The steel lintels on this building were rusty. When steel lintels rust they usually expand and can crack the masonry. I recommend that the lintels be properly prepped, caulked and repainted.

**Location:** Various Exterior Wall

**Task:** Repair



# EXTERIOR

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

**Time:** Immediate



10. The steel lintels on this building were...



11. The steel lintels on this building were...



12. The steel lintels on this building were...

## **ROOF DRAINAGE \ Downspouts**

**8. Condition:** • [Should discharge 6 feet from building](#)

Downspouts carry roof water to the ground and should have extensions that direct the water to an appropriate distance, 5 or 6 feet, from the foundation. If there are no downspouts, or if the extensions are too short, the roof water may eventually end up in the basement. I recommend that the downspout at the front left be extended to carry the water to an appropriate distance from the house.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Various Exterior Wall

**Task:** Improve



# EXTERIOR

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

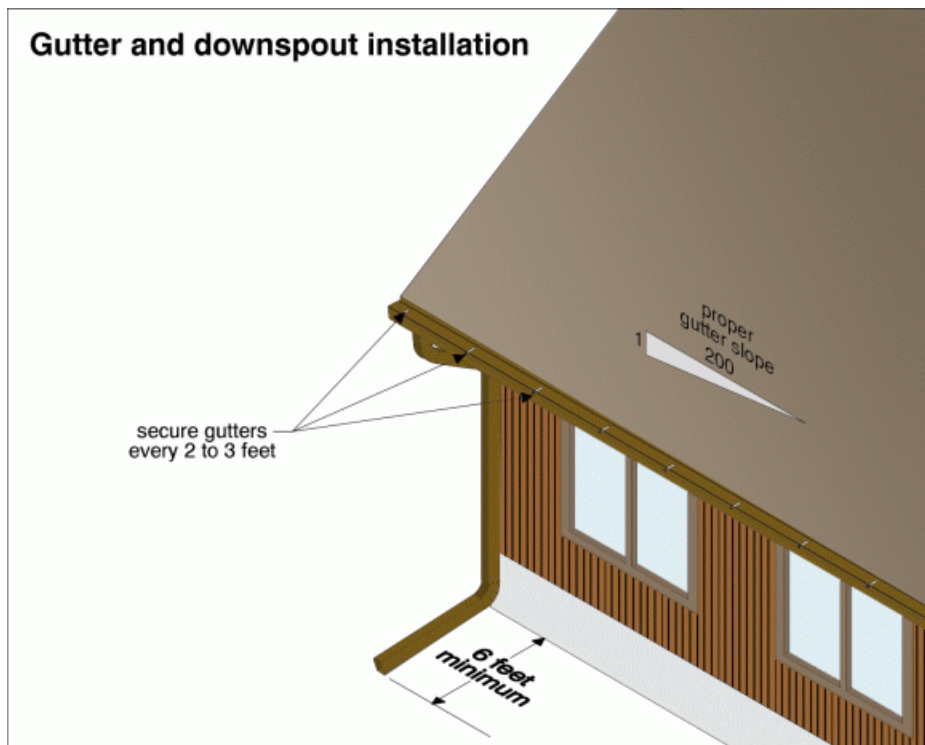
INSULATION

PLUMBING

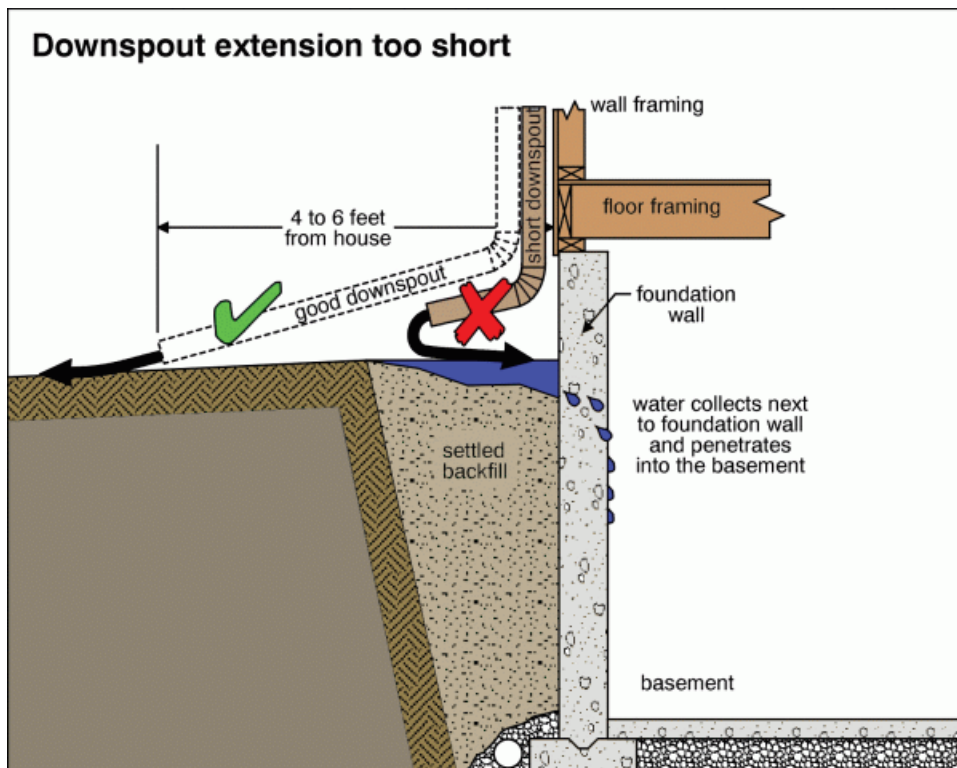
INTERIOR

APPENDIX

## Gutter and downspout installation



## Downspout extension too short



# EXTERIOR

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX



13. Not connected to leader/not extended



14. Should discharge 6 feet from building



15. Should discharge 6 feet from building

## WALLS \ Trim

### 9. Condition: • [Caulking missing or deteriorated](#)

Several of the basement windows are older, steel that framed that are rusting, need repair, prepping and painting. Some have cracked panes which should be replaced.

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Material deterioration

**Location:** Various Exterior Wall

**Task:** Repair Improve

**Time:** Less than 1 year Ongoing



# EXTERIOR

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX



16. Caulking missing or deteriorated



17. Caulking missing or deteriorated



Garage window/ cracked/needs prepping & painting

18. Caulking missing or deteriorated



19. Caulking missing or deteriorated

## **PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings**

### **10. Condition:** • [Masonry or concrete spalling](#)

There was some deterioration at the sides of the masonry at the front steps. These areas should be closely monitored for further deterioration and repaired as may become necessary.

**Implication(s):** Chance of damage to structure | Material deterioration | Trip or fall hazard

**Location:** Front Exterior steps/stoop

**Task:** Improve Monitor

**Time:** When necessary



# EXTERIOR

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX



20. Masonry or concrete spalling



21. Masonry or concrete spalling

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

### 11. Condition: • [Missing](#)

There were no hand railings at the either the upper or lower front masonry steps or at the rear left side steps. Handrails are required wherever there are four or more continuous risers. I recommend that proper hand railings be installed for safety.

**Implication(s):** Fall hazard

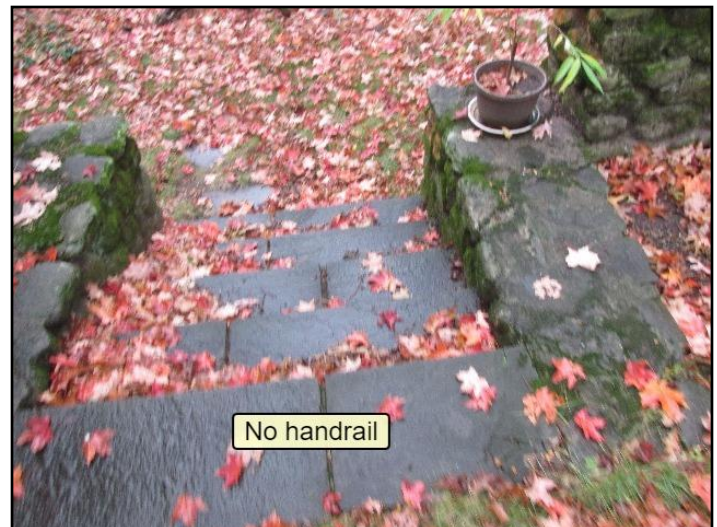
**Location:** Front Rear Left Side

**Task:** Provide Improve

**Time:** Immediate



22. No hand railing



23. Missing



# EXTERIOR

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX



24. Missing

## 12. Condition: • [Rot or insect damage](#)

There is some decay at some of the wood support posts and the trim boards at the edges of the 2nd floor left side of the balcony above the garage structure. Further inspection by a licensed contractor is recommended and estimates for repairs should be obtained.

**Implication(s):** Fall hazard

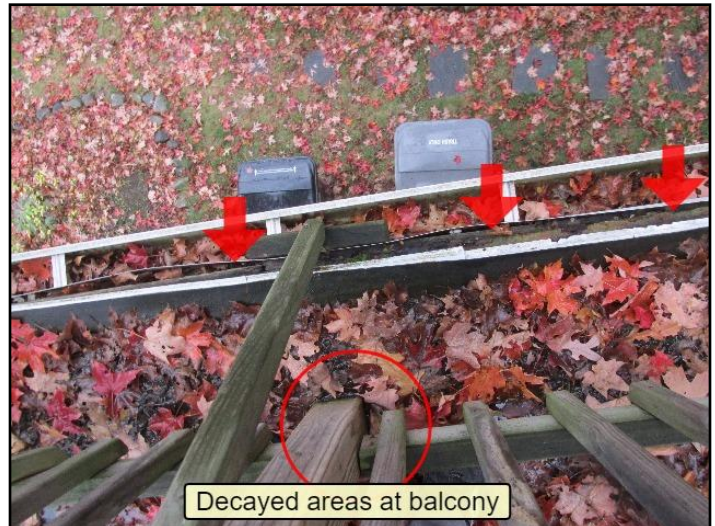
**Location:** Left Side Balcony

**Task:** Repair

**Time:** Immediate



25. Rot or insect damage



26. Rot or insect damage

## Description

**General:** • A RadStar RS800 continuous radon monitoring machine was left in the basement. I will pick up the monitoring machine after 48 hours, upload the data and email the report to you

**Configuration:** • [Basement](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • [Joists](#) • Steel columns • Wood beams • Subfloor - plank

**Exterior wall construction:** • [Wood frame](#)

**Roof and ceiling framing:** • Rafters/ceiling joists • [Plank sheathing](#)

## Limitations

**General:** • The basement was approximately 35%+/- finished space. Some of the 1st floor structural members were not visible or accessible and were not inspected in both the finished section of the basement as well as the garage ceiling structure.

**General:** • The basement was relatively dry within minimal dampness at the time of inspection. This, however, does not mean that a basement will never experience dampness or flooding. Basements should always be carefully monitored for potential moisture seepage or water intrusion. Highland Home Inspections, Inc. makes no guarantees regarding the potential for water or flooding in basements and ground level or below ground crawl spaces at any time in the future. There are many procedures available for deterring water in basements. Please feel free to contact us for further information.

## Recommendations

### General

**13.** • Around the basement walls there were signs of efflorescence. These salt deposits on the walls are caused by moisture seeping through the wall and leaving salts that have leached out of the concrete on the inner surface of the wall. These areas should be carefully monitored for further water penetration.

Maintaining proper grade slope and water drainage all around the exterior of the house as well as proper roof water drainage will greatly assist in keeping moisture out of the basement areas.

**Location:** Various Throughout Basement

**Task:** Improve Monitor

**Time:** Discretionary Ongoing

# STRUCTURE

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX



27.



28.



29.

14. • A full pest inspection is always recommended unless there is paperwork on inspection/treatment with the past 8-12 months.



SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

## Description

**Service entrance cable and location:** • Electric meter located at front left corner of the exterior

**Service entrance cable and location:** • [Overhead aluminum](#)

**Service size:** • 100-Amps

**Main disconnect/service box rating:** • [100 Amps](#)

**Main disconnect/service box type and location:** • [Breakers - basement](#)

**System grounding material and type:** • There was no grounding jumper wire as required over the water meter in the basement. This condition can be a potential safety hazard and/or fire hazard and should be corrected by a licensed electrician as soon as possible.

**System grounding material and type:** • [Copper - water pipe](#)

**Number of circuits installed:** • 19

**Distribution wire material and type:** • [Copper - non-metallic sheathed](#) • [Copper - metallic sheathed](#)

**Type and number of outlets (receptacles):** • [Grounded - typical](#) • [Ungrounded - minimal](#)

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • GFCI-Kitchen

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - bathroom](#)

## Limitations

**General:** • NOTE: We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be properly installed according to MA regulations and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, smoke and carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

## Recommendations

### General

**15. •** There was no grounding jumper wire as required over the water meter. This condition should be corrected by a licensed electrician.

**Location:** Basement

**Task:** Repair

**Time:** Immediate

### SERVICE BOX, GROUNDING AND PANEL \ Service box

**16. Condition: •** The main panel was full. If more circuits are needed in the future the service may need upgrading. It is a 100-amp service which is considered minimal for a single family house by today's standards.

**Location:** Basement

**Task:** Improve

**Time:** If necessary

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**17. Condition: •** The wall receptacles in the left rear bedroom were all connected to power at the inside door switch. Usually only one receptacle plug would be energized by a light switch when there is no overhead light in a room. This arrangement should be changed so the convenience outlets work as intended with just one being switched.

**Location:** Rear Left Side Second Floor Bedroom

**Task:** Upgrade

**Time:** The sooner the better

**18. Condition: •** There was one double tap in the main panel. Double taps in the electrical system are a safety hazard; one wire, not two (or more), should connect the circuit wire to the breaker or fuse lug. People double tap to add more circuits to an electrical system without installing a new circuit breaker or fuse (overcurrent protection device). This can be dangerous because two or more wires cannot be properly tightened and may cause arcing which could lead to a fire. I recommend that a licensed electrician repair this problem.

**Location:** Basement

**Task:** Repair Further evaluation

**Time:** Immediate

**19. Condition: •** [Reversed polarity](#)

There was a reversed polarity outlet receptacle in the basement finished room. Reversed polarity outlets have the potential for causing shocks. I recommend that a licensed electrician repair this problem

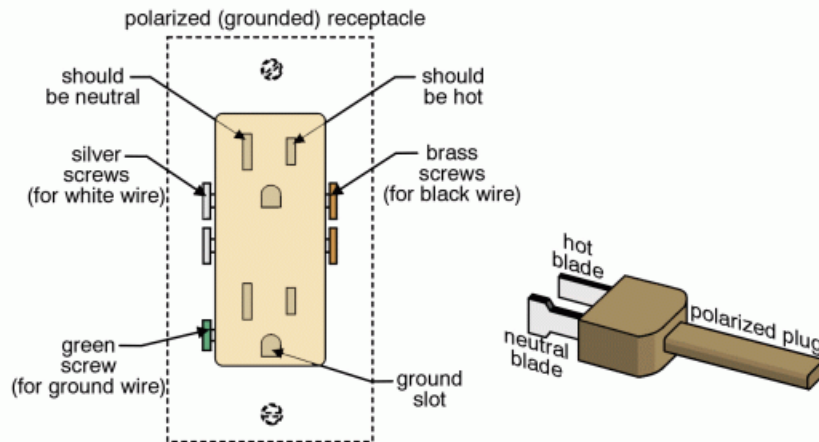
**Implication(s):** Electric shock

**Location:** Basement Family Room

**Task:** Repair

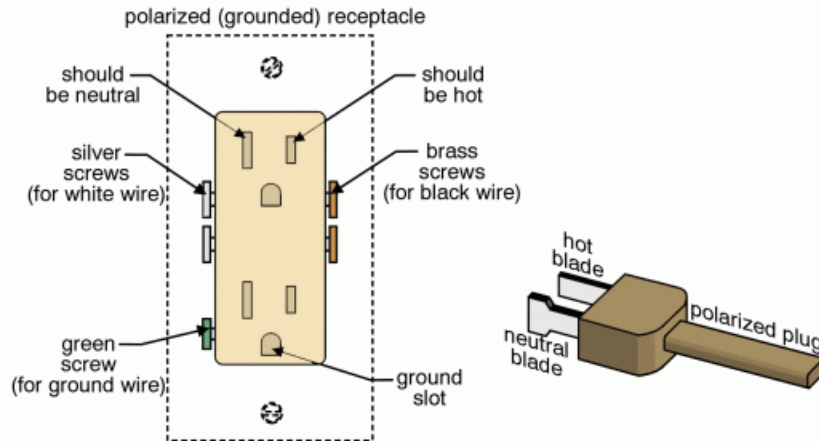
**Time:** Immediate

### Reversed polarity



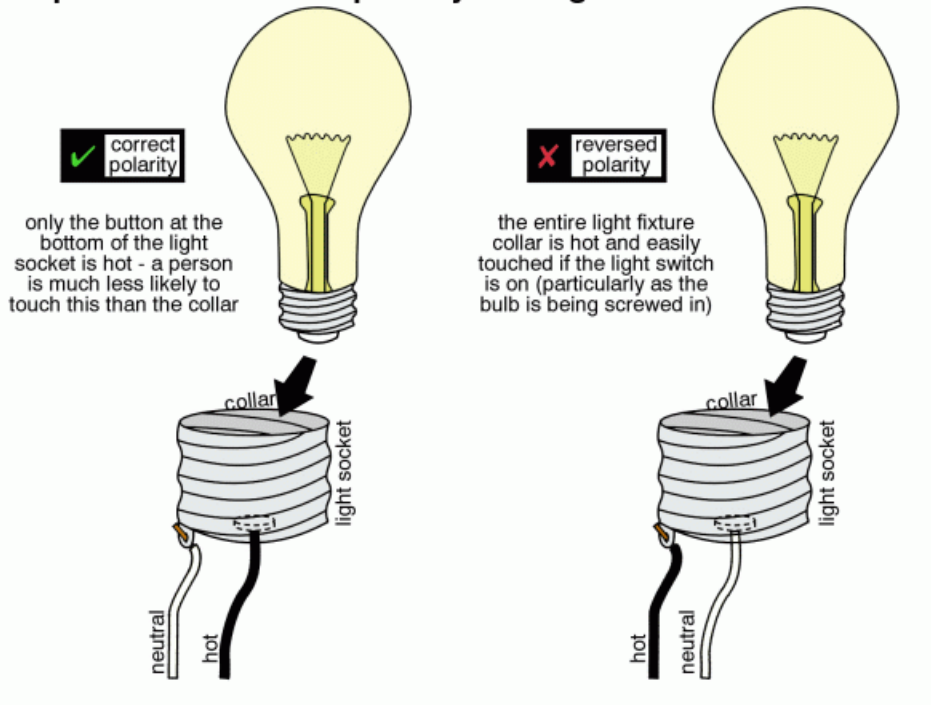
when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws

### Reversed polarity



when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws

## Importance of correct polarity with light fixtures



### 20. Condition: • [Ungrounded](#)

Some receptacle outlets in the house were two-prong un-grounded outlets. I recommend that a licensed electrician install properly grounded three-prong grounded receptacles where needed.

**Implication(s):** Electric shock

**Location:** Basement

**Task:** Repair

**Time:** Immediate

### DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

### 21. Condition: • [Too few outlets](#)

There was only one receptacle outlet observed at the kitchen sink counter. It was not ground fault protected. Upgrading this to a GFCI receptacle is recommended and adding additional outlet receptacles is recommended.

**Implication(s):** Nuisance

**Location:** Kitchen

**Task:** Upgrade

**Time:** Discretionary

# ELECTRICAL

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

**ELECTRICAL**

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX



**30.** *Too few outlets*

## Description

**General:** • There was a solid fuel burning fireplace in the living room.

All fireplaces, smoke chambers, chimneys and flues should be inspected and cleaned by a certified chimney sweep prior to lighting a fire in the fireplace. A Level 2 camera inspection is recommended. For qualified chimney sweeps: visit [www.chimneys.com](http://www.chimneys.com) or [www.csa.org](http://www.csa.org)

Depending on frequency of usage I recommend cleaning the fireplace flue on a consistent basis.

**General:** • Full view of heat exchangers in furnaces and boilers is limited (or not visible) and oftentimes small cracks or pinholes cannot be seen. Inspections of heat exchangers are beyond the scope of this inspection and are not inspected. It is the responsibility of the homeowner to have the boiler or furnace serviced and the heat exchanger inspected on a regular basis as recommended by the manufacturer (annual inspections are usually recommended).

**System type:** • [Boiler](#)

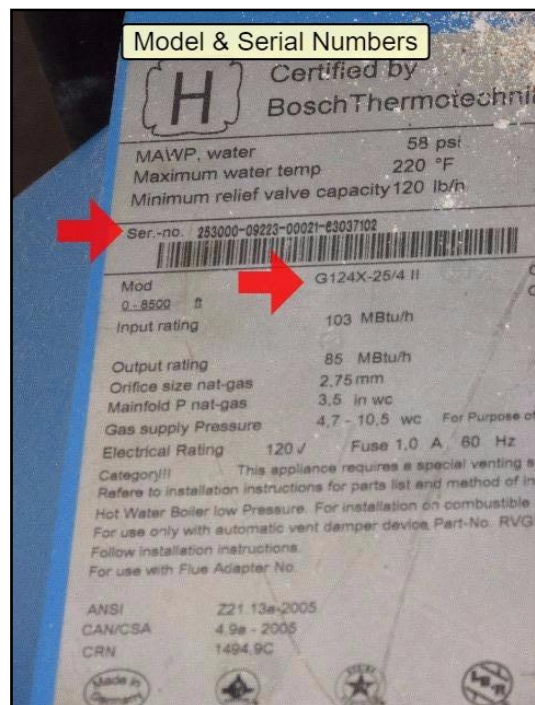
**Fuel/energy source:** • [Gas](#)

**Boiler manufacturer:**

• Buderus



31. Buderus



32. Buderus

**Heat distribution:** • [Convectors](#) • [Baseboards](#)

**Efficiency:** • [Mid-efficiency](#)

**Exhaust venting method:** • Galvanized steel vent pipe furnace mortared to chimney

**Approximate age:** • [6 years](#)



# HEATING

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

**Main fuel shut off at:** • Meter

**Chimney/vent:** • [Masonry](#)

**Chimney liner:** • [Clay](#)

**Combustion air source:** • Interior of building

## Limitations

**General:** • Disclaimers:

Full view of heat exchangers in furnaces and boilers is limited (or not visible) and oftentimes small cracks or pinholes cannot be seen. Inspections of heat exchangers are beyond the scope of this inspection. It is the responsibility of the homeowner to have the boiler or furnace serviced and the heat exchanger inspected on a regular basis as recommended by the manufacturer.

Radiant floor heating is disclaimed from this report. These systems, whether water or electrically heated, are not visible and can often take several hours to heat a floor. We recommend that have these systems be tested by the appropriate independent contractor or obtain an affidavit of proper operation from the seller, or both.

**General:** • Chimneys can be constructed of many materials and may or may not have liners. Many factors including, but not limited to, moisture, smoke, heat and combustion by-products can contribute to chimney and/or flue degradation. Problems may not be visible or determined by other than a Level 2 camera inspection of a chimney. I do not inspect chimney flues because they have internal construction not fully visible to me. For your protection I recommend that all chimney flues (whether they be for furnaces, boilers, water heaters, fireplaces or other solid fuel burning appliances) be properly Level 2 camera inspected by a certified chimney sweep. Reference 266 CMR 6.04(d)2

**General:** • An oil tank had been removed according to the buyer. There was a slight oil smell at oil stains on the basement floor. There were signs of unsheathed old copper oil lines buried in the concrete floor. Oil can potentially penetrate concrete flooring and potentially create environmental concerns. Without testing for soil contamination by an environmental testing company there would be no way to know if there were any environmental issues. Due diligence is recommended.

**Safety devices:** • Not tested as part of a building inspection

**Heat loss calculations:** • Not done as part of a building inspection

**Heat exchanger:** • Not visible

## Recommendations

### General

**22.** • The boiler should be serviced according to manufacturer's recommendations.

Generally it is recommended to have your entire heating and heat distribution system professionally inspected and serviced on an annual basis, This is recommended prior to the coming heating season.

**Location:** Basement



# COOLING & HEAT PUMP

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

## Limitations

**General:** • There was no central air conditioning or through the wall AC units in this property.

SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

**INSULATION**

PLUMBING

INTERIOR

APPENDIX

## Limitations

**General:** • Fiberglass in attic.

**Attic inspection performed:** • By walking through attic

**Air/vapor barrier system:** • Continuity not verified

## Recommendations

### General

**23.** • Today's standards call for R-37 in the attic. This is roughly 12-14 inches of fiberglass insulation. There may be heat loss in the cold weather. I recommend that more insulation be added to the attic. I recommend further evaluation and recommendations by an attic ventilation/insulation specialist. MassSave will provide energy analysis as well as other weather tightening efficiencies. It is recommended to contact them upon ownership.

**Location:** Attic

**Task:** Further evaluation Improve

**Time:** Discretionary

## Description

**Water supply source:** • Public

**Service piping into building:** • [Galvanized steel](#)

**Supply piping in building:** • [Copper](#) • [Galvanized steel](#)

**Main water shut off valve at the:** • Front of the basement

**Water heater type:** • Indirect hot water storage tank heated by the boiler

**Water heater fuel/energy source:** • [Gas](#)

**Water heater manufacturer:** • SuperStor Indirect hot water storage tank (company name has changed to HTP (Heat Transfer Products))



33. SuperStor Indirect hot water storage tank...



34. SuperStor Indirect hot water storage tank...

**Tank capacity:** • 45 Gallons

**Water heater approximate age:** • 6 years

**Waste disposal system:** • [Public](#)

**Waste and vent piping in building:** • The cast iron waste pipes in the house, particularly in the basement, were old with some rusting. Oftentimes (as in this case) not all areas of these pipes are accessible to be inspected. These should be carefully monitored for problems/leaking over time.

**Waste and vent piping in building:** • [Plastic](#) • [Galvanized steel](#) • [Lead](#)

## Limitations

**General:** • There are some older galvanized steel and brass supply pipes in this house. No problems were evident at the time of inspection but these are threaded pipes the often can leak at the threaded joints over time. These pipes should be carefullt monitored for problems.



35.



36.

**General:** • Drain waste pipes beneath the floor and to the street sewer or into a septic tank are not inspected other than a functional flow testing of the fixtures within the dwelling. A sewage/waste line inspection can be arranged for by an independent contractor.

Most supply, drain waste and vent piping is concealed from view in walls, floors and ceilings in most buildings. Concealed piping is not visible to the inspector and is excluded from this inspection and report. Further inspection should be done by a plumbing contractor if desired.

Overflow drains on sinks and bathtubs are not tested. This should be done by a plumbing contractor if desired.

**Items excluded from a building inspection:** • All plumbing supply hoses not part of the primary plumbing system should be inspected by a professional every 6 months for wear, tear, corrosion, rodent chewing and the need for any replacement.

**Items excluded from a building inspection:** • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

## Recommendations

### General

**24.** • The toilet in the 1st floor hallway water closet was a high volume toilet. Replacement with a toilet using 1.6 gallons per flush (or less) rather than one currently using 3-5 gallons per flush is recommended for water conservation.

This toilet has inadequate clearance by today's requirements making it difficult to be seated on the toilet and close the door for privacy. Due to the architectural layout there is little that can be done short of major renovation.

**Location:** First Floor Hallway Bathroom

**Task:** Upgrade

**Time:** Discretionary



37.

### WASTE PLUMBING \ Drain piping - performance

**25. Condition:** • [Rust](#)

There was significant rusting on the underside of several areas of the main cast iron waste pipe along the rear and right side of the basement wall and ceiling. These pipes are original to the dwelling. There were several rust stains on the floor and areas where the pipes had leaked and resealed. These waste pipes should be further inspected by a licensed plumber and replaced as needed immediately.

**Implication(s):** Sewage entering the building

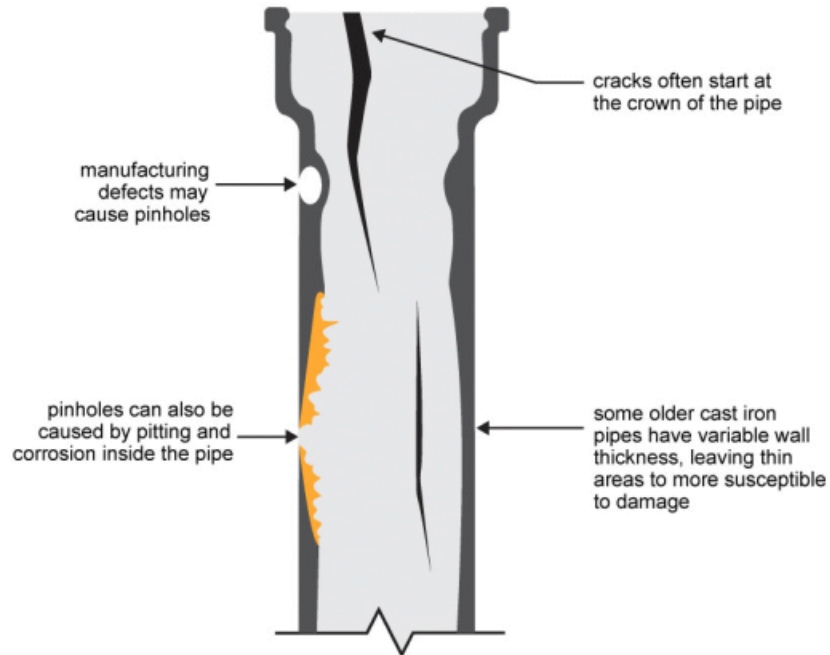
**Location:** Various Right Side Basement

**Task:** Replace

**Time:** Immediate



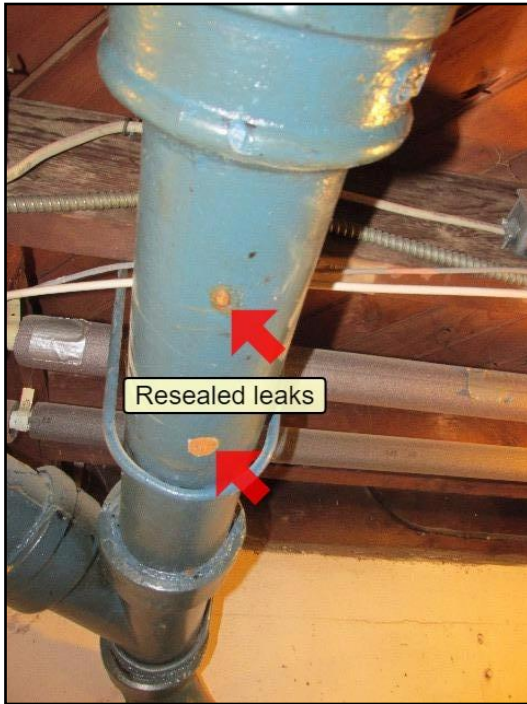
## Pinholing and cracks in cast iron stacks



38. *Rust*



39. *Rust*



40. Rust



41. Rust

## WASTE PLUMBING \ Traps - installation

### 26. Condition: • [Nonstandard shape or material](#)

There is potential for leaking at the flexible drain piping beneath the upstairs bathroom sink. This is a non-standard drain pipe fitting with no trap beneath the sink (a drum trap in the floor is assumed). This installation should be monitored for problems and upgraded as may become necessary.

There is evidence of non-professional work having been performed at the property. One cannot expect the same degree of longevity and performance from work done by non-professionals as can be expected from professional trade's people

**Implication(s):** Reduced operability | Fixtures slow to drain

**Location:** Second Floor Bathroom

**Task:** Improve Monitor

**Time:** Unpredictable





42. Nonstandard shape or material

## WASTE PLUMBING \ Traps - performance

### 27. Condition: • [Clogged](#)

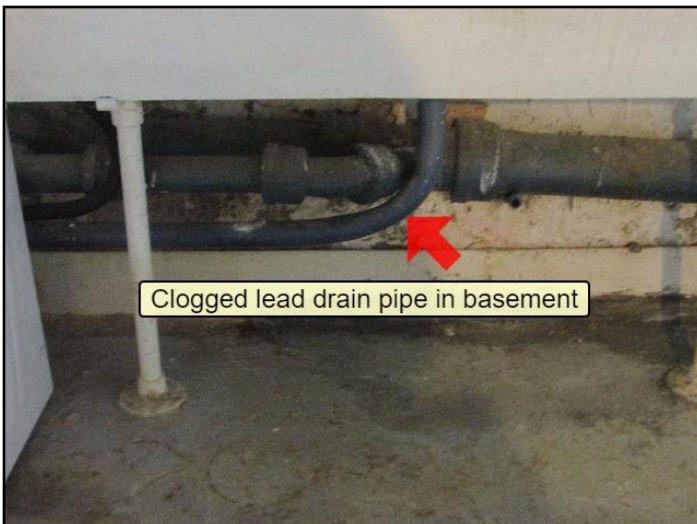
There is an old lead trap and drain pipe serving the laundry sink/washing machine in the basement. This pipe is clogged. In general, lead is considered an unsafe material at the interior of housing. I recommend further evaluation, upgrading and repair be a licensed plumber.

**Implication(s):** Sewage entering the building

**Location:** Basement Laundry Area

**Task:** Repair or replace

**Time:** Immediate



43. Clogged



44. Clogged

## **WASTE PLUMBING \ Venting system**

### **28. Condition:** • [Vent termination problems](#)

There was an open ended plumbing vent pipe which terminated in the middle area of the attic. These vents are usually required to extend up past the roof a minimum of 6+ inches. This pipe appeared to be no longer used as a active vent pipe, however this could not be verified at the time of inspection. I recommend further evaluation by a licensed plumber.

**Implication(s):** Reduced operability | Sewer gases entering the building

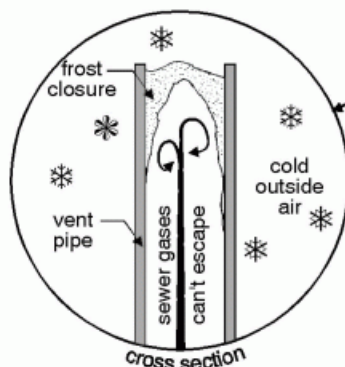
**Location:** Attic

**Task:** Further evaluation

**Time:** Immediate

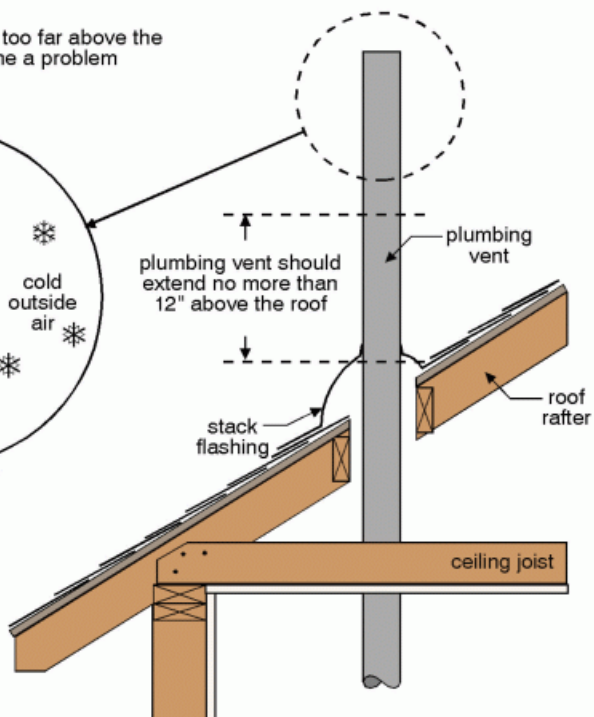
## Vent too tall

if the plumbing vent extends too far above the roof, frost closure can become a problem

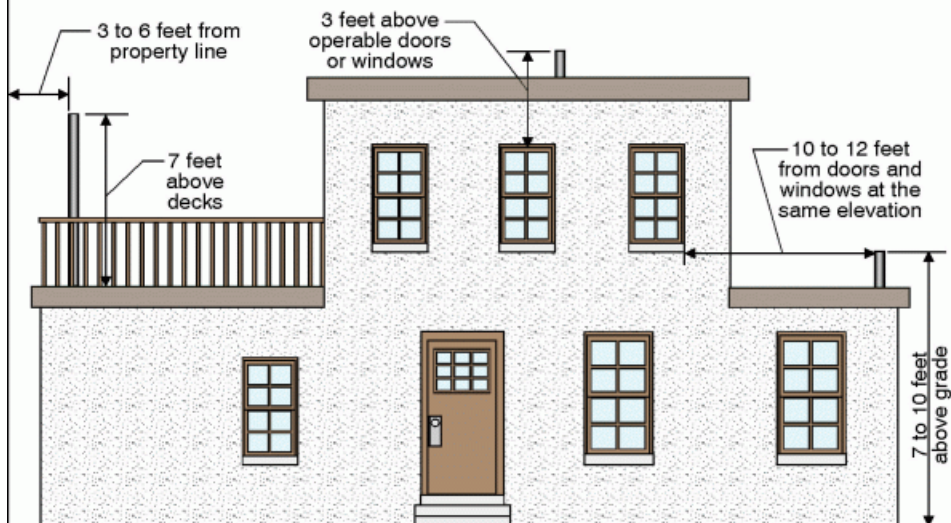


### note:

on flat roofs, the vent should extend at least 6" above the high water level



## Plumbing vent clearances





45. Vent termination problems

## **FIXTURES AND FAUCETS \ Bathtub**

**29. Condition:** • The 2nd floor bathroom bathtub mechanical drain lever did not close. A licensed plumber should repair this problem.

**Location:** Second Floor Hallway Bathroom

**Task:** Repair or replace

**Time:** Immediate Discretionary

**30. Condition:** • [Cross connections](#)

There was a cross connection at the bathtub on the 2nd floor. This should be further evaluated and corrected by a licensed plumber.

A plumbing cross connection exists where the tub spout is lower than the tub overflow/rim. A plumbing cross-connection is when a direct link between drinking water and sewage water exists in the homes plumbing lines. If water pressure to the house were to drop suddenly while the tub was full and if the fill valve were opened, a siphoning situation would occur and actually pull sewage from the drain lines into the water supply lines and contaminate drinking water. This can happen whether the house is on a well or municipal water on a septic system or town sewers. Water pressure may drop causing this to occur for any number of reasons. From time to time municipal water authorities flush the water lines on streets and fire departments may use the lines nearby. This causes a dramatic loss of water pressure causing dangerous conditions if a cross-connection exists. Also a malfunctioning well pump may cause siphoning of the lines to exist.

**Implication(s):** Contaminated drinking water

**Location:** Second Floor Bathroom

**Task:** Repair

**Time:** Immediate



# PLUMBING

xxx My Street, My Town, MA    October 30, 2017

Report No. 1424, v.2

[www.highlandhomeinspections.com](http://www.highlandhomeinspections.com)

SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX



46. Cross connections

## Description

**General:** • All operating manuals and warranty information/receipts should be obtained at or prior to closing

**General:** • Carpeting and/or any organic type of floor covering (including laminate flooring) is not recommended for installation on most basement floors.

**Major floor finishes:** • Wood • Linoleum

**Major floor finishes:** • [Ceramic](#)

**Major wall and ceiling finishes:** • [Plaster/drywall](#)

**Windows:** • [Single/double hung](#)

**Glazing:** • [Double](#)

**Exterior doors - type/material:** • [Metal](#)

**Kitchen ventilation:** • The kitchen ventilation fan and hood assembly was greasy and needs to be degreased and thoroughly cleaned. This is a potential fire hazard.

**Kitchen ventilation:** • Recirculating type

**Bathroom ventilation:** • Window

## Limitations

**General:** • Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.

Testing, identifying, or identifying the source of, environmental pollutants or odors (including but not limited to lead, mold, allergens, indoor air quality, odors from household pets and cigarette smoke) is beyond the scope of our service. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Carpeting and laminate flooring in basement areas are not recommended. We have no visibility to observe what, if any, vapor retarding materials may or may not have been installed. These flooring materials are organic in nature and may be subject to moisture deterioration.

**Not included as part of a building inspection:** • Termination of all ventilation fans could not be determined.

**Not included as part of a building inspection:** • Carbon monoxide detectors • Cosmetic issues

## Recommendations

### General

**31. •** There was no anti-tilt bracket securing the cook stove to the floor in this kitchen. Without such a device there is potential for the stove to tip forward if a heavy food dish is removed from the oven and placed on the open oven door. Or if an anxious child were to sit or stand on an open oven door. This can be a safety issue. I recommend that a licensed plumber install such a bracket.

**Location:** First Floor Kitchen

**Time:** Discretionary

### CEILINGS \ Plaster or drywall

**32. Condition: •** There was fallen plaster in the ceiling of the master bedroom (right side) closet. Repair is recommended.

**Location:** Second Floor Master Bedroom

**Task:** Repair

**Time:** Discretionary



47.

### FLOORS \ Ceramic tile, stone, marble, etc

**33. Condition: •** [Tiles missing](#)

Some of the ceramic floor tiles in the 2nd floor bathroom were missing and should be replaced.

**Implication(s):** Trip or fall hazard

**Location:** Second Floor Bathroom

**Task:** Repair

**Time:** Discretionary



48. Tiles missing

## DOORS \ Doors and frames

### 34. Condition: • [Loose or poor fit](#)

The door to the attic stairs bound when trying to close it. It is recommended that this door be repaired so it opens and closes properly.

**Implication(s):** Chance of damage to finishes and structure

**Location:** Front Second Floor

**Task:** Repair

**Time:** Discretionary

## DOORS \ Glass (glazing)

### 35. Condition: • [Cracked](#)

One of the glass panes in the door to the balcony was cracked and should be replaced.

**Implication(s):** Glass breaking | Physical injury

**Location:** Front Second Floor Bedroom

**Task:** Repair

**Time:** Less than 1 year

## STAIRS \ Lighting

### 36. Condition: • [Missing](#)

There was no light at the stairs to the basement. This a potential safety hazard. I recommend that proper lighting be installed at this location.

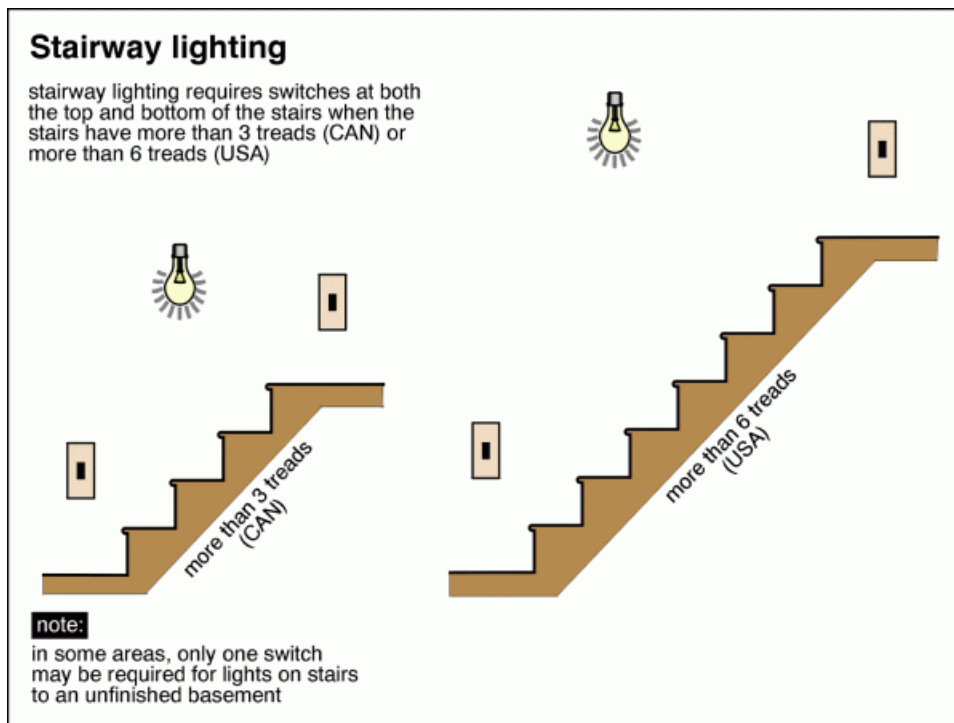
**Implication(s):** Trip or fall hazard | Inadequate lighting

**Location:** Basement

**Task:** Provide Improve



**Time:** Immediate



## STAIRS \ Handrails and guards

**37. Condition:** • There was no hand railing at the upper six steps at the staircase from the 1st floor to the 2nd floor. A handrail at these upper steps is recommended for safety.

**Location:** First Floor Second Floor

**Task:** Provide

**Time:** The sooner the better



49.

SUMMARY: LI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

## **APPLIANCES \ Washing machine**

**38. Condition:** • The supply hoses to washing machine are rubber or vinyl hoses. These lines are not rated to remain under constant pressure. Many people do not turn off the valve between or after loads of laundry. To prevent a burst and flooding I recommend that braided stainless steel anti burst hoses be installed unless others are specifically recommended by the washing machine manufacturer.

**Location:** Basement Laundry Area

**Task:** Upgrade

**Time:** Discretionary

**END OF REPORT**

**266 CMR 6.00: Standards of Practice**By the [Division of Professional Licensure](#)

- 6.01: [Access](#)
- 6.02: [Purpose](#)
- 6.03: [General Requirements](#)
- 6.04: [Scope of the Home Inspection](#)
- 6.05: [General Limitations and Exclusions of the Home Inspection](#)
- 6.06: [Prohibitions](#)
- 6.07: [Optional Fee Based Services](#)

**6.01: Access**

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

**6.02: Purpose**

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

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

**6.03: General Requirements**

(1) Inspectors shall:

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

8. Record the existence of obstructions and/or conditions that prevented the inspection of the installed systems and components.

9. Embed in the Report and/or attach to the Report the list of itemized questions in 266 CMR 6.03(4)(a) through (k).

10. Embed in the Report and/or attach to the Report a copy of 266 CMR 2.00: *Definitions* and a copy of the 266 CMR 6.00: *Standards of Practice*.

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

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

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

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

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

- (a) Does the dwelling have a history of seepage, dampness, and/or water penetration into the Basement and/or Under Floor Crawl Space? If so please explain.
- (b) Has a sump pump ever been installed or used in the Basement/Under Floor Crawl Space?
- (c) Do you use any type of dehumidification in any part of the dwelling?
- (d) Are you aware of any mold and/or air quality issues in the dwelling?
- (e) Is the dwelling on a private sewage system?
  1. If the waste system is private, has a Title V inspection been completed, and is the completed Title V Report available for review?
  2. Has the dwelling ever been inspected and/or treated for insect infestation?
    - a. If so, when?
    - b. What were the chemicals used?
  - (f) Has the dwelling ever been tested for radon gas and/or lead paint?
    1. If so when?
    2. What were the results?
  - (g) Has the dwelling ever been inspected by an Inspector?
    1. If so, when?
    2. Were any problems noted?

3. Is a copy of the inspection Report available?

(h) Are the Seller/ Seller's Representative aware of any structural, mechanical, electrical or other material defects that may exist on the property?

(i) Has there ever been a fire in the dwelling?

1. If so, when?

2. What areas were involved?

3. What chemical cleaners, if any, were used for cleanup?

(j) Has there ever been a hazardous waste spill on the property?

(k) Is there is an underground storage tank on the property?

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

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

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

(a) Reporting observations and conditions in addition to those required in 266 CMR 6.04.

(b) Excluding other systems and components from the inspection if requested by the Client and noted in the Report.

(c) Providing Optional Fee Based Services, as long as they are contracted for in writing and/or included in the report and are not prohibited under 266 CMR 6.06.

## 6.04: Scope of the Home Inspection

### (1) System: Roofing.

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

1. Roof coverings.

2. Exposed roof drainage systems

3. Flashings.

4. Skylights, chimneys, and roof penetrations.

5. Signs of leaks on building components.

(b) The Inspector shall Identify:

1. the type of roof covering materials: Asphalt, Cementious, Slate, Metal, and/or Tile Shingles, Built-up type (Bald Asphalt, Tar and Gravel, Mineral Covered Rolled Roofing, Ballasted Rubber Membrane, Adhered Membrane, Mechanically Fastened Membrane, Other.

2. the roof drainage system: Gutters (Aluminum, Copper, Wood, Vinyl, Other) Leaders/Downspouts (Aluminum, Copper, Galvanized, Vinyl, Other)

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

4. the methods used to Observe the roofing.

(c) The Inspector shall Report on:

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

2. The following exposed Readily Accessible and Observable roofing components: the roof covering, exposed roof drainage

systems, exposed flashings, skylights, exterior of chimney(s), roof penetrations.

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

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

2. Observe and Report On:

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

b. The interior of chimney flues.

### (2) System: Exterior.

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

1. Wall cladding.

2. Entryway doors and windows.

3. Garage door operators.

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

5. Exposed trim (eaves, soffits, fascias, rake, corner, and other trim Boards).

6. Flashings

7. Driveways, walkways, vegetation, grading, site drainage, and retaining walls.

(b) The Inspector shall Identify:

1. Wall-cladding materials: Cementious Siding, Asphalt and/or Wood Shingles, Aluminum and/or Vinyl Siding, Wood Clapboards, Brick, Other.

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

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

1. Wall cladding.

2. Entryway doors and windows.

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

4. The exposed trim.

5. Flashings.

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

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

(d) The Inspector shall:

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

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



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

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

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

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

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

3. Safety glazing.

4. Geological conditions (Engineering services).

5. Soil conditions (Engineering services).

6. Recreational facilities.

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

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

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

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

**(a) Basement/Under Floor Crawl Space:**

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

a. The exposed portions of the foundation.

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

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

d. The exposed portions of the columns and posts.

2. The Inspector shall Identify:

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

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

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

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

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

a. The foundation.

b. The floor system.

c. The superstructure system.

d. The columns and posts

4. The Inspector shall:

a. Probe exposed Readily Accessible and Observable structural components where deterioration is suspected;

however, probing is NOT required when probing would unduly damage any finished surface.

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

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

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

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

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

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

c. Enter the Under Floor Crawl Space

i. If it is not Readily Accessible,

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

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

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

**(b) Attic Space.**

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

2. The Inspector shall Identify:

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

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

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

3. The Inspector shall Report On:

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

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

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

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

c. The presence of a light.

4. The Inspector shall:

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

b. Note the presence of a light.

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

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

- a. Enter the Attic Space:
  - i. If it is not Readily Accessible,
  - ii. If access is obstructed and/or if entry could damage the property,
  - iii. If a Dangerous or Adverse Situation is suspected and Reported by the Inspector.
- b. Walk on the exposed and/or insulation covered framing members.
- c. Collect engineering data such as the size, span, spacing, species, section modulus, slenderness ratio and/or modulus of elasticity of the structural members. (Engineering services).
- d. Provide access to the items being inspected.
- e. Observe and Report On Wood destroying insects, rodents and/or vermin unless specifically contracted for in writing. (Independent Pest Control/Extermination Service).

(4) **System: Electrical.**

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

1. The exterior of the exposed service entrance conductors.
  2. Exterior receptacles.
  3. The service equipment, grounding system, main overcurrent device, and the interior of the service and distribution panels (by removing the enclosure covers).
  4. The exterior of the exposed branch circuit and feeder conductors, their overcurrent devices, and the compatibility of their ampacities and voltages.
  5. Random interior receptacles.
  6. The number of branch circuits and overcurrent devices in the panel enclosures.
- (b) The Inspector shall Identify:
1. The service as being overhead or underground, cable, encased in conduit, other.
  2. The type of service, feeder, and branch-circuit conductor materials (copper, copper-clad aluminum, aluminum, other).
  3. The type of Interior Wiring (Armored Cable, Conduit, Tubing, Nonmetallic Cable, Knob and Tube, Flat Cable Assemblies, Other).
  4. The location of the service and distribution panels and indicate whether they are Readily Accessible and Observable.
  5. The ampacity and the voltage of the main service disconnect (30, 60, 100, 125, 150 and/or 200 amp, other service, 120, 120/240, 120/208-volt system).
  6. Any of the overcurrent devices that are in the off position.

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

1. The electrical service equipment including the service and distribution panels.
2. Undedicated exterior and interior electrical receptacles and polarity, grounding and ground fault protection issues (if any)
3. Any polarity or grounding issues of the receptacles required to be tested.
4. The exposed and Readily Accessible and Observable interior wiring.

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

(d) The Inspector shall:

1. **Test:**

- a. The polarity and grounding of a representative sample of the Readily Accessible two and three-prong receptacles throughout the dwelling.
- b. The polarity and grounding of all un-dedicated bathroom and kitchen countertop receptacles.
- c. The polarity and grounding of all Readily Accessible, non-dedicated receptacles in the attached garage and on the exterior of inspected structures and in unfinished basements, and check to see if they are ground fault protected.
- d. The operation of all Readily Accessible Ground-fault Circuit Interrupters.
- e. The operation of all Readily Accessible Arc Fault Current Interrupters.
- f. All bathroom and kitchen countertop receptacles to see if those receptacles are ground fault protected.

2. **Note:**

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

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

1. Collect engineering data on the compatibility of the overcurrent devices with the panel and/or determine the short circuit interrupting current capacity. (Engineering services).
2. Determine the adequacy of the ground and/or the in place systems to provide sufficient power to the dwelling, or reflect on the sufficiency of the electric distribution system in the Dwelling (Engineering/Electrical Services).
3. Insert any tool, probe, or testing device inside the panels.
4. Test or Operate any overcurrent device except Ground-fault Circuit Interrupters and Arc Fault Interrupters.
5. Dismantle any electrical device or control other than to remove the covers of the service and distribution panels. However, the Inspector is not required to remove the covers of the service and distribution panels if the panel covers are not Readily Accessible, if there are Dangerous or Adverse

## APPENDIX

Situations present, or when removal would damage or mar any painted surface and/or covering materials.

6. Observe or Report On:

- The quality of the conductor insulation. (Electrical Services).
- Test for Electro-Magnetic fields. (Electrical Services).
- Low voltage systems, doorbells, thermostats, other.
- Smoke and carbon monoxide detectors (Seller's responsibility, M.G.L. c. 148, § 26E and 527 CMR 31.06).
- Telephone, security alarms, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.
- Underground utilities, pipes, buried wires, or conduits (Dig Safe).

### (5) System: Plumbing.

(a) The Inspector shall Observe:

1. The exposed Readily Accessible and Observable interior water supply and distribution system including:

- Piping materials, including supports and insulation.
- Fixtures and faucets.
- Functional Flow.
- Leaks.
- Cross Connections.

2. The exposed Readily Accessible and Observable exterior and interior drain waste and vent system, including:

- Traps; drain, waste, and vent piping; piping supports and pipe insulation.
- Leaks.
- Functional Drainage.
- Hot water systems including:
  - Water heating equipment.
  - Normal Operating Controls.
  - The presence of Automatic Safety Controls.
  - The exterior of the chimneys, thimbles and vents.

(b) The Inspector shall Identify:

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

(c) The Inspector shall Report On

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

(d) The Inspector shall:

1. Operate all plumbing fixtures where practical, including their faucets if readily Accessible.

2. Note:

- The presence of a pressure/temperature valve and vacuum relief valve at the water heater.
- The existence of Cross Connections if Readily Accessible and Observable.
- The existence of any visible leaks.
- conditions that prevented him/her from inspecting any of the Plumbing Components and Systems

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

1. Test the operation of any valve except Readily Accessible water closet flush valves and fixture faucets.

2. Collect engineering data on the size of or length of water and/or waste systems and/or remove covering materials (Engineering/Plumbing services).

3. Report On the adequacy and/or the efficiency of the in place systems to provide sufficient hot water to the dwelling, sufficient water supply, or drainage for the dwelling (Engineering services).

4. State the effectiveness of anti-siphon devices (Engineering/Plumbing services).

5. Determine whether water supply and waste disposal systems are public or private (Seller/Seller's Representative responsibility).

6. Observe, Operate, or Report On:

- The exterior hose bibs.
- Water conditioning systems.
- Fire and lawn sprinkler systems.
- On-site or public water supply quantity and quality.
- On-site (Title V Inspection, 310 CMR 15.00) or public waste disposal systems.
- Foundation sub drainage systems.
- whirlpool tubs, except as to functional flow and functional drainage.
- interior of flue linings.
- Underground utilities, pipes, buried wires, or conduits (Dig Safe).
- Equipment related to on-site water supply systems.
- Water filtration Components and Systems.

### (6) System: Heating.

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

- Heating equipment including, but not limited to burners, valves, controls, circulators and fans.
- Normal operating controls
- Automatic Safety Controls.
- The exterior of the chimneys, thimbles and vents.
- Solid fuel heating devices.
- Heating distribution systems including Readily Accessible fans, pumps, ducts, piping and supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors.

## APPENDIX

7. Insulation.
8. The presence of an installed heat source in each habitable room including kitchens and bathrooms.
9. The exposed flue piping and the existence of a thimble(s).
10. The presence of a fireplace(s) and the operation of their damper(s).
- (b) The Inspector shall Identify:
  1. The type of energy source (Coal, Electric, Gas, Heat Pump, Oil, Wood, Other).
  2. The heating equipment (Electric, Hot Air, Hot Water, Steam, Other).
  3. The type of distribution system:
    - a. Piping: (Black Iron, Copper, Other).
    - b. Duct work: (Aluminum, Fiberglass, Steel, Other).
- (c) The Inspector shall Report On the following permanently installed and Readily Accessible and Observable heating system components:
  1. The heating equipment.
  2. The distribution system.
  3. The flue piping and the existence of a thimble(s).
  4. The fireplace hearth(s).
  5. The fireplace damper(s).
- (d) The Inspector shall:
  1. Note:
    - a. The absence of an installed heat source in habitable rooms including kitchens and bathrooms.
    - b. The existence of insulation.
    - c. The presence of exposed flues in the smoke chamber being utilized by other appliances.
    - d. The operation (only) of fireplace dampers.
    - e. The existence of abandoned oil tanks.
    - f. Any observed evidence of underground oil tanks. (Exposed abandoned oil lines, meters, etc.) Abandoned oil tanks and associated piping must be removed per 527 CMR.
  2. If possible, have the Seller and/or the Seller's Representative Operate the systems using Normal Operating Controls. If not possible for Seller or Seller's Representative to Operate system, the Inspector shall Operate system using Normal Operating Controls and Report On condition of the heating equipment.
  3. Open Readily Accessible and Operable Access Panels provided by the manufacturer or installer for routine homeowner maintenance.
- (e) **Exclusions:** Including but not limited to 266 CMR 6.04(7)(e)1. through 7., the Inspector shall not be required to:
  1. Test and/or inspect the heat exchanger. This requires dismantling of the furnace cover and possible removal of controls. (Engineering services/Heating services).
  2. Collect engineering data on the size of the heating equipment and/or the size or length of the distribution systems. (Engineering/Heating services).
  3. Report On the adequacy or uniformity of the in place system(s) to heat the dwelling and/or the various rooms within the dwelling (Engineering/Heating services).

4. Operate heating systems when weather conditions or other circumstances may cause equipment damage, or when the electrical and/or fuel supply to the unit is in the off position.
5. Ignite or extinguish solid fuel and/or gas fires.
6. Identify the type of insulation coverings.
7. Observe, Identify, or Report On:
  - a. The interior of flues with the exception of exposed flues serving other appliances as Observed in the smoke chamber of the fireplace.
  - b. Fireplace inserts flue connections.
  - c. Humidifiers.
  - d. Electronic air filters.
  - e. Active underground pipes, tanks, and/or ducts. However, the Inspector must Report their existence if it is known.
  - f. Active oil tanks.
  - g. The uniformity or adequacies of heat supply to the various rooms.
- (7) **System: Central Air Conditioning.**
  - (a) The Inspector shall Observe:
    1. The following exposed Readily Accessible and Observable central air conditioning components:
      - a. Cooling and air handling equipment.
      - b. Normal operating controls.
    2. The following exposed Readily Accessible and Observable distribution systems: Fans, pumps, ducts and piping, with supports, dampers, insulation, registers, fan-coil units, condensers, the presence of insulation on the distribution system.
  - (b) The Inspector shall Identify the type of distribution system (Duct work: Aluminum, Fiberglass, Steel, Other).
  - (c) The Inspector shall Report On the following exposed Readily Accessible and Observable central air conditioning components:
    1. The distribution system
    2. The insulation on the exposed supply ductwork.
    3. The condition of the condenser and air-handling unit.
  - (d) The Inspector shall:
    1. If possible, have the Seller and/or the Seller's Representative Operate the systems using Normal Operating Controls
    2. Open Readily Accessible Operable Access Panels provided by the manufacturer or installer for routine homeowner maintenance and Report On conditions Observed.
    3. Note
      - a. Whether or not the cold gas line is insulated.
      - b. Whether there is, a service receptacle and a visible service disconnect switch in the area of the condenser and air handling equipment.
  - (e) **Exclusions:** Including but not limited to 266 CMR 6.04(7)(e)1. through 7., the Inspector shall not be required to:
    1. Collect engineering data on the size of the cooling equipment, the size or length of the distribution systems.
    2. Identify the type of insulation coverings.
    3. Observe, Identify, or Report On air filters and/or their effectiveness.



## APPENDIX

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

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

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

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

### (8) System: General Interior Conditions.

(a) The Inspector shall Observe:

1. Walls, ceiling, and floors.
2. Steps, stairways, balconies, hand and guard railings.
3. Counter tops and a representative number of cabinets.
4. A representative number of doors and windows.
5. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.

(b) The Inspector shall Identify:

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

(c) The Inspector shall Report On:

1. The floor.
2. The walls.
3. The ceilings.
4. The condition of the interior stairs, hand and guard railings.
5. Signs of water penetration.
6. The interior doors Observed and tested.
7. The windows

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

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

1. Observe and Report On the following:
  - a. Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors.
  - b. Draperies, blinds, or other window treatments.
  - c. Household appliances.
2. Determine the fire safety rating of any walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.

### (9) System: Insulation and Ventilation.

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

1. Exposed insulation in unfinished spaces.
2. Ventilation of Attics and Under Floor Crawl Space areas.

3. Bathroom venting systems

(b) The Inspector shall Identify:

1. The type of ventilation in the attic space (None, Ridge, Soffit, Area, Power Vent, Gable, Eave, Mushroom, Turbine, Other).
2. The existence and/or absence of bathroom ventilation other than a window(s).

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

1. Exposed insulation in unfinished spaces.
2. Ventilation of attics and Under Floor Crawl Space areas.
3. Bathroom venting systems.

(d) The Inspector shall Note:

1. The absence of insulation in unfinished space at Conditioned Surfaces.
2. The absence of ventilation of an Under Floor Crawl Space.

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

1. The type(s) and/or amounts of insulation and/or its material make-up.
2. Concealed insulation and vapor retarders.
3. Venting equipment that is integral with household appliances.
4. The venting of kitchens.
5. The adequacy, uniformity and capacity of the in place system(s) to ventilate the various areas of the dwelling (Engineering/Heating services).

### 6.05: General Limitations and Exclusions of the Home Inspection

#### (1) General Limitations.

(a) Home Inspections done in accordance with the standards set forth in 266 CMR 6.04 are visual and not Technically Exhaustive.

(b) The Home Inspections standards set forth in 266 CMR 6.04 are applicable to Residential Buildings with four or less Dwelling units under one roof and their attached garages.

#### (2) General Exclusions.

(a) Inspectors shall not be required to Report On:

1. The remaining life expectancy of any component or system.
2. The causes of the need for repair.
3. The materials for corrections of the problem.
4. The methods of repair other than to indicated the repair should comply with applicable requirements of the governing codes and sound construction practices.
5. Compliance or non-compliance with applicable regulatory requirements unless specifically contracted for in writing.
6. Any component or system not covered by 266 CMR 6.04.
7. Cosmetic items.
8. Items that are not Readily Accessible and Observable, underground items, or items not permanently installed.

9. Systems or Components specifically excluded by Client (noted in writing in the Contract or in the Report).

(b) Inspectors shall not be required to perform or provide any of the following under the Home Inspection specified in 266 CMR 6.04:

1. Offer warranties, guarantees and/or insurance policies of any kind on the property being inspected.
2. Collect any engineering data (the size of structural members and/or the output of mechanical and/or electrical equipment).
3. Inspect spaces that are not Readily Accessible and Observable. Enter any area or perform any procedure, which may damage the property or its components, or be dangerous and unsafe to the Inspector or other persons, as determined by and Reported by the Inspector.
4. Disturb or move insulation, stored and/or personal items, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.
5. Determine the effectiveness of any system installed to control or remove suspected hazardous substances
6. Predict future conditions, including but not limited to failure of Components. (See Additional Services)
7. Project operating costs of Components.
8. Determine extent or magnitude of damage or failures noted.
9. Operate any System or Component which does not respond to normal operating controls.
10. Test for radon gas.
11. Determine the presence or absence of pests including but not limited to: rodents or wood destroying insects.
12. Determine the energy efficiency of the dwelling as a whole or any individual system or component within the dwelling.
13. Perform Environmental Services including determining the presence or verifying the absence of any micro organisms or suspected hazardous substances including, but not limited to, carbon monoxide, latent surface and/or subsurface Volatile Organic Compounds, PCB's, asbestos, UFFI, toxins, allergens, molds, carcinogens, lead paint, radon gas, electromagnetic radiation, noise, odors, or any contaminants in soil, water, air wet lands and/or any other environmental hazard not listed in 266 CMR 6.05(2)(a) and (b).
14. Evaluate acoustical characteristics of any system or component.
15. Inspect surface and subsurface soil conditions.

#### 6.06: Prohibitions

Inspectors are prohibited from:

- (1) Reporting on the market value of property or its marketability and/or the suitability of the property for any use.
- (2) Advising their Client about the advisability or inadvisability of the purchase of the property.
- (3) Testing Automatic Safety Controls.
- (4) Activating the sump pumps and/or dehumidifiers.
- (5) Offering or performing any act or service contrary to law and/or these regulations.
- (6) Determining the cost of repairs of any item noted in their Report and/or inspected by them and/or their firm.

(7) Offering to make and/or perform any repair, provide any remedy: including but not limited to performing engineering, architectural, surveying, plumbing, electrical and heating services, pest control (treatment), urea formaldehyde or any other job function requiring an occupational license and/or registration (in the jurisdiction where the inspection had taken place) on a Dwelling, and/or Residential Building inspected by his/her firm. The only exception is if those repairs and/or services are part of a negotiated settlement of a complaint and/or claim against the Inspector and/or the firm he/she/represents.

(8) However, nothing in this section shall prohibit the Inspector and/or his/her/firm from offering consulting services on a Dwelling, and/or Residential Building his/her firm has not inspected as long as the consulting service is not pursuant to the sale and/or transfer of the property and/or dwelling.

(9) Operating any system or component that is shut down or otherwise inoperable. (However, the Inspector shall recommend the Seller and/or the Seller's Representative demonstrate that those systems and/or components are functional).

(10) Turn on any electrical or fuel supply and/or devices that are shut down. (However, the Inspector shall recommend the Seller and/or the Seller's Representative demonstrate that those systems and/or components are functional).

#### 6.07: Optional Fee Based Services

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

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

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

#### REGULATORY AUTHORITY

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

**266 CMR 6.00: Standards of Practice**By the [Division of Professional Licensure](#)

- 6.01: [Access](#)
- 6.02: [Purpose](#)
- 6.03: [General Requirements](#)
- 6.04: [Scope of the Home Inspection](#)
- 6.05: [General Limitations and Exclusions of the Home Inspection](#)
- 6.06: [Prohibitions](#)
- 6.07: [Optional Fee Based Services](#)

**6.01: Access**

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

**6.02: Purpose**

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

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

**6.03: General Requirements**

(1) Inspectors shall:

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

8. Record the existence of obstructions and/or conditions that prevented the inspection of the installed systems and components.

9. Embed in the Report and/or attach to the Report the list of itemized questions in 266 CMR 6.03(4)(a) through (k).

10. Embed in the Report and/or attach to the Report a copy of 266 CMR 2.00: *Definitions* and a copy of the 266 CMR 6.00: *Standards of Practice*.

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

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

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

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

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

- (a) Does the dwelling have a history of seepage, dampness, and/or water penetration into the Basement and/or Under Floor Crawl Space? If so please explain.
- (b) Has a sump pump ever been installed or used in the Basement/Under Floor Crawl Space?
- (c) Do you use any type of dehumidification in any part of the dwelling?
- (d) Are you aware of any mold and/or air quality issues in the dwelling?
- (e) Is the dwelling on a private sewage system?
  1. If the waste system is private, has a Title V inspection been completed, and is the completed Title V Report available for review?
  2. Has the dwelling ever been inspected and/or treated for insect infestation?
    - a. If so, when?
    - b. What were the chemicals used?
  - (f) Has the dwelling ever been tested for radon gas and/or lead paint?
    1. If so when?
    2. What were the results?
  - (g) Has the dwelling ever been inspected by an Inspector?
    1. If so, when?
    2. Were any problems noted?

## APPENDIX

3. Is a copy of the inspection Report available?

(h) Are the Seller/ Seller's Representative aware of any structural, mechanical, electrical or other material defects that may exist on the property?

(i) Has there ever been a fire in the dwelling?

1. If so, when?

2. What areas were involved?

3. What chemical cleaners, if any, were used for cleanup?

(j) Has there ever been a hazardous waste spill on the property?

(k) Is there is an underground storage tank on the property?

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

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

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

(a) Reporting observations and conditions in addition to those required in 266 CMR 6.04.

(b) Excluding other systems and components from the inspection if requested by the Client and noted in the Report.

(c) Providing Optional Fee Based Services, as long as they are contracted for in writing and/or included in the report and are not prohibited under 266 CMR 6.06.

### 6.04: Scope of the Home Inspection

#### (1) System: Roofing.

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

1. Roof coverings.

2. Exposed roof drainage systems

3. Flashings.

4. Skylights, chimneys, and roof penetrations.

5. Signs of leaks on building components.

(b) The Inspector shall Identify:

1. the type of roof covering materials: Asphalt, Cementious, Slate, Metal, and/or Tile Shingles, Built-up type (Bald Asphalt, Tar and Gravel, Mineral Covered Rolled Roofing, Ballasted Rubber Membrane, Adhered Membrane, Mechanically Fastened Membrane, Other.

2. the roof drainage system: Gutters (Aluminum, Copper, Wood, Vinyl, Other) Leaders/Downspouts (Aluminum, Copper, Galvanized, Vinyl, Other)

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

4. the methods used to Observe the roofing.

(c) The Inspector shall Report on:

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

2. The following exposed Readily Accessible and Observable roofing components: the roof covering, exposed roof drainage

systems, exposed flashings, skylights, exterior of chimney(s), roof penetrations.

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

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

2. Observe and Report On:

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

b. The interior of chimney flues.

#### (2) System: Exterior.

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

1. Wall cladding.

2. Entryway doors and windows.

3. Garage door operators.

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

5. Exposed trim (eaves, soffits, fascias, rake, corner, and other trim Boards).

6. Flashings

7. Driveways, walkways, vegetation, grading, site drainage, and retaining walls.

(b) The Inspector shall Identify:

1. Wall-cladding materials: Cementious Siding, Asphalt and/or Wood Shingles, Aluminum and/or Vinyl Siding, Wood Clapboards, Brick, Other.

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

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

1. Wall cladding.

2. Entryway doors and windows.

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

4. The exposed trim.

5. Flashings.

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

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

(d) The Inspector shall:

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

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



## APPENDIX

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

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

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

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

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

3. Safety glazing.

4. Geological conditions (Engineering services).

5. Soil conditions (Engineering services).

6. Recreational facilities.

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

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

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

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

**(a) Basement/Under Floor Crawl Space:**

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

a. The exposed portions of the foundation.

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

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

d. The exposed portions of the columns and posts.

2. The Inspector shall Identify:

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

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

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

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

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

a. The foundation.

b. The floor system.

c. The superstructure system.

d. The columns and posts

4. The Inspector shall:

a. Probe exposed Readily Accessible and Observable structural components where deterioration is suspected;

however, probing is NOT required when probing would unduly damage any finished surface.

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

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

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

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

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

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

c. Enter the Under Floor Crawl Space

i. If it is not Readily Accessible,

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

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

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

**(b) Attic Space.**

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

2. The Inspector shall Identify:

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

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

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

3. The Inspector shall Report On:

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

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

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

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

c. The presence of a light.

4. The Inspector shall:

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

b. Note the presence of a light.

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

## APPENDIX

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

- a. Enter the Attic Space:
  - i. If it is not Readily Accessible,
  - ii. If access is obstructed and/or if entry could damage the property,
  - iii. If a Dangerous or Adverse Situation is suspected and Reported by the Inspector.
- b. Walk on the exposed and/or insulation covered framing members.
- c. Collect engineering data such as the size, span, spacing, species, section modulus, slenderness ratio and/or modulus of elasticity of the structural members. (Engineering services).
- d. Provide access to the items being inspected.
- e. Observe and Report On Wood destroying insects, rodents and/or vermin unless specifically contracted for in writing. (Independent Pest Control/Extermination Service).

(4) **System: Electrical.**

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

1. The exterior of the exposed service entrance conductors.
2. Exterior receptacles.
3. The service equipment, grounding system, main overcurrent device, and the interior of the service and distribution panels (by removing the enclosure covers).
4. The exterior of the exposed branch circuit and feeder conductors, their overcurrent devices, and the compatibility of their ampacities and voltages.
5. Random interior receptacles.
6. The number of branch circuits and overcurrent devices in the panel enclosures.

(b) The Inspector shall Identify:

1. The service as being overhead or underground, cable, encased in conduit, other.
2. The type of service, feeder, and branch-circuit conductor materials (copper, copper-clad aluminum, aluminum, other).
3. The type of Interior Wiring (Armored Cable, Conduit, Tubing, Nonmetallic Cable, Knob and Tube, Flat Cable Assemblies, Other).
4. The location of the service and distribution panels and indicate whether they are Readily Accessible and Observable.
5. The ampacity and the voltage of the main service disconnect (30, 60, 100, 125, 150 and/or 200 amp, other service, 120, 120/240, 120/208-volt system).
6. Any of the overcurrent devices that are in the off position.

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

1. The electrical service equipment including the service and distribution panels.
2. Undedicated exterior and interior electrical receptacles and polarity, grounding and ground fault protection issues (if any)
3. Any polarity or grounding issues of the receptacles required to be tested.
4. The exposed and Readily Accessible and Observable interior wiring.

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

(d) The Inspector shall:

1. **Test:**

- a. The polarity and grounding of a representative sample of the Readily Accessible two and three-prong receptacles throughout the dwelling.
- b. The polarity and grounding of all un-dedicated bathroom and kitchen countertop receptacles.
- c. The polarity and grounding of all Readily Accessible, non-dedicated receptacles in the attached garage and on the exterior of inspected structures and in unfinished basements, and check to see if they are ground fault protected.
- d. The operation of all Readily Accessible Ground-fault Circuit Interrupters.
- e. The operation of all Readily Accessible Arc Fault Current Interrupters.
- f. All bathroom and kitchen countertop receptacles to see if those receptacles are ground fault protected.

2. **Note:**

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

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

1. Collect engineering data on the compatibility of the overcurrent devices with the panel and/or determine the short circuit interrupting current capacity. (Engineering services).
2. Determine the adequacy of the ground and/or the in place systems to provide sufficient power to the dwelling, or reflect on the sufficiency of the electric distribution system in the Dwelling (Engineering/Electrical Services).
3. Insert any tool, probe, or testing device inside the panels.
4. Test or Operate any overcurrent device except Ground-fault Circuit Interrupters and Arc Fault Interrupters.
5. Dismantle any electrical device or control other than to remove the covers of the service and distribution panels. However, the Inspector is not required to remove the covers of the service and distribution panels if the panel covers are not Readily Accessible, if there are Dangerous or Adverse

Situations present, or when removal would damage or mar any painted surface and/or covering materials.

6. Observe or Report On:

- a. The quality of the conductor insulation. (Electrical Services).
- b. Test for Electro-Magnetic fields. (Electrical Services).
- c. Low voltage systems, doorbells, thermostats, other.
- d. Smoke and carbon monoxide detectors (Seller's responsibility, M.G.L. c. 148, § 26E and 527 CMR 31.06).
- e. Telephone, security alarms, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.
- f. Underground utilities, pipes, buried wires, or conduits (Dig Safe).

(5) **System: Plumbing.**

(a) The Inspector shall Observe:

1. The exposed Readily Accessible and Observable interior water supply and distribution system including:

- a. Piping materials, including supports and insulation.
- b. Fixtures and faucets.
- c. Functional Flow.
- d. Leaks.
- e. Cross Connections.

2. The exposed Readily Accessible and Observable exterior and interior drain waste and vent system, including:

- a. Traps; drain, waste, and vent piping; piping supports and pipe insulation.
- b. Leaks.
- c. Functional Drainage.
- 3. Hot water systems including:
  - a. Water heating equipment.
  - b. Normal Operating Controls.
  - c. The presence of Automatic Safety Controls.
  - d. The exterior of the chimneys, thimbles and vents.

(b) The Inspector shall Identify:

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

(c) The Inspector shall Report On

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

(d) The Inspector shall:

1. Operate all plumbing fixtures where practical, including their faucets if readily Accessible.

2. Note:

- a. The presence of a pressure/temperature valve and vacuum relief valve at the water heater.
- b. The existence of Cross Connections if Readily Accessible and Observable.
- c. The existence of any visible leaks.
- d. conditions that prevented him/her from inspecting any of the Plumbing Components and Systems

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

1. Test the operation of any valve except Readily Accessible water closet flush valves and fixture faucets.

2. Collect engineering data on the size of or length of water and/or waste systems and/or remove covering materials (Engineering/Plumbing services).

3. Report On the adequacy and/or the efficiency of the in place systems to provide sufficient hot water to the dwelling, sufficient water supply, or drainage for the dwelling (Engineering services).

4. State the effectiveness of anti-siphon devices (Engineering/Plumbing services).

5. Determine whether water supply and waste disposal systems are public or private (Seller/Seller's Representative responsibility).

6. Observe, Operate, or Report On:

- a. The exterior hose bibs.
- b. Water conditioning systems.
- c. Fire and lawn sprinkler systems.
- d. On-site or public water supply quantity and quality.
- e. On-site (Title V Inspection, 310 CMR 15.00) or public waste disposal systems.
- f. Foundation sub drainage systems.
- g. whirlpool tubs, except as to functional flow and functional drainage.
- h. interior of flue linings.
- i. Underground utilities, pipes, buried wires, or conduits (Dig Safe).
- j. Equipment related to on-site water supply systems.
- k. Water filtration Components and Systems.

(6) **System: Heating.**

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

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

2. Normal operating controls

3. Automatic Safety Controls.

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

5. Solid fuel heating devices.

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

7. Insulation.
8. The presence of an installed heat source in each habitable room including kitchens and bathrooms.
9. The exposed flue piping and the existence of a thimble(s).
10. The presence of a fireplace(s) and the operation of their damper(s).
- (b) The Inspector shall Identify:
  1. The type of energy source (Coal, Electric, Gas, Heat Pump, Oil, Wood, Other).
  2. The heating equipment (Electric, Hot Air, Hot Water, Steam, Other).
  3. The type of distribution system:
    - a. Piping: (Black Iron, Copper, Other).
    - b. Duct work: (Aluminum, Fiberglass, Steel, Other).
- (c) The Inspector shall Report On the following permanently installed and Readily Accessible and Observable heating system components:
  1. The heating equipment.
  2. The distribution system.
  3. The flue piping and the existence of a thimble(s).
  4. The fireplace hearth(s).
  5. The fireplace damper(s).
- (d) The Inspector shall:
  1. Note:
    - a. The absence of an installed heat source in habitable rooms including kitchens and bathrooms.
    - b. The existence of insulation.
    - c. The presence of exposed flues in the smoke chamber being utilized by other appliances.
    - d. The operation (only) of fireplace dampers.
    - e. The existence of abandoned oil tanks.
    - f. Any observed evidence of underground oil tanks. (Exposed abandoned oil lines, meters, etc.) Abandoned oil tanks and associated piping must be removed per 527 CMR.
  2. If possible, have the Seller and/or the Seller's Representative Operate the systems using Normal Operating Controls. If not possible for Seller or Seller's Representative to Operate system, the Inspector shall Operate system using Normal Operating Controls and Report On condition of the heating equipment.
  3. Open Readily Accessible and Operable Access Panels provided by the manufacturer or installer for routine homeowner maintenance.
- (e) **Exclusions:** Including but not limited to 266 CMR 6.04(7)(e)1. through 7., the Inspector shall not be required to:
  1. Test and/or inspect the heat exchanger. This requires dismantling of the furnace cover and possible removal of controls. (Engineering services/Heating services).
  2. Collect engineering data on the size of the heating equipment and/or the size or length of the distribution systems. (Engineering/Heating services).
  3. Report On the adequacy or uniformity of the in place system(s) to heat the dwelling and/or the various rooms within the dwelling (Engineering/Heating services).

4. Operate heating systems when weather conditions or other circumstances may cause equipment damage, or when the electrical and/or fuel supply to the unit is in the off position.
5. Ignite or extinguish solid fuel and/or gas fires.
6. Identify the type of insulation coverings.
7. Observe, Identify, or Report On:
  - a. The interior of flues with the exception of exposed flues serving other appliances as Observed in the smoke chamber of the fireplace.
  - b. Fireplace inserts flue connections.
  - c. Humidifiers.
  - d. Electronic air filters.
  - e. Active underground pipes, tanks, and/or ducts. However, the Inspector must Report their existence if it is known.
  - f. Active oil tanks.
  - g. The uniformity or adequacies of heat supply to the various rooms.
- (7) **System: Central Air Conditioning.**
  - (a) The Inspector shall Observe:
    1. The following exposed Readily Accessible and Observable central air conditioning components:
      - a. Cooling and air handling equipment.
      - b. Normal operating controls.
    2. The following exposed Readily Accessible and Observable distribution systems: Fans, pumps, ducts and piping, with supports, dampers, insulation, registers, fan-coil units, condensers, the presence of insulation on the distribution system.
  - (b) The Inspector shall Identify the type of distribution system (Duct work: Aluminum, Fiberglass, Steel, Other).
  - (c) The Inspector shall Report On the following exposed Readily Accessible and Observable central air conditioning components:
    1. The distribution system
    2. The insulation on the exposed supply ductwork.
    3. The condition of the condenser and air-handling unit.
  - (d) The Inspector shall:
    1. If possible, have the Seller and/or the Seller's Representative Operate the systems using Normal Operating Controls
    2. Open Readily Accessible Operable Access Panels provided by the manufacturer or installer for routine homeowner maintenance and Report On conditions Observed.
    3. Note
      - a. Whether or not the cold gas line is insulated.
      - b. Whether there is, a service receptacle and a visible service disconnect switch in the area of the condenser and air handling equipment.
  - (e) **Exclusions:** Including but not limited to 266 CMR 6.04(7)(e)1. through 7., the Inspector shall not be required to:
    1. Collect engineering data on the size of the cooling equipment, the size or length of the distribution systems.
    2. Identify the type of insulation coverings.
    3. Observe, Identify, or Report On air filters and/or their effectiveness.



## APPENDIX

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

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

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

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

### (8) System: General Interior Conditions.

(a) The Inspector shall Observe:

1. Walls, ceiling, and floors.
2. Steps, stairways, balconies, hand and guard railings.
3. Counter tops and a representative number of cabinets.
4. A representative number of doors and windows.
5. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.

(b) The Inspector shall Identify:

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

(c) The Inspector shall Report On:

1. The floor.
2. The walls.
3. The ceilings.
4. The condition of the interior stairs, hand and guard railings.
5. Signs of water penetration.
6. The interior doors Observed and tested.
7. The windows

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

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

1. Observe and Report On the following:
  - a. Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors.
  - b. Draperies, blinds, or other window treatments.
  - c. Household appliances.
2. Determine the fire safety rating of any walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.

### (9) System: Insulation and Ventilation.

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

1. Exposed insulation in unfinished spaces.
2. Ventilation of Attics and Under Floor Crawl Space areas.

3. Bathroom venting systems

(b) The Inspector shall Identify:

1. The type of ventilation in the attic space (None, Ridge, Soffit, Area, Power Vent, Gable, Eave, Mushroom, Turbine, Other).
2. The existence and/or absence of bathroom ventilation other than a window(s).

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

1. Exposed insulation in unfinished spaces.
2. Ventilation of attics and Under Floor Crawl Space areas.
3. Bathroom venting systems.

(d) The Inspector shall Note:

1. The absence of insulation in unfinished space at Conditioned Surfaces.
2. The absence of ventilation of an Under Floor Crawl Space.

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

1. The type(s) and/or amounts of insulation and/or its material make-up.
2. Concealed insulation and vapor retarders.
3. Venting equipment that is integral with household appliances.
4. The venting of kitchens.
5. The adequacy, uniformity and capacity of the in place system(s) to ventilate the various areas of the dwelling (Engineering/Heating services).

### 6.05: General Limitations and Exclusions of the Home Inspection

#### (1) General Limitations.

(a) Home Inspections done in accordance with the standards set forth in 266 CMR 6.04 are visual and not Technically Exhaustive.

(b) The Home Inspections standards set forth in 266 CMR 6.04 are applicable to Residential Buildings with four or less Dwelling units under one roof and their attached garages.

#### (2) General Exclusions.

(a) Inspectors shall not be required to Report On:

1. The remaining life expectancy of any component or system.
2. The causes of the need for repair.
3. The materials for corrections of the problem.
4. The methods of repair other than to indicated the repair should comply with applicable requirements of the governing codes and sound construction practices.
5. Compliance or non-compliance with applicable regulatory requirements unless specifically contracted for in writing.
6. Any component or system not covered by 266 CMR 6.04.
7. Cosmetic items.
8. Items that are not Readily Accessible and Observable, underground items, or items not permanently installed.

9. Systems or Components specifically excluded by Client (noted in writing in the Contract or in the Report).

(b) Inspectors shall not be required to perform or provide any of the following under the Home Inspection specified in 266 CMR 6.04:

1. Offer warranties, guarantees and/or insurance policies of any kind on the property being inspected.
2. Collect any engineering data (the size of structural members and/or the output of mechanical and/or electrical equipment).
3. Inspect spaces that are not Readily Accessible and Observable. Enter any area or perform any procedure, which may damage the property or its components, or be dangerous and unsafe to the Inspector or other persons, as determined by and Reported by the Inspector.
4. Disturb or move insulation, stored and/or personal items, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.
5. Determine the effectiveness of any system installed to control or remove suspected hazardous substances
6. Predict future conditions, including but not limited to failure of Components. (See Additional Services)
7. Project operating costs of Components.
8. Determine extent or magnitude of damage or failures noted.
9. Operate any System or Component which does not respond to normal operating controls.
10. Test for radon gas.
11. Determine the presence or absence of pests including but not limited to: rodents or wood destroying insects.
12. Determine the energy efficiency of the dwelling as a whole or any individual system or component within the dwelling.
13. Perform Environmental Services including determining the presence or verifying the absence of any micro organisms or suspected hazardous substances including, but not limited to, carbon monoxide, latent surface and/or subsurface Volatile Organic Compounds, PCB's, asbestos, UFFI, toxins, allergens, molds, carcinogens, lead paint, radon gas, electromagnetic radiation, noise, odors, or any contaminants in soil, water, air wet lands and/or any other environmental hazard not listed in 266 CMR 6.05(2)(a) and (b).
14. Evaluate acoustical characteristics of any system or component.
15. Inspect surface and subsurface soil conditions.

#### 6.06: Prohibitions

Inspectors are prohibited from:

- (1) Reporting on the market value of property or its marketability and/or the suitability of the property for any use.
- (2) Advising their Client about the advisability or inadvisability of the purchase of the property.
- (3) Testing Automatic Safety Controls.
- (4) Activating the sump pumps and/or dehumidifiers.
- (5) Offering or performing any act or service contrary to law and/or these regulations.
- (6) Determining the cost of repairs of any item noted in their Report and/or inspected by them and/or their firm.

(7) Offering to make and/or perform any repair, provide any remedy: including but not limited to performing engineering, architectural, surveying, plumbing, electrical and heating services, pest control (treatment), urea formaldehyde or any other job function requiring an occupational license and/or registration (in the jurisdiction where the inspection had taken place) on a Dwelling, and/or Residential Building inspected by his/her firm. The only exception is if those repairs and/or services are part of a negotiated settlement of a complaint and/or claim against the Inspector and/or the firm he/she/represents.

(8) However, nothing in this section shall prohibit the Inspector and/or his/her/firm from offering consulting services on a Dwelling, and/or Residential Building his/her firm has not inspected as long as the consulting service is not pursuant to the sale and/or transfer of the property and/or dwelling.

(9) Operating any system or component that is shut down or otherwise inoperable. (However, the Inspector shall recommend the Seller and/or the Seller's Representative demonstrate that those systems and/or components are functional).

(10) Turn on any electrical or fuel supply and/or devices that are shut down. (However, the Inspector shall recommend the Seller and/or the Seller's Representative demonstrate that those systems and/or components are functional).

#### 6.07: Optional Fee Based Services

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

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

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

#### REGULATORY AUTHORITY

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