

YOUR Inspection Report



"Establishing Confidence In The Decisions You Make"

FOR THE PROPERTY AT:

123 Address Ave.
Your town, MA 01519

PREPARED FOR:

MR. AND MRS. HOMEOWNER

INSPECTION DATE:

Tuesday, February 26, 2019

PREPARED BY:

Darren Vokes



MEMBER



INTRASPECT HOME INSPECTIONS

224 Village st.
Medway, MA 02053

508-254-3732

intraspect@outlook.com darren@intraspecthi.com

March 22, 2019

Dear Mr. and Mrs. Homeowner,

RE: Report No. 1056, v.2
123 Address Ave.
Your town, MA
01519

Thank you for choosing Intraspect Home Inspections to perform your Home Inspection. We trust the experience was both useful and enjoyable.

Please feel free to contact us with questions about the report or the home itself anytime. Our consulting service via telephone is available at no cost to you for as long as you own your home.

Thanks again for allowing us to work with you.

Sincerely,

Darren Vokes
on behalf of
INTRASPECT HOME INSPECTIONS

INTRASPECT HOME INSPECTIONS
224 Village st.
Medway, MA 02053
508-254-3732

intraspect@outlook.com darren@intraspecthi.com

INVOICE

March 22, 2019

Client: Mr. and Mrs. Homeowner

Report No. 1056, v.2

For inspection at:

123 Address Ave.

Your town, MA

01519

on: Tuesday, February 26, 2019

Radon test

\$50.00

Total

\$50.00

PAID IN FULL - THANK YOU!

INTRASPECT HOME INSPECTIONS
224 Village st.
Medway, MA 02053
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SUMMARY

Report No. 1056, v.2

123 Address Ave., Your town, MA February 26, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

REFERENCE

All comments, observations, and recommendations in this report should be considered before purchase. Recommendations to repair, replace or further investigation suggests a second opinion and or further evaluation by a licensed or qualified specialist.

Photographs in this report are representative of conditions that may also be found in other areas of the property. The presence or absence of a photograph has no bearing on the significance of the condition observed. See comments for complete descriptions of defects or problems.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document and contact us with any questions.

[Priority Maintenance Items](#)

Exterior

DOORS \ General

Condition: • [Air leaks](#)

Front exterior door is missing the strike plate for the door to close and latch properly, also the trim around the glass outside has become loose. The double french doors leading to the deck needs an adjustment on the strike plate to seal properly. The door from the kitchen leading to the back deck is taped shut leaving it unable to inspect properly. Final note is that all doors need new weatherstripping to seal properly, the existing weatherstrip is either deteriorated, dry, or just not sealing.

Task: Repair or replace

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General

Condition: • Front steps have loose or missing bricks that can become a tripping hazard. Recommend licensed mason to repair/replace.

Task: Repair or replace

Heating

FIREPLACE \ General

Condition: • The gas fireplace was turned on by the homeowner. The owner remarked that there is a piece missing from operating the fireplace properly. Consult with owner what piece needs repair/replace .

Plumbing

SUPPLY PLUMBING \ Supply piping in building

Condition: • Corrosion

2 visible valves, one above the boiler and one in the area of the main water line entering the home have a small amount of corrosion/ mineral deposits. Recommend repair/replace by licensed plumber.

Task: Repair or replace Further evaluation

SUMMARY

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

REFERENCE

WATER HEATER \ General

Condition: • The hot water tank is manufactured in 2000 making the tank 19 years old. Average life expectancy is 8-12 years.

Task: Monitor

Interior

WINDOWS \ General

Condition: • Inoperative

The older casement windows in the basement need attention. Two of the windows inspected the cranks did not operate.

Task: Repair or replace

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

Comments in the report:

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

REPAIR OR REPLACE: The component or system is not functioning as intended and requires repair or replacement. This comment may also include minor or maintenance items.

ACTION ITEM: Action is recommended, and exact nature of issue is described in comments.

FURTHER EVALUATION: Further evaluation of this component should be made now by the appropriate specialist, with the entire scope of necessary repairs determined and repairs made as needed. This may also be indicated because the testing of this item is beyond the scope of the home inspection, or that there may be additional damage or related defects that are now concealed.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Report No. 1056, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

REFERENCE

Findings & Recommendations

SLOPED ROOF FLASHINGS \ Chimney flashings

1. Condition: • INSPECTED



1. INSPECTED

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

2. Condition: • INSPECTED

SLOPED ROOF FLASHINGS \ Skylights

3. Condition: • Unable to gain access to inspect skylight flashings.

COMMENTS \ Additional

4. Condition: • Roof was showing normal wear, but was in overall adequate condition. The architectural shingles are estimated to be 5 +/- years old.



2. INSPECTED



3. INSPECTED

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

REFERENCE

5. Condition: • There were no visible active leaks at the time of the inspection

General Information

General: • .

* Most manufacturers of asphalt/fiberglass shingles provide a 15 to 25 year warranty. This warranty period should not be confused with the actual roof life which may be affected by many variables. Building codes do not allow more than 2 layers of roofing on a roof. You should verify the roofs age and number of layers through the broker, owner, or contractor.

* Adequate attic ventilation is important for the life expectancy of the roof sheathing and shingles. Maximum air flow will minimize heat buildup in the summer and condensation in the winter. Do not cover or block vents.

* All flashing should be inspected annually and repaired as needed. Flashing is often repaired with tar which has a limited life expectancy. Future re-application or repair may be required.

.

The home is considered to face : • South west

Sloped roofing material: • Asphalt architectural shingles

Sloped roof flashing material: • Aluminum

Inspection Methods & Limitations

Roof inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • From the ground

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SUMMARY

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STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

REFERENCE

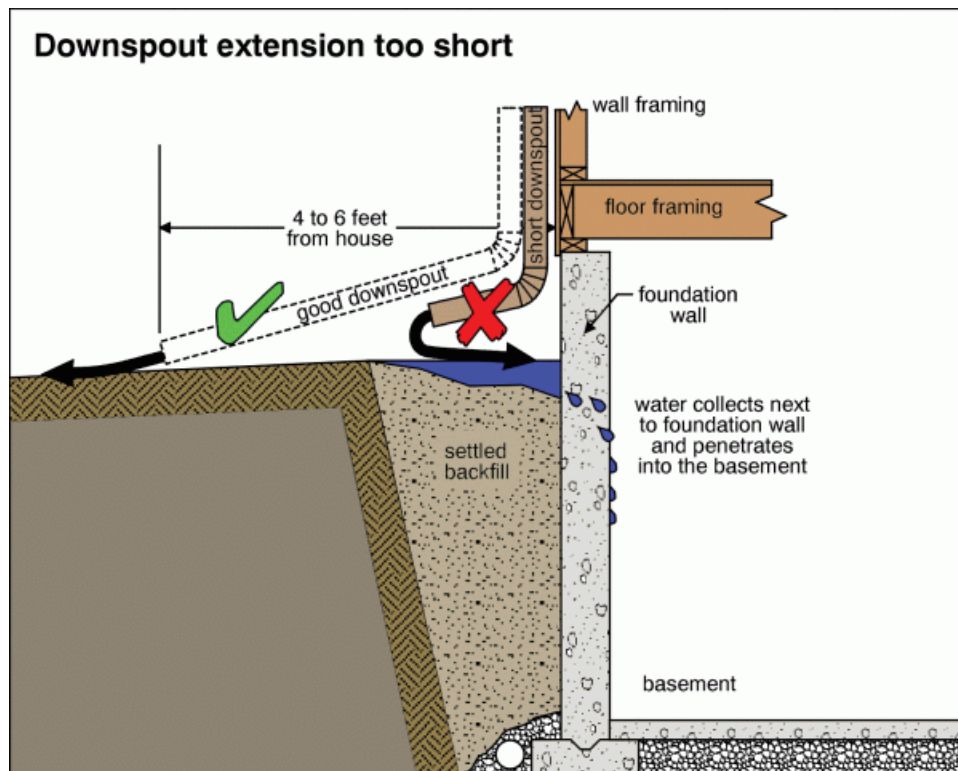
Findings & Recommendations

ROOF DRAINAGE \ Gutters and Downspouts

6. Condition: • INSPECTED

ROOF DRAINAGE \ Downspouts

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



WALLS \ General

8. Condition: • INSPECTED



4. INSPECTED



5. INSPECTED

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Report No. 1056, v.2

123 Address Ave., Your town, MA February 26, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

REFERENCE



6. Scrape, prime, and paint



7. INSPECTED

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

9. Condition: • INSPECTED

WALLS \ Trim

10. Condition: • INSPECTED

WALLS \ Flashings and caulking

11. Condition: • INSPECTED

WINDOWS \ General

12. Condition: • Paint and Caulking - deteriorated / missing
Basement casement windows have deteriorated, flaking paint.

Location: Basement

Task: Repair or replace



8. Scrape, prime, and paint



9. Paint and Caulking - deteriorated / missing

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

REFERENCE

EXTERIOR GLASS/WINDOWS \ Skylight

13. Condition: • INSPECTED

EXTERIOR GLASS/WINDOWS \ Window wells

14. Condition: • N/A

DOORS \ General

15. Condition: • [Air leaks](#)

Front exterior door is missing the strike plate for the door to close and latch properly, also the trim around the glass outside has become loose. The double french doors leading to the deck needs an adjustment on the strike plate to seal properly. The door from the kitchen leading to the back deck is taped shut leaving it unable to inspect properly. Final note is that all doors need new weatherstripping to seal properly, the existing weatherstrip is either deteriorated, dry, or just not sealing.

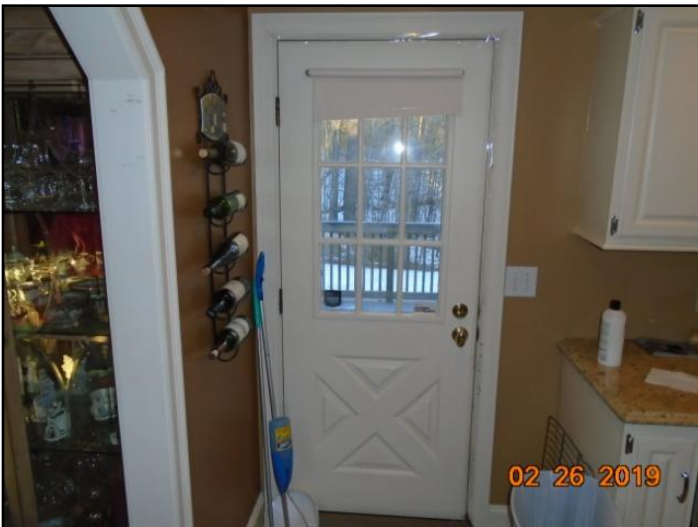
Task: Repair or replace



10. Door rubs at top



11. Front door



12. Air leaks/Back door in kitchen taped close



13. Repair/replace strike plates

EXTERIOR

Report No. 1056, v.2

123 Address Ave., Your town, MA February 26, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

REFERENCE



14. Air leaks/trim loose around glass



15. Air leaks/Back double door



16. Screen door/balcony

DOORS \ Exterior trim

16. Condition: • INSPECTED

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General

17. Condition: • Front steps have loose or missing bricks that can become a tripping hazard. Recommend licensed mason to repair/replace.

Task: Repair or replace

EXTERIOR

Report No. 1056, v.2

123 Address Ave., Your town, MA February 26, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

REFERENCE



17. Repair loose bricks



18. Repair loose bricks

18. Condition: • INSPECTED



19. Seal wood deck in spring



20. INSPECTED

EXTERIOR

Report No. 1056, v.2

123 Address Ave., Your town, MA February 26, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

REFERENCE



21. INSPECTED



22. INSPECTED

LANDSCAPING \ Lot grading

19. Condition: • INSPECTED

LANDSCAPING \ Walkway

20. Condition: • [Cracked or damaged surfaces](#)

The walkway has some spots that could use some patching to maintain good condition.



23. Cracked or damaged surfaces

LANDSCAPING \ Driveway

21. Condition: • [Cracked or damaged surfaces](#)

Task: Improve

EXTERIOR

Report No. 1056, v.2

123 Address Ave., Your town, MA February 26, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

REFERENCE



24. Seal driveway cracks and surface



25. Seal gap



26. INSPECTED

GARAGE \ General

22. Condition: • Damage to concrete possibly by washing salt off cars in garage.

Task: Clean Protect

EXTERIOR

Report No. 1056, v.2

123 Address Ave., Your town, MA February 26, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

REFERENCE



27. Scrape, prime, and seal concrete



28. Salt damage to concrete

GARAGE \ Vehicle doors

23. Condition: • Paint or stain needed

Task: Repair or replace



29. Scrape, prime and paint



30. INSPECTED

GARAGE \ Vehicle door operators

24. Condition: • INSPECTED

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPENDIX	REFERENCE							

General Information

General: • .

- * Gutters and downspouts should be cleaned on a regular basis of debris to prevent building water damage. Be certain the water is directed away from the building foundation through downspouts and leaders.
- * Joints and cracks on exterior wall surfaces should be properly caulked to prevent water entry.
- * Quality paint job plus good ventilation equals low maintenance.
- * Water management on the exteriors is extremely important. Provide good ventilation and move water away from the foundation.
- * Window wells should be checked and cleaned out annually.
- * All wood trim and siding should be kept at least 8" above the ground to prevent deterioration from moisture and insects.
- * Keep all trees and shrub branches cut away from the building. Prevent vines from growing on the building.
- * The grading around the building should be pitched to ensure water is directed away from the foundation.
- * Intraspect recommends installing hand rails on stairways that have 3 or more steps and/or are 30" in height.
- * It is recommended that exterior outlets be changed to Ground Fault Circuit Interrupters (GFCI'S).
- * Exterior faucets should be drained during colder months to prevent freezing.
- .

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Lot slope: • [Flat](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Wood](#)

Wall surfaces and trim: • Wood clapboard siding

Retaining wall: • N/A

Driveway: • Asphalt

Walkway: • Concrete

Deck: • Raised • Pressure-treated wood

Exterior steps: • Brick

Balcony: • Pressure-treated wood

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPENDIX	REFERENCE							

Inspection Methods & Limitations

Exterior inspected from: • Ground level

Findings & Recommendations

FOUNDATIONS \ General

25. Condition: • INSPECTED

26. Condition: • There were no visible active leaks at the time of the inspection.

FLOORS \ Columns or piers

27. Condition: • Limited inspection

FLOORS \ Sills

28. Condition: • Limited inspection

FLOORS \ Joists

29. Condition: • Limited inspection

FLOORS \ Sheathing / Subflooring

30. Condition: • Limited inspection

ROOF FRAMING \ Rafters/trusses

31. Condition: • Minimal amount of roof framing exposed.



31. Closet view of roof



32. Minimal amount of roof framing exposed.



33. Amount viewed satisfactory

ROOF FRAMING \ Sheathing

32. **Condition:** • Minimal amount of roof sheathing exposed.

General Information

General: • .

* Minor cracks in walls and floors less than 1/4" represent normal shrinkage. To reduce the possibility of water penetration they can be filled with hydraulic cement. Cracks that are offset, "V" shaped or larger than 1/4" are signs of settlement and should be monitored. If any movement is detected, immediate attention is required. All cracks should be monitored for several months, and in some cases years, after the date of inspection for additional signs of movement.

* Basements should be kept dry and properly ventilated to minimize deterioration of structural members caused by a variety of sources. The source or the amount of water penetration may not always be observable at the time of inspection. We suggest you consult the owner for any historical perspective of whether evidence of water penetration has been noted or not. Our inspection will not predict future moisture, seepage or flooding. Some common causes of dampness are improper lot grading, blocked downspouts, missing or improperly aligned downspout diverters, and improper ventilation. Intraspsect does not inspect for or evaluate fungal growth. If you have concerns about mold or any other fungal growth, you are strongly urged to obtain the services of an indoor air quality specialist or other qualified professional to fully assess the situation and make appropriate recommendations.

* Level, plumb and square is the way to a good structure.

* Efflorescence is the white powdery substance often evident on concrete walls and floors. It is usually an indication that dampness or water penetration has occurred at some time. It may or may not be an indication of moisture presence.

* Lumber, trees and adjustable columns are subject to shrinkage and deterioration. Under most circumstances cement filled steel lally columns are preferable.

* Sump pump and discharge lines should be checked periodically. Mass General Law prohibits inspectors from operating sump pumps, therefore we recommend having the sump pump tested by a licensed plumber. If there is no sump pump, it is recommended that one be installed.

* Crawl vents should be opened in summer for proper ventilation and closed in winter to prevent plumbing freeze up and heat loss.

* To prevent heat loss, it is recommended to insulate the ceiling of unfinished basements where heated rooms are above.

Configuration: • Garage Under

Foundation material: • [Poured concrete](#)

Floor construction: • Not visible

Exterior wall construction: • Not visible

Roof and ceiling framing: • Rafters/ceiling joists

Inspection Methods & Limitations

Inspection limited/prevented by: • Some areas of the structure are not visible due to finished walls, ceilings, and floors. Accessible areas of the structure will be inspected and probed where possible.

Findings & Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

33. Condition: • INSPECTED



34. INSPECTED

SERVICE BOX, GROUNDING AND PANEL \ System grounding

34. Condition: • No visible ground to water pipes. Metal water lines should be bonded back to the electrical service to ensure zero voltage to ground.

DISTRIBUTION SYSTEM \ Wiring - installation

35. Condition: • INSPECTED

DISTRIBUTION SYSTEM \ Outlets (receptacles)

36. Condition: • Exterior and bathroom plugs should be on a dedicated ground fault circuit interrupter. With the amount of circuits throughout the house it was undetermined to the location of the main circuit disconnect whether it is in the panel which has GFCI breakers or a receptacle in the field.

Task: Further evaluation

ELECTRICAL

Report No. 1056, v.2

123 Address Ave., Your town, MA February 26, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

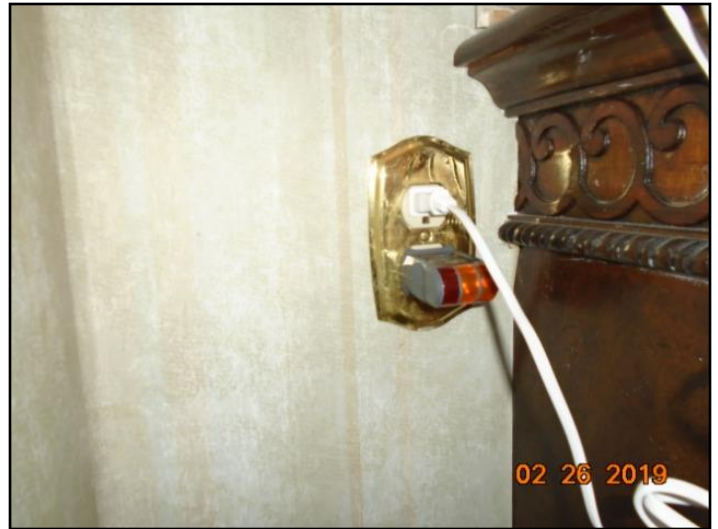
SITE INFO

APPENDIX

REFERENCE



35. No GFCI location determined



36. No GFCI location determined

37. **Condition:** • Receptacles were randomly tested and had correct polarity, except as noted.

DISTRIBUTION SYSTEM \ Switches

38. **Condition:** • INSPECTED

DISTRIBUTION SYSTEM \ Cover plates

39. **Condition:** • [Missing](#)

Location: Various



37. Missing cover/exterior



38. Missing cover plate



39. Missing cover plate

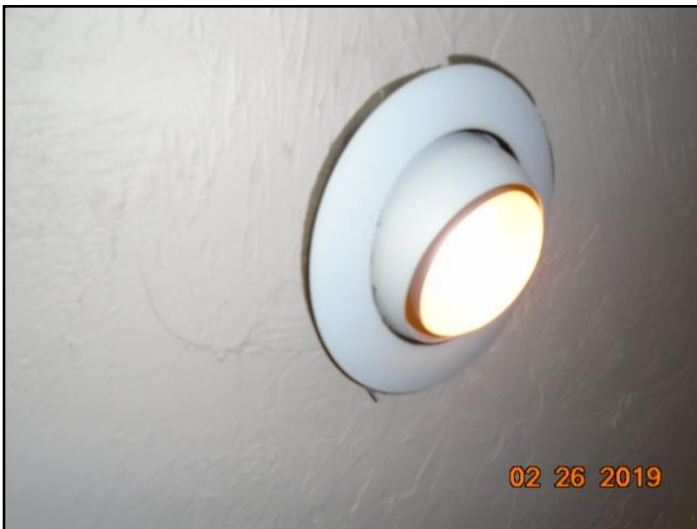
DISTRIBUTION SYSTEM \ Lights

40. Condition: • No attic light present

41. Condition: • [Loose](#)

A couple of the recessed lights are loose in there mount.

Task: Repair or replace Improve



40. Loose trim



41. Loose trim

General Information

General: • .

- * Respect electricity. Use professional licensed electricians for work.
- * Annually flip circuit breakers off and on to maintain good mechanical contact. GFCI outlets or circuits and ARC fault circuits should be tested monthly.
- * If you have fuses it is recommended that you have an electrician check to make sure the proper amperage fuses are in use.
- * Due to the age of some houses not all fixtures may meet current standards, therefore upgrades may be needed when renovating and repairing.
- * If the house has solid aluminum wiring, consult an electrician to check the terminals at the switches and outlets for good mechanical connections.
- * Massachusetts General Law requires installation of smoke detectors and carbon monoxide detectors by the seller and verification by the local fire department.
- * We do not inspect alarm/security systems, intercom, low voltage, lightning protection systems, antenna's, electric heat/ice tapes or any other ancillary system that is not part of the primary electrical distribution system.
- * In our opinion, knob and tube wiring has outlived its useful life and should be replaced whenever it is found or suspected to be in use.
- * We recommend that you have a licensed electrician check that the circuit breakers and wire size are compatible with the panel and breakers.

Service entrance cable and location: • [Underground - cable material not visible](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location:

- [Breakers - garage](#)



42. Breakers/Hot tub under deck



43. Main breaker - garage

System grounding material and type: • [Not visible](#)

Number of circuits installed: • There were no overcurrent devices in the OFF position at the time of inspection.

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCIs present

Inspection Methods & Limitations

Inspection limited/prevented by: • Some areas of the electrical system including feeder wiring is not visible due to finished walls, ceilings, and floors. Accessible areas will be inspected where possible.

System ground: • Quality of ground not determined

HEATING

Report No. 1056, v.2

123 Address Ave., Your town, MA February 26, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

REFERENCE

Findings & Recommendations

GAS HOT WATER BOILER \ General

42. Condition: • Gas boilers and furnaces should be serviced every 6-8 years for proper efficiency.



44. Service regularly for maximum efficiency

45. 5 zones of heating

GAS HOT WATER BOILER \ Radiators, convectors and baseboards

43. Condition: • The heat was turned on and produced heat to various locations.

A carbon monoxide sniffer was used while the boiler was running and produced zero readings.



46. 1st floor



47. 2nd floor

HEATING

Report No. 1056, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

REFERENCE



48. 1st floor



49. Carbon monoxide test



50. 2nd floor

SPACE HEATER \ Wall furnace

44. Condition: • The electric wall heating unit is not functioning properly, the heat and fan does not work in heat mode, only the fan works in fan mode. Recommend licensed electrician/heating specialist to repair/replace.

Task: Repair or replace

HEATING

Report No. 1056, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

REFERENCE



51. Inoperative



52. INSPECTED

CHIMNEY AND VENT \ Flue

45. Condition: • Limited inspection

FIREPLACE \ General

46. Condition: • The gas fireplace was turned on by the homeowner. The owner remarked that there is a piece missing from operating the fireplace properly. Consult with owner what piece needs repair/replace .



53. INSPECTED

FIREPLACE \ Damper

47. Condition: • INSPECTED



54. INSPECTED

General Information

General: •

- * All heat systems should be cleaned and adjusted on a regular basis. Oil fired every year, gas every 8 years.
- * Air handlers/air filters need to be replaced at least twice a year.
- * This report indicates the condition of the heating unit on the day of the inspection without regard to life expectancy. We suggest you obtain a major service policy or warranty which should include annual servicing, adjustments, efficiency testing and emergency service.
- * Asbestos materials were commonly used in older heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Asbestos insulation should be removed or encapsulated using current industry standards.
- * Relief valves, gauges, switches and other safety devices can not be tested.
- * To determine the condition of the heat exchanger in a forced hot air unit, major disassembly by a heating technician is required. This report does not represent the condition of the heat exchanger. We recommend you have this evaluated prior to signing a purchase and sales agreement.
- * Radiant heat in floors and ceilings is not accessible.
- * No representation is made towards the humidification system and its components attached to the heating system.
- * Determining the condition of the fuel tanks is beyond the scope of this inspection, therefore we recommend consulting a technician for full evaluation of the tanks.

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

REFERENCE

System type: • [Boiler](#)

Fuel/energy source: • [Gas](#)

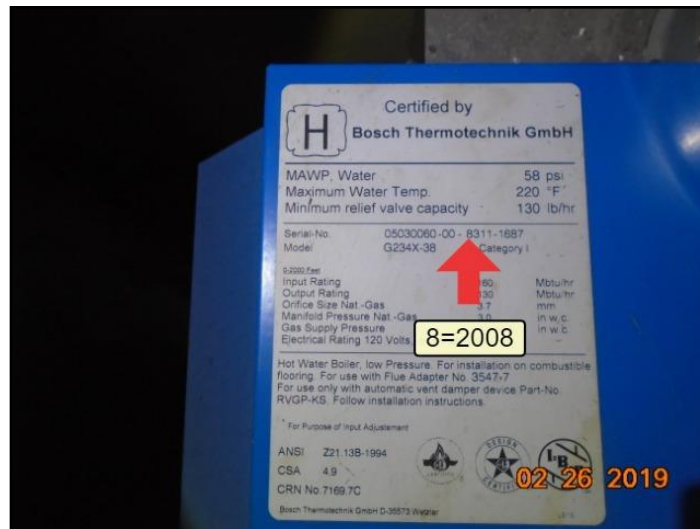
Boiler manufacturer: • Buderus

Heat distribution: • [Baseboards](#)

Efficiency: • [Mid-efficiency](#)

Exhaust venting method: • [Induced draft](#)

Approximate age: • 2008



55.

Fireplace/stove: • [Gas fireplace](#)

Chimney/vent: • [Masonry](#) • [Metal](#)

Chimney liner: • [Not visible](#)

Inspection Methods & Limitations

Inspection prevented/limited by: • Chimney interiors and flues are not inspected

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

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPENDIX	REFERENCE							

Findings & Recommendations

AIR CONDITIONING \ General

48. Condition: • I recommend a qualified licensed HVAC technician in the spring to early summer inspect the A/C unit before startup to ensure proper function and efficiency.

AIR CONDITIONING \ Refrigerant lines

49. Condition: • INSPECTED

AIR CONDITIONING \ Ducts, registers and grilles

50. Condition: • INSPECTED

General Information

General: • .

* Do not run A.C. units if exterior temps have been below 60 degrees for the past 24 hours.

* Air conditioning units can not be operated out of season as it can cause damage. Most compressors and evaporators are sealed units which are not accessible. The average life expectancy is 12-25 years. Annual servicing of the A.C. heat pump system by a licensed technician is advised.

Manufacturer: • Sanyo



56. Sanyo



57. 2000-2001

Compressor approximate age: • 2000-2001 Making the units 19 years old.

COOLING & HEAT PUMP

Report No. 1056, v.2

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPENDIX	REFERENCE							

Inspection Methods & Limitations

Inspection limited/prevented by: • A/C systems are not tested for proper operation when the outside air temperature is 60 degrees Fahrenheit or below for 24 hours as this can cause damage to the compressor or other components.

Findings & Recommendations

ATTIC/ROOF \ Insulation

51. Condition: • INSPECTED

General Information

General: • .

* Maintain attic temperature same as or close to outside air temperature through venting/insulation.

* The home buyer should be aware that prior to the mid 1970's, homes were typically built with minimal insulation. Home buyers should consider insulation upgrades to minimize energy costs.

* Adequate attic ventilation is important in the life expectancy of the roof sheathing and shingles. Maximum air flow will minimize heat buildup in the summer and condensation in the winter. Do not cover or block vents. When attic temperature is greater than 30 degrees from exterior ambient temperature, additional venting is advised.

* The source or frequency of water causing stains can not always be determined at the time of inspection. Consult with the owner or contractor for a historical perspective of whether evidence of water penetration has been noted or not. Moisture stains may appear dry at the time of inspection due to a variety of weather conditions.

* Most attics are only partially inspected due to constraints such as height, tight, claustrophobic conditions, missing flooring, cluttered areas, covered and difficult entry. At the time of inspection we inspected a small sample of structural members and sheathing.

* Caution should be exercised when using any type of pull down stairs.

.

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof ventilation: • Ridge vent but no soffit vent.

Wall insulation material: • Not visible

Floor above basement/crawlspace insulation material: • Not visible

Inspection Methods & Limitations

Inspection prevented by no access to: • The insulation inspection is limited only to the amount of exposed visible areas to determine installation.

Attic inspection performed: • From access hatch

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPENDIX	REFERENCE							

Findings & Recommendations

SUPPLY PLUMBING \ Water service pipe

52. Condition: • Water flow was normal with several fixtures operated at the same time.

53. Condition: • Supply lines had no visible leaks at time of inspection

SUPPLY PLUMBING \ Shut off valve

54. Condition: • Main water shutoff location

Location: Basement



58. Under stairs in basement

SUPPLY PLUMBING \ Supply piping in building

55. Condition: • Corrosion

2 visible valves, one above the boiler and one in the area of the main water line entering the home have a small amount of corrosion/ mineral deposits. Recommend repair/replace by licensed plumber.

Task: Repair or replace Further evaluation



59. Corrosion/above boiler



60. Corrosion/under stairs

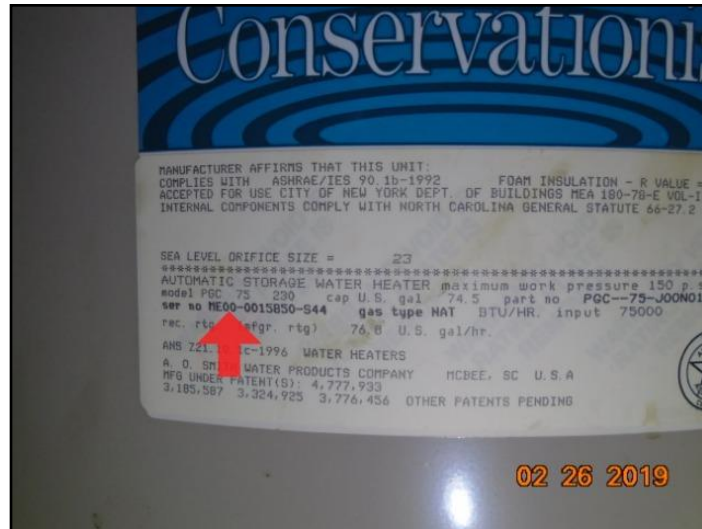
123 Address Ave., Your town, MA February 26, 2019

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPENDIX	REFERENCE							

WATER HEATER \ General

56. Condition: • The hot water tank is manufactured in 2000 making the tank 19 years old. Average life expectancy is 8-12 years.

Task: Monitor



61. Manufacture date 2000

WATER HEATER \ Temperature/pressure relief valve

57. Condition: • The Temperature Pressure Relief Valve/ Vacuum Relief Valve observed on hot water tank.

WASTE PLUMBING \ Drain piping - performance

58. Condition: • Drain lines had no visible leaks or signs of backup at the time of inspection.

WASTE PLUMBING \ Sump pump

59. Condition: • N/A

FIXTURES AND FAUCETS \ Shower stall

60. Condition: • INSPECTED

PLUMBING

Report No. 1056, v.2

123 Address Ave., Your town, MA February 26, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

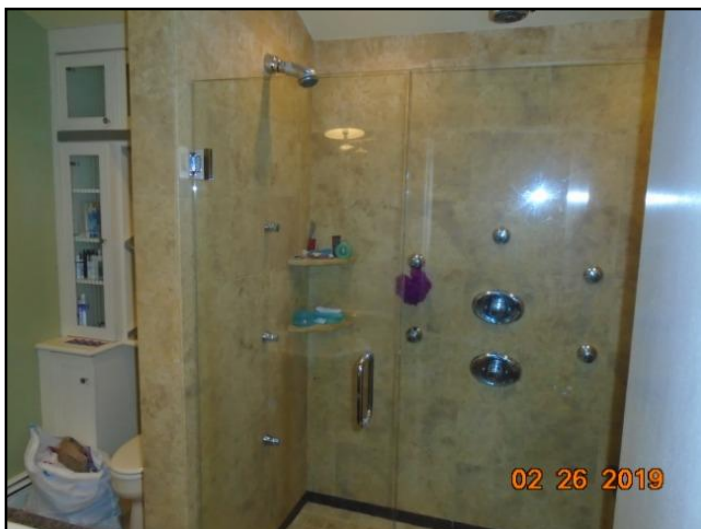
PLUMBING

INTERIOR

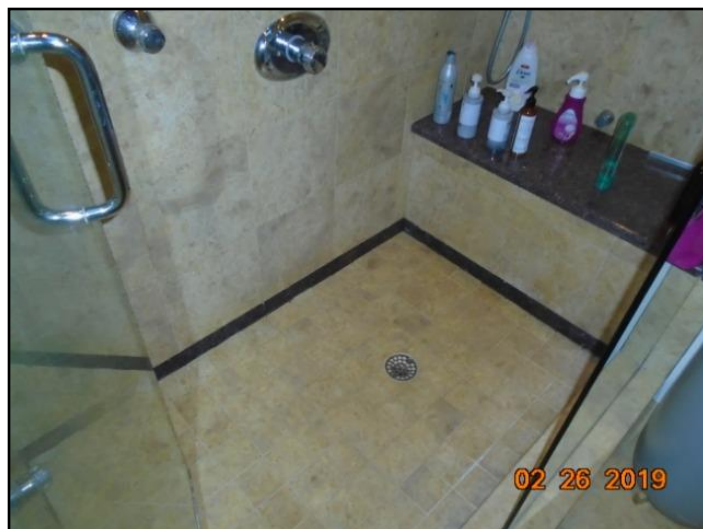
SITE INFO

APPENDIX

REFERENCE



62. INSPECTED



63. INSPECTED

61. Condition: • [Caulking loose, missing or deteriorated](#)

Task: Repair or replace



64. Basement shower

POOL / SPA / HOT TUB \ General

62. Condition: • The hot tub should be inspected and serviced by a qualified specialist for initial startup.

Task: Further evaluation

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPENDIX	REFERENCE							



65. Hot tub on back deck out of service

General Information

General: • .

- * Hot water temperature should be set at 120 - 130 degrees.
- * We do not inspect the quality, volume or purity of the water. You may want to call your local Board of Health for names of companies that perform water testing.
- * We make no representation towards the interior condition of supply and waste piping.
- * Main water shut offs, individual fixture shut offs, and other valves are not tested.
- * Due to the age of some houses not all fixtures may meet current standards, therefore upgrades may be needed when renovating or repairing.
- * Galvanized plumbing and old sanitary lines have a high chance to cause future maintenance and repair.
- * Follow manufacturer's recommendations for all water conditioning equipment. Failure to provide adequate maintenance may lead to equipment malfunction and affect water quality.
- * Depending on your individual needs, a tankless unit may not provide you with sufficient hot water. To increase quantity and efficiency, you may wish to consider a booster tank or separate water heater.
- * Licensed plumbers protect the publics health.
- .

Water supply source: • Public

PLUMBING

Report No. 1056, v.2

123 Address Ave., Your town, MA February 26, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

REFERENCE

Service piping into building: • [Copper](#)

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

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

Water flow and pressure: • [Functional](#)

Water heater type: • Tank

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

Water heater exhaust venting method: • Natural draft

Water heater manufacturer: • A.O. Smith

Water heater tank capacity: • [75 gallons](#)

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [PVC plastic](#)

Pumps: • None

Gas piping: • Steel

Main fuel shut off valve at the: • Exterior

Exterior hose bibb (outdoor faucet): • Recommend in winter to shut off exterior hose bib valves inside of house and open the outside faucet to allow drainage and to prevent freezing.

Inspection Methods & Limitations

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve

Findings & Recommendations

CEILINGS \ General

63. Condition: • There were no visible water stains on the ceilings at the time of the inspection.

64. Condition: • INSPECTED

WALLS \ General

65. Condition: • INSPECTED



66. Small crack at doorway

FLOORS \ General

66. Condition: • INSPECTED



67. Water damage/2nd floor bedroom

WINDOWS \ General

67. Condition: • INSPECTED

INTERIOR

Report No. 1056, v.2

123 Address Ave., Your town, MA February 26, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

REFERENCE

Task: Repair or replace



68. Left screen missing/right screen damaged



69. INSPECTED/new skylights

68. Condition: • Inoperative

The older casement windows in the basement need attention. Two of the windows inspected the cranks did not operate.

Task: Repair or replace



70. Inoperative/window doesn't open



71. Inoperative/crank broke

DOORS \ General

69. Condition: • Damage

Door to 1st floor room latch damaged.

Task: Repair or replace

INTERIOR

Report No. 1056, v.2

123 Address Ave., Your town, MA February 26, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

REFERENCE



72. Damage

CARPENTRY \ Cabinets

70. Condition: • INSPECTED



73. INSPECTED



74. INSPECTED

CARPENTRY \ Countertops

71. Condition: • Seal seam at back of countertop to wall.

Location: Kitchen

Task: Improve

INTERIOR

Report No. 1056, v.2

123 Address Ave., Your town, MA February 26, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

REFERENCE

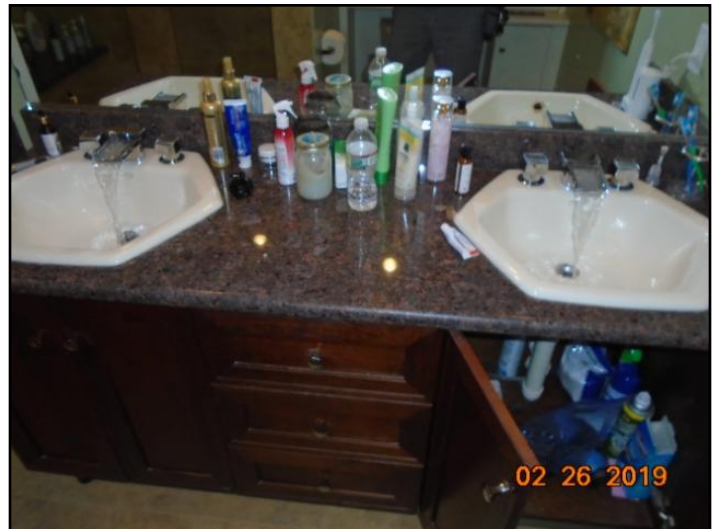


75.

72. Condition: • INSPECTED



76. INSPECTED



77. INSPECTED

INTERIOR

Report No. 1056, v.2

123 Address Ave., Your town, MA February 26, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

REFERENCE



78. INSPECTED

STAIRS \ General

73. Condition: • INSPECTED

STAIRS \ Handrails and guards

74. Condition: • INSPECTED



79. INSPECTED

EXHAUST FANS \ General

75. Condition: • [Damage](#)

Location: Exterior

Task: Repair or replace



80. Damage/vent cover

APPLIANCES \ Dryer

76. Condition: • Dryer vent material not smooth wall

The flexible dryer hose has too many turns that can collect lint and become a fire hazard. Replace with metal pipe.

Task: Replace



81. Dryer vent material not smooth wall



82. Too many turns in pipe

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPENDIX	REFERENCE							

General Information

General: • .

- * All homes experience seasonal shift up to 3/16 of an inch +/-.
- * Fireplaces and wood/coal stoves are only inspected visually. It is recommended that you contact the local building inspector or the fire marshal before operating any solid fuel stoves. Annual inspection by a chimney sweep contractor is recommended.
- * Cosmetic defects such as worn carpet or linoleum, scratches in wood floors, fading or peeling paint, holes in walls, doors, ceiling, trim are not reported. Hairline cracks are not unusual on interior wall and ceiling surfaces due to minor shrinkage and settlement.
- * Windows- Repair sashes, cords, reglaze, repaint, replace broken glass, fix sash locks and tighten up windows as needed.
- * Fog or condensation between insulated glass is an indication of a broken thermal seal. However due to the nature of the defect this situation may not always be detected. We recommend that any glass not having the proper safety glaze coding be upgraded to safety glass. We do not report on storm windows or screens. Check with current owner for location and condition of any and all screens and storms.
- * The source or frequency of water causing stains can not always be determined. Consult with the owner or contractor for the history of stain.
- * Ungrounded 2 prong receptacles should be replaced.
- * Older 9" square vinyl floor tiles may contain asbestos. Consult with an asbestos contractor for testing and recommendation.
- * All material must be kept clear of contact with electric baseboard for safety. Electric thermostats have a limited life expectancy.

Major floor finishes: • [Carpet](#) • Engineered wood • Tile

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

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

Windows: • [Casement](#) • Wood • Vinyl

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [French](#) • [Wood](#) • [Plastic/fiberglass](#)

Bathroom ventilation: • Exhaust fan

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPENDIX	REFERENCE							

Inspection Methods & Limitations

Inspection limited/prevented by: • Storage/furnishings • Storage in closets and cabinets / cupboards

Appliances: • Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection

Basement leakage: • Storage in basement limited inspection

SITE INFO

Report No. 1056, v.2

123 Address Ave., Your town, MA February 26, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

REFERENCE

General Information

Weather: • Sunny • Ground was frozen

Approximate temperature: • 28°

Attendees: • Buyer • Seller • Buyer's Agent

Occupancy: • The home was occupied at the time of the inspection. • The home was furnished during the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection Start time: • The inspection started at 4:00 p.m.

Approximate inspection End time: • The inspection ended at 6:00 p.m.

Approximate date of construction: • 1983

Approximate size of home: • 1990 Sq./Ft.

Building type: • Cape/cottage

Number of dwelling units: • Single-family

Number of bedrooms: • 3

Number of bathrooms: • 3.5

Garage, carport and outbuildings: • Attached two-car garage - Basement level

END OF REPORT

State-Recommended Questions A thru K

The Commonwealth of Massachusetts Home Inspection Regulations 266 CMR, Section 6.03 (4) requires the inspector to notify his/her client that answers to the following questions should be ascertained from the seller and /or the seller's representative. The answers may not be readily observable by the inspector at the time of the inspection, and that there is no legal obligation by the seller and/or the seller's representative to answer them.

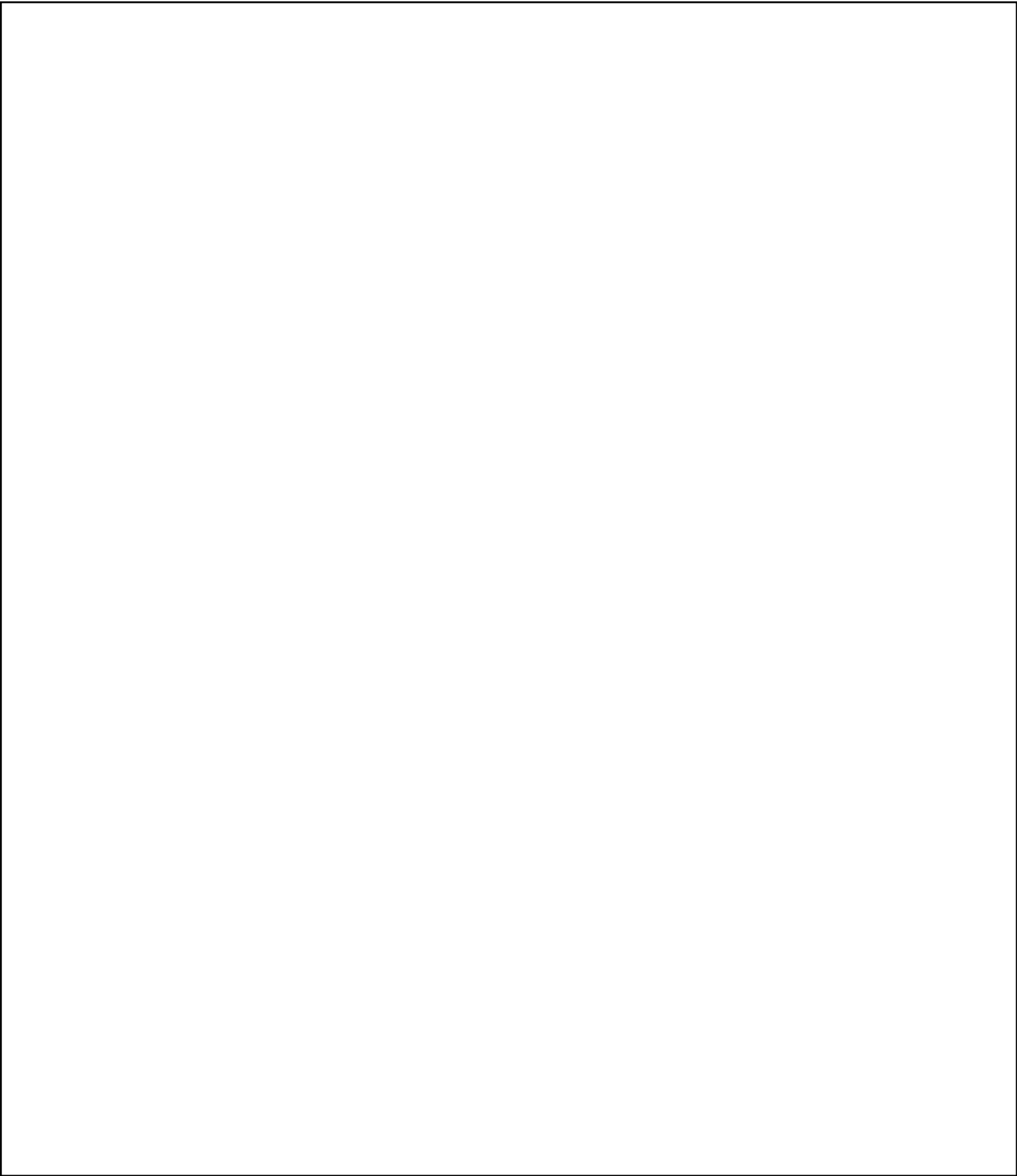
To the Best of Your Knowledge as the Seller and/or Seller's Representative:

- (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 complete, 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? _____
 - (a) If so, when? _____
 - (b) What areas were involved? _____
 - (c) What chemical cleaners, if any, were used for cleanup? _____
- (j) Has there ever been a hazardous waste spill on the property? _____
- (k) Is there an underground storage tank on the property? _____

APPENDIX

123 Address Ave., Your town, MA February 26, 2019

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPENDIX	REFERENCE							



266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS

266 CMR 2.00: DEFINITIONS

Section

2.01: Definitions

2.01: Definitions

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

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

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

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

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

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

Continuing Educational Hours. Formal coursework covering the elements directly related to the inspection of residential buildings.

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

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

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

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

Division. The Division of Professional Licensure.

Educational Training Hours. Formal coursework covering the elements of the fundamentals of Home Inspection.

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

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

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

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

(MA REG. # 1355, Dated 12-29-17)

266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS

2.01: continued

Home Inspection. The process by which a Home Inspector observes and provides, pursuant to the sale and transfer of a residential building, a written evaluation of the following readily accessible components of a residential building: heating, cooling, plumbing and electrical systems, structural components, foundation, roof, masonry structure, exterior and interior components and any other related residential housing components. A home inspection shall, at a minimum, conform with standards of practice promulgated by the Board.

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

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

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

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

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

Inspect/Inspected. To observe the Readily Accessible systems or components as required by 266 CMR 6.04: *Scope of the Home Inspection.*

Mock Inspection. A Board approved simulated home inspection carried out for training purposes only.

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

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

Provider. A person approved by the Board to offer training and/or continuing education hours.

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

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

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

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

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

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

266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS

2.01: continued

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

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

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

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

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

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

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

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

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

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

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

REGULATORY AUTHORITY

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

123 Address Ave., Your town, MA February 26, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

REFERENCE

INTRASPECT HOME INSPECTIONS

intraspect@outlook.com

508-254-3732

CONTRACT FOR PROPERTY INSPECTION SERVICES

Address of Inspected Property: _____

City _____ State: _____ Zip: _____

Date of Inspection: _____ Start: _____ Finish: _____

Outdoor Temperature: _____ Weather: _____

Fee for Inspection: _____ Radon: _____ Total: _____

THIS AGREEMENT made this _____ day of _____ 20 _____

by and between **INTRASPECT HOME INSPECTIONS** and _____
(Hereafter called the "CLIENT")

THE PARTIES AGREE AS FOLLOWS:

1. INTRASPECT HOME INSPECTIONS agrees to perform a VISUAL INSPECTION of the subject property and to provide CLIENT with a digital/electronic inspection report identifying the major deficiencies. This inspection will be of readily accessible areas of the property and is limited to visual observations of apparent condition existing at the time of the inspection only. The inspection only includes items and systems expressly and specifically identified as follows:

- | | | | |
|------------------------|-----------------------------|---------------------------|--------------------|
| • Site Drainage | • Interiors | • Central Air Conditioner | • Roof Shingles |
| • Foundation/Structure | • Materials of Construction | • Heating | • Attic |
| • Electrical | • Quality of Workmanship | • Crawlspace/Basement | • Insulation |
| • Plumbing | • Exteriors | • Fireplace Exterior | • Range/Dishwasher |

2. The inspection and report will be performed in a manner consistent with the standards of the state of Massachusetts (266 CMR 6). The inspection is completed at the site and all information will be conveyed to you or your representative at that time. The inspection and reports are performed and prepared for the sole, confidential, and exclusive use and possession of CLIENT. INTRASPECT HOME INSPECTIONS accepts no responsibility for use or misinterpretation by third parties. The inspection report includes a checklist and summary. This contract and inspection are subject to the limitations noted in the report and the exclusions noted in the standards 266 CMR 6 (<http://www.mass.gov/ocabr/licensee/dpl-boards/hil/266-cmr-600.html>)

3. An inspector will not enter or perform any procedure that may damage the property or its components or be dangerous to the home inspector or anyone else.

4. The inspector is not required to move personal property, debris, furniture, equipment, carpeting or like materials which may impede access or limit visibility. Major deficiencies and defects which are latent or concealed are excluded from the inspection. The inspection is not intended to be technically exhaustive. Equipment and systems will not be dismantled.

5. A standard home inspection is a visual examination of the physical structure and major interior systems of a residential building. It should be understood that 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 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. It is based on the experience and opinion of the inspector.

6. The inspection / report is not a compliance inspection for past or present governmental codes, ordinances, statutes, special utility restrictions or regulation requirements of any kind. INTRASPECT HOME INSPECTIONS may indicate an item's or system approximate life expectancy but these are general and actual life / performance may vary widely.

7. The inspection and report do not address and are not intended to address the possible presence of or danger from rodents, wood destroying insects, asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, environmental conditions, mold, mildew, noise, water or airborne related illness or disease, and all other similar or potentially harmful / hazardous substances. The CLIENT IS URGED to contact a reputable specialist if information identification or testing of the above is desired.

8. The report is not a substitute for an insurance policy or a home or manufacturer's warranty, expressed or implied regarding the adequacy, performance, condition, strength or any inspected structure, item or system. The inspection and report are not intended to reflect the value of the premises, or to make any representation as to the advisability or inadvisability of purchase or marketability.

9. The CLIENT is immediately to put in writing to INTRASPECT HOME INSPECTIONS problems with the service. Communications must be consistent in that the party originally accompanying the inspection will be the party resolving the problem.

10. The CLIENT agrees to indemnify INTRASPECT HOME INSPECTIONS for all costs, attorneys' fees, and expenses incurred by us if we prevail in any legal action initiated by you against our company. Payment is due upon completion of the on-site inspection. There will be a \$25.00 charge if any form of payment is subsequently dishonored. All legal and time expenses incurred in collecting due payments, returned checks, or unaccepted credit and payments will be paid by the purchaser of the service.

11. This agreement represents the entire agreement between the parties. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties

THE ABOVE IS UNDERSTOOD AND AGREED TO

Darren Vokes, Inspector, MA License # 600: **Signed at Home Inspection**Client or Representative: **Signed at Home Inspection**

Email: _____ File Number: _____

CONCERNED ABOUT RISING ENERGY COSTS? MASSSAVE CAN HELP!

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

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

Get started today. Call MassSave at 866-527-7283 or go to <https://www.masssave.com> for more information or to schedule your home energy audit.



The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS