



Building Inspection Report



20 Stagecoach Rd, Duxbury, MA

RECOMMENDED SUPPLEMENTAL INFORMATION

It is recommended that you and your agent obtain as much history as is available concerning this property to supplement the observations made in this report. Examples include:

1. Copies of any **seller's disclosures**, previous inspection or engineering reports,
2. **Reports** performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.
3. Whether repairs, renovation, remodeling, additions or other such activities have taken place and if they were performed using a **building permit**.
4. Ask the seller about their knowledge of **potential or historical defects** that may affect the value, habitability, desirability and safety of the property.
5. We recommend that every client visit the local conservation departments prior to purchasing the home to research the permit history, **wet lands easements**, etc
6. Ask the seller if any past insurance claims have been filed on this house.

Near the end of this report is a list of questions that the Commonwealth of Massachusetts requires all licensed home inspectors to provide our clients. Consult with the current owner (or their real estate representative) to find out the answers. There is not any legal obligation, duty or requirement on behalf of the seller or seller's representative to answer these questions.

Inspection Date:
01/05/2015

Prepared For:
George Washington (sample)

Prepared By:
James Robinson Home Inspections,

(339) 204-3074

Report Number:
01052015JR

Inspector:
James Robinson



Report Overview

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used.

- **Major Concern:** A system or component which is considered **significantly deficient**. Significant deficiencies need to be corrected immediately and, except for some safety items, are likely to involve significant expense, hidden damage and/or require the involvement of professionals. You should get cost estimates prior to the purchasing this property to ensure you understand their impact on your budget.
- **Safety Issue:** Identifies a condition that is **unsafe and in need of prompt attention**. The item is 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 accepted residential standards. It will not always involve significant expense but needs to be corrected immediately usually by an appropriate professional.
- **Repair:** Identifies a system or component which is missing or which **needs repairs by a handy homeowner or by an appropriate professional to perform as intended**. All repairs involve some potential for hidden damage that is not observable on the day of the inspection. Since repairs can vary widely in cost, you should get cost estimates prior to the purchasing the property to ensure you understand their impact on your budget.
- **Investigation:** Identifies a system or component needing further investigation since the **scope of the repair is unknown**, the inspector has a **reasonable basis to believe that concealed damage exists** or the subject area is **beyond the scope of the inspector's expertise**.
- **Monitor:** Identifies a system or component needing **monitoring (directly by the homeowner or through the use of appropriate professionals) over time** in order to determine if repairs are necessary.
- **Improve:** Discretionary repairs: improvements which are **recommended but not required**.

The above conventions are used singularly or in combination in an effort to best describe the observations made on the day of the inspection. This approach is not precise. Should the inspector's choice of wording cause **any** confusion, please call us immediately (508-339-2043074) so we can clarify what is meant.

Left and right, as used in this report, are referenced as you face the front of the house.

OTHER VERY IMPORTANT INFORMATION

Meeting the standards set by the States of Massachusetts and Rhode Island, plus those of the American Society of Home Inspectors creates a very complex and lengthy report. In order to make the report more useful to our clients, a lot of important information is placed at the end of the report. This allows you to quickly find the specific "Observations" that apply to your house. However, it is important that you read all sections of the report to be sure you understand the report completely. Failure to do so could give you inaccurate impressions of what a home inspection covers and doesn't cover and you will not get the full benefit of the professional home inspection you paid for.

Please look at the end of your report for the following information:

1. The Scope of the Home Inspection
2. Items Not Within the Scope of a Home Inspection
3. General Limitations and Exclusions
4. Photographs, Third Parties, Condominiums and Items Not Visible
5. Prohibitions on Home Inspectors
6. Code of Ethics for Home Inspectors
7. Massachusetts Disclosure re: Additional Services Offered
8. Mandatory Home Inspector Disclosures
9. Inspector Licenses and Certifications
10. Technical Definitions
11. Massachusetts Standards of Practice (Required to be embedded in Home Inspection Reports)

GENERAL CONDITIONS AFFECTING THE INSPECTION

Did the Client Request Additional Items to be Inspected? Yes (Explain) No
 General Area of Home Affected:
 Details:

Did Client Delete Items or Overall Inspection Conditions Impact an Inspection? Yes (Explain) No
 General Area of Home Affected:
 Exterior Roof Structure Electric Heat AC Plumbing Interior Fireplace Appliances
 Details: No access under the deck

Additional Services provided (in addition to a 266 CMR 6.00 *et. seq* inspection): Yes No
 Radon Termite Report Water Quality EMF Well Yield Mold

Sufficient lighting (defined as “fully lighted with a minimum of 50 lumens in all areas to be inspected”)*. Yes No
 Center of Basement:
 Center of Crawlspace:
 *266 CMR 2.00 states 50 lumens with no reference to a specific dimension of area. Our light meter measures “lux”. The difference between the lux and the lumen is that the lux takes into account the area over which the luminous flux is spread. Examples: a 60-watt light bulb produces about 10 lux at a distance of 10 feet. A professional video camera needs at least 750 lux to produce the best quality video. Very few home basements can meet the CMR standard.

<input type="checkbox"/> 20's or below	<input checked="" type="checkbox"/> Full Sun	<input type="checkbox"/> No Clouds	<input type="checkbox"/> Mist	<input type="checkbox"/> No Wind	Conditions on Day of Inspection	
<input type="checkbox"/> 30's	<input type="checkbox"/> Part Sun	<input type="checkbox"/> Part Clouds	<input type="checkbox"/> Light Rain	<input type="checkbox"/> Light Wind		
<input type="checkbox"/> 40's	<input type="checkbox"/> Dawn	<input type="checkbox"/> Very Cloudy	<input type="checkbox"/> Moderate Rain	<input type="checkbox"/> Steady Wind		
<input type="checkbox"/> 50's	<input type="checkbox"/> Dusk	<input type="checkbox"/> General Fog	<input type="checkbox"/> Heavy Rain	<input type="checkbox"/> Gusting		
<input type="checkbox"/> 60's	<input type="checkbox"/> Night	<input type="checkbox"/> Low Lying Fog	<input type="checkbox"/> Downpour	<input type="checkbox"/> Strong Winds		
<input type="checkbox"/> 70's						
<input checked="" type="checkbox"/> 80's	<input type="checkbox"/> Sleet	<input type="checkbox"/> Snow Falling	<input type="checkbox"/> Thick Snow Cover on Ground			
<input type="checkbox"/> 90's or greater	<input type="checkbox"/> Hail	<input type="checkbox"/> Blizzard	<input type="checkbox"/> Ice on Ground			
Red Text = Conditions limited effective inspection. Re-inspect when conditions clear						

<input type="checkbox"/> 20's or below	<input type="checkbox"/> Full Sun	<input type="checkbox"/> No Clouds	<input type="checkbox"/> Mist	<input type="checkbox"/> No Wind	General Conditions on Day before Inspection
<input type="checkbox"/> 30's	<input checked="" type="checkbox"/> Part Sun	<input type="checkbox"/> Part Clouds	<input type="checkbox"/> Light Rain	<input type="checkbox"/> Light Wind	
<input type="checkbox"/> 40's		<input type="checkbox"/> Very Cloudy	<input type="checkbox"/> Moderate Rain	<input type="checkbox"/> Steady Wind	
<input type="checkbox"/> 50's		<input type="checkbox"/> General Fog	<input type="checkbox"/> Heavy Rain	<input type="checkbox"/> Gusting	
<input type="checkbox"/> 60's		<input type="checkbox"/> Low Lying Fog	<input type="checkbox"/> Downpour	<input type="checkbox"/> Strong Winds	
<input type="checkbox"/> 70's					
<input checked="" type="checkbox"/> 80's	<input type="checkbox"/> Sleet	<input type="checkbox"/> Snow Falling	<input type="checkbox"/> Heavy Snow		
<input type="checkbox"/> 90's or greater	<input type="checkbox"/> Hail	<input type="checkbox"/> Snow on Ground	<input type="checkbox"/> Blizzard		

Time Inspection Started: 1:00 PM Buyer's Agent Name: Wild Bill
 Time Inspection Ended: 3:15 PM Selling Agent's Name: Hop Along Cassidy
 Selling Agent Present? Yes No Buying Agent Present? Yes No Client Present? Yes No

Home Inspectors are not allowed to give estimates to repair. However, you can go to the following website to get a rough idea on what some of your planned repairs and projects may cost: <http://www.costestimator.com/contractor-consumer/index.jsp>

Exterior

DESCRIPTION OF EXTERIOR

- Wall Covering:** •Vinyl Siding
- Eaves, Soffits, And Fascias:** •Wood
- Exterior Doors:** •Solid Wood •French Doors
- Window/Door Frames and Trim:** •Vinyl-Covered
- Entry Driveways:** •Asphalt
- Entry Walkways And Patios:** •Asphalt
- Porches, Decks, Steps, Railings:** •Brick •Wood •Treated Wood
- Overhead Garage Door(s):** •Wood •Automatic Opener Installed
- Surface Drainage:** •Graded Away From House
- Retaining Walls:** •None
- Fencing:** •None



Positive Attributes

The exterior of the home is generally in good condition. The exterior siding that has been installed on the house is relatively low maintenance. The decking appears to be constructed from pressure treated wood. The driveway and walkways are in good condition.

EXTERIOR OBSERVATIONS

Obstructions, unsafe access & dangerous/adverse situations prevented a full visual inspection of the systems, components or equipment related to the Exterior (it is recommended that these areas be re-inspected once these limitations are eliminated)

<input checked="" type="checkbox"/> New Siding Over Old Siding	<input type="checkbox"/> Congested Urban Environment
<input type="checkbox"/> Weather (Snow, Rain or Ice) Obscures Part of Exterior	<input type="checkbox"/> Mud or Soft Soil
<input checked="" type="checkbox"/> Access Not Provided Under Porch and/or Deck	<input type="checkbox"/> Guard Dog
<input type="checkbox"/> Dusk or Night Conditions	<input type="checkbox"/> Landscaping Overgrown
<input type="checkbox"/> Shared Common Walls	<input type="checkbox"/> Stored Items Against Building
<input type="checkbox"/> Other:	

RECOMMENDATIONS / OBSERVATIONS

Exterior Eaves

- **Monitor:** Localized rot was observed in the fascia (the wooden board to which the gutter is typically fastened). Improvement is not necessary at present, although this condition should be repaired when exterior painting or maintenance are planned.

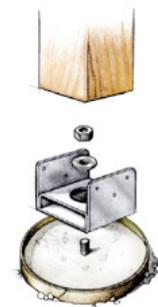
Porch

- **Possible Major Concern, Monitor:** The porch surface of brick is spalling and the mortar is missing between the bricks. We recommend the rebuilding of the top coarse of the surface bricks, if not the entire porch by a licensed masonry contractor.



Deck: Observed; The support posts are buried in the soil.

- **Monitor:** Ideally, deck support posts are placed on metal “feet” and are supported by a concrete post that extends below the frost line (typically 1 ½ to 2 ½ feet deep). This minimizes localized rot on the posts and extends the life of the deck. The deck on this house does not appear to meet these standards. Repairs may not be practical at this time but you should monitor the condition of the deck posts over time to ensure they are performing adequately.



Steps

- **Repair, Safety Issue:** The steps have deteriorated noticeably. Repairs are recommended to reduce a trip hazard.

Driveway

- **Repair:** The driveway drain is insufficient. A larger drain spanning the width of the driveway is recommended. Drive runoff must be directed away from the building to avoid water entry/damage.
- **Landscaping: Repair:** Vines growing on exterior walls should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage.

Fencing

- **Major Concern, Repair:** The fencing is in poor condition. Replacement will be necessary.
-

LIMITATIONS OF EXTERIOR INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, storm doors and windows, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, detached buildings, landscaping, trees, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Slight cracks in walkways, driveways and patios are common and usually due to normal ground settling. No determination is made as to future settling.
- Underground utilities, pipes, buried wires and conduits are not inspected.
- The condition of any original siding under vinyl, metal or other new siding cannot be determined.

IMPORTANT NOTES

- Balusters and handrails are typically required on porches, decks, etc. when the walking surface is greater than 30 inches above grade. Check with the local municipal building inspector for specific requirements in your town or city.
- Home and Hearth Inspections, LLC does not perform inspections on external fire escapes. However, the Code of Massachusetts Regulations (780 CMR 1028) requires that all exterior bridges, steel or wooden stairways, fire escapes and egress balconies shall be examined and/or tested and certified for structural adequacy and safety every five (5) years by a Massachusetts registered professional engineer, or other qualified and acceptable to the local building official; said engineer or others shall then submit an affidavit to the local building official. One such company performing such inspections is Fire Escape Inspectional Services at 1-617-262-0110 (www.FireEscapeServices.com).

STRUCTURE

Description of Structure



- % of Interior Foundation Visible:** • 40 % The basement is in the addition added to the house, but not under the main house.
- % of Exterior Foundation Visible:** • 10 % The exterior is covered all around the house with vinyl siding to within a few inches of the ground making it impossible to inspect the foundation from the outside
- Foundation:** •Poured Concrete
- Basement Floor:** •Concrete
- Columns:** •Steel
- Floor Structure:** •Steel Main Beam •Plywood Subfloor •Wood Joist •No Bridging
- Wall Structure:** •Wood Frame
- Ceiling Structure:** •Not Visible
- Roof Structure:** •Roof Joists •Trusses •Solid Plank Sheathing •Attic Observed While Standing in Attic •Attic Has Minimal Lighting

Structure observations

Obstructions, unsafe access & dangerous/adverse situations prevented a full visual inspection of the systems, components or equipment related to the Structure (it is recommended that these areas be re-inspected once these limitations are eliminated)

<input checked="" type="checkbox"/> Partial or Full Finished Basement Walls & Ceilings	<input type="checkbox"/> No Visual or Physical Access to Crawlspace(s)
<input type="checkbox"/> Extensive Stored Items & General Clutter	<input type="checkbox"/> Only Visual Access to Crawlspace(s)
<input type="checkbox"/> Floor or Attic Insulation Obscures Structure	<input type="checkbox"/> Unsafe Conditions in Crawl Space
<input checked="" type="checkbox"/> Extensive Abandoned Wiring and Piping	<input type="checkbox"/> Unsanitary Conditions
<input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Inadequate Lighting

Positive Attributes: The inspection did not discover evidence of substantial structural movement.

General Comments

Average Construction: The construction of the house is of average quality with typical liberties taken with good building practice and with the quality of materials employed. The inspection did not disclose significant deficiencies in the structure.

RECOMMENDATIONS / OBSERVATIONS

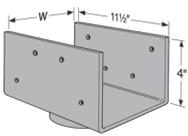
Foundation

- **Monitor:** Common minor cracks were observed in the foundation walls. These cracks are not normally a concern and can be caused by building settlement or concrete shrinkage. Most concrete cracks occur as the result of concrete shrinkage while drying and hardening. If this reduction in volume was unrestricted cracking would not occur. However, ground friction and various structural framing members inhibit free shrinkage and thus cause cracks. As a rough rule of thumb, cracks totaling in widths up to 3/4 inch is considered normal in every 100 feet of concrete. Cracks related to settling are considered normal if they are no wider than about 1/8th of an inch and the surfaces on either side of the crack are level with each other.

Cracks of any type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary. However, cracks can provide an entry point for termites or water and may need to be repaired for these reasons. Consult a licensed contractor or structural engineer should new cracks develop or existing cracks grow.

Floors

- **Monitor:** Minor unevenness was observed in the floor structure. This condition is common. It may be the result of the materials, framing design, installation methods and aging of the building. There was not evidence of need for immediate, costly repair.



- **Repair:** The concrete filled steel “lally” columns are used to support the vertical loads imposed on the floor and house. Good construction practice ensures the top of the “lally” column cannot move at the top of the columns. Older style practices used nails in the top plate to prevent movement. A more modern practice is to provide positive connections by use of a column cap similar in design to the picture. In any case, your columns are not properly fastened. Consult with a licensed contractor to recommend repairs.
- **Monitor:** Liberties have been taken with good framing techniques. Bridging (wood or metal braces spanning between the floor joists) is missing. Bridging makes a floor somewhat stiffer and prevents the joists from moving left, right or tilting over time and under load. You should install or repair the bridging. Consult with a licensed contractor.
- **Safety Issue, Repair:** It is not unusual to find poorly attached or supported stairs between the basement and the first floor. The steps in this house do not meet one or more criteria for properly designed and installed stairs:
 - Each individual stair tread should support a uniformly distributed live load of 40 pounds per sq. ft. or 300 lb. concentrated load over 4 sq. inches.
 - All interior steps need to have an artificial light source to illuminate the stairs, including landings and treads.
 - Stairs shall be positively anchored to the primary structure to resist both vertical and horizontal forces and cannot be done with toenails or nails subject to withdrawal.
 - The accessible area under the steps should have walls enclosed with 1/2 inch gypsum board.
 - The maximum riser height is 8.25 inches and must be uniform (no more than 5/8ths of an inch variation). The minimum tread depth is 9 inches and should not vary more than 3/8ths of an inch.
 - The headroom is 6 feet, 6 inches. The minimum width is 36 inches.
 - A landing 36 inches wide is required if the vertical rise of the stairs exceeds 12 feet.
 - A landing is required at the top of the stairs if the door swings over the stairs.
 - Stairs should have an installed handrail.
- **Major Concern, Safety Issue:** There are two types of adjustable steel columns – a single hollow steel tube with an adjusting screw at its end and telescoping columns. The telescoping column is designed only for temporary use. The adjusting screw type may be designed for permanent use if it is so labeled. The columns in this house do not have such a label – you should assume they are only designed for temporary use. All temporary columns should be immediately replaced by permanent columns or other properly designed solutions. Consult a contractor experienced in structural repairs or a licensed structural engineer.



Common defects include the permanent use of a temporary column, improper installations and severe exfoliating rust, all of which can lead to a sudden crushing and collapse of the column and the structure it supports. Unless these columns are labeled with a reference to an ICC-ES Report, a BOCA Report or a CCMC Evaluation (meaning that it has been independently evaluated and found fit for permanent structural use), these columns are only designed for temporary use

and are not adequate substitutes for permanent single piece 3” steel columns filled with concrete and resting on an adequate footing.

Some homes in Massachusetts and Rhode Island have used these temporary columns for a number of years without incident. Though these columns may work in practice, they do not have the proper design characteristics and certifications to serve as permanent supports. The presence of a temporary column instead of permanent single piece columns is also a clue to construction, additions or renovations that were not properly designed, work that was done without required municipal permits or structural problems that were not adequately addressed.

Exterior Walls

- **Improve:** More extensive than common wall cracks were observed. Since additional movement could lead to need for repairs, this area should be monitored.

LIMITATIONS OF STRUCTURE INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed from view or behind finished surfaces are not inspected. The inspector does not probe any areas that are not readily accessible & observable would cause an unsafe situation to develop or would cause damage to a finished surface.
- The home inspector does not inspect for wood destroying insects, rodents or vermin unless separately contracted for in writing.
- Only a representative sampling of visible structural components is inspected. Not all instances of structural damage or weaknesses are contained in this report.
- Furniture, finished basements and/or storage restrict access to some structural components.
- Engineering or architectural services such as collection of engineering data such as size, span, spacing, section modulus, slenderness ratio and/or modulus of elasticity of structural members, calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- Verbal comments or written observations by the Inspector regarding the structure are limited to those permitted under a Home Inspector’s license and are not made from an engineering perspective. Observations made in this report are not a substitute for a separate analysis and report by a licensed structural engineer.
- All the structure elements of a house are in a constant state of motion due to changes in the environment, temperature changes, change in moisture levels, changes in loads and weights, etc. As a result, structure observations made in this report should not be relied upon for more than 30 days since they may have changed and are no longer be valid.
- We observe and report only on the readily accessible and observable basement and crawl space structure. We do not observe and report on systems, components or areas that pose a threat of injury to the Inspector’s health and welfare as determined by the Inspector. The term “readily accessible” is defined as: 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 components. The term “readily observable” is defined as: conditions of deterioration on the surface that give an Inspector a reasonable basis to believe that there is a potential for concealed damage in the system, component or area inspected.

IMPORTANT NOTES

- As a general rule of thumb around the construction industry, homes weight about 200 pounds per square foot for a single-level home, 275 for two levels and 350 for three levels. This includes the foundation. As a result a 1,200 sq. ft. ranch style house (single story) weighs about 240,000 lbs. or 120 tons. A 1,200 sq. ft. 2 story cape style house would weigh about 330,000 lbs. or about 165 tons. In each case, about half of this weight is the foundation. Properly supporting these immense weights takes greater skill than possessed by the typical home owner, local handyman or inexperienced contractor. Poorly executed repairs can lead to hidden damage and a false sense that the problems are solved. For these reasons, you should rely on the services of a structural engineer or a licensed contractor specializing in structural repairs to guide your decisions on repairs or modifications to the structure. It is also important to ensure the work is performed under a building permit.

Roofing

DESCRIPTION OF ROOFING

- Roof Covering:** •Asphalt Shingle
- Roof Flashings:** •Metal •Roofing Material (Shingles)
- Chimneys:** •Masonry
- Roof Drainage System:** •Aluminum •Downspouts discharge above grade
- Skylights:** •None
- Method of Inspection:** •Walked on roof •Viewed with digital camera with 10x optic lens.

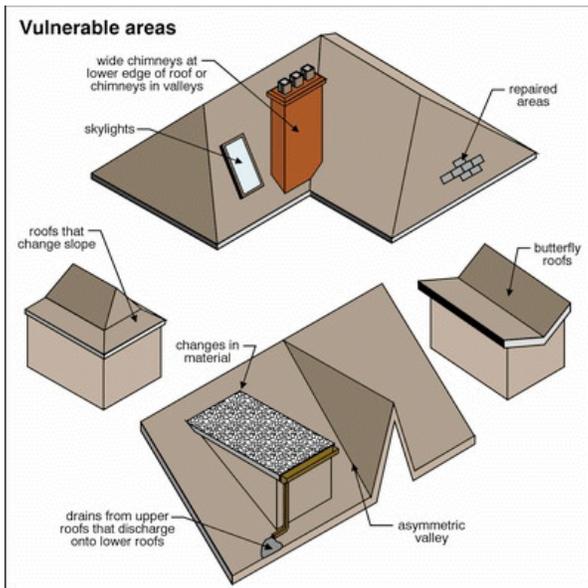


ROOFING OBSERVATIONS

Active Leak(s) Found Evidence of Prior Leaks Found No Active Leak(s) Found
 The entire underside of the roof sheathing is not inspected for evidence of leaks.

Obstructions, unsafe access & dangerous/adverse situations prevented a full visual inspection of the systems, components or equipment related to the Roofing (it is recommended that these areas be re-inspected once these limitations are eliminated)

<input type="checkbox"/> Snow Falling	<input checked="" type="checkbox"/> Only Part of Roof Visible
<input type="checkbox"/> Snow/Ice Partially or Fully Covering Roof	<input checked="" type="checkbox"/> Only Part of Chimney(s) Visible
<input checked="" type="checkbox"/> Roof Too Steep to Safely Access	<input type="checkbox"/> Trees Block View of Roof Sections



Important Note: Certain areas of roofs are more vulnerable to leaks. See diagram for examples. You should periodically monitor these areas as the roof ages.

Important Note: You should ask the current owner when the current roof was installed, whether any leaks or repairs have occurred during their term of ownership, contact information for the installer of the roof and if any remaining warranty is transferable to you as the subsequent owner. If evidence of active leaks or prior leaks is checked off above, you should consult with the current owner on the history of these leaks and their repair history.

Positive Attributes

The roof coverings are in generally good condition. The installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average. Better than average quality materials have been employed as roof coverings.

RECOMMENDATIONS / OBSERVATIONS

Gutters & Downspouts

- **Repair:** It is recommended that gutters and downspouts be installed to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Roof leakage may cause concealed interior water damage, decay and mold and such conditions are not always *readily accessible* for inspection and may not be found during the inspection.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, solar systems, satellite dishes, chimney/flue interiors which are not safely & readily accessible and lightning arresters, are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns. Though James Robinson Home Inspections prefers to walk on the roof, it is not done if, in the judgment of the inspector, it is unsafe to do so.
- Roofs or roof penetrations that have been patched with asphalt or other sealants are prone to unexpected leakage. These sealants are not permanent repairs and require frequent inspections and reapplications.
- Flat roofs with decks cannot be visually inspected.

Electrical

Main Panel Branch Circuits: • 11 -15 amps • 6-20 amps • 1 -30 amps • - 1-40 amps

Description of Electrical

Size of Electrical Service: • 120/240 Volt, 100 Amp

Service Drop: •Overhead

Service Entrance Conductors: •Aluminum (Coated)

Service Equipment &

Main Disconnects: •Main Service Rating 100 Amps
•Breakers •Located: Basement
•Copper •Water Pipe Connection

Service Grounding:

Service Panel &

Overcurrent Protection: •Panel Rating: 100 Amp

•Breakers

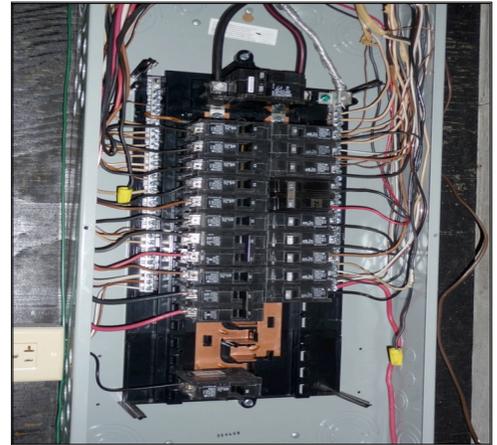
Sub-Panel(s): •None Visible

Distribution Wiring: •Copper

Wiring Method: •Armored Cable "BX" • Non-Metallic Cable "Romex"

Switches & Receptacles: •Grounded •Ungrounded

Ground Fault Circuit Interrupters: •Bathroom(s) •Exterior •Electrical Panel



Important Safety Note: Repairs attempted by untrained or unlicensed individuals to any electrical component may result in injury or death from electric shock or create a future and/or hidden unsafe condition. It is recommended that any of the listed repairs or improvements below be performed by a licensed electrician.

Important Information: It is becoming more common for insurance companies to require a minimum of 100 amps service per living unit. Many, but not all, insurers require active knob and tube wiring, even when in safe operating condition, to be upgraded to more modern wiring. Insurance companies usually require fuse systems and obsolete electric devices to be upgraded to modern standards. It is recommended that you consult with your insurance agent, prior to the closing, to understand their underwriting requirements in these areas.

Obstructions, unsafe access & dangerous/adverse situations prevented a full visual inspection of the systems, components or equipment of the Electric System (it is recommended that these areas be re-inspected once these limitations are eliminated)

<input checked="" type="checkbox"/>	Some Abandoned Wiring
<input checked="" type="checkbox"/>	Inadequate Lighting

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. **GFCI Information:** A "GFCI" is a ground fault circuit interrupter. A receptacle type is shown on the right (installed instead of a regular outlet); a breaker type is shown on the left (always located in an electric panel). A ground fault circuit interrupter is an inexpensive electrical device that, if installed in household branch circuits, could prevent over two-thirds of the approximately 300 electrocutions still occurring each year in and around the home. Installation of the device could also prevent thousands of burn and electric shock injuries each year.

In the home's wiring system, the GFCI constantly monitors electricity flowing in a circuit, to sense any loss of current. If the current flowing through the circuit differs by a small amount



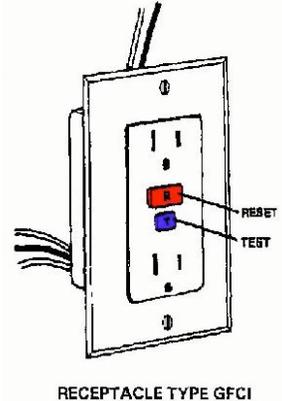
This confidential report is prepared exclusively for George Washington (sample)

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Please read all sections of the report

from that returning, the GFCI quickly switches off power to that circuit. The GFCI interrupts power faster than a blink of an eye to prevent a lethal dose of electricity. You may receive a painful shock, but you should not be electrocuted or receive a serious shock injury.

Since a GFCI detects ground faults, it can also prevent some electrical fires and reduce the severity of others by interrupting the flow of electric current. In homes built to comply with the National Electrical Code (the Code), GFCI protection is required for most outdoor receptacles (since 1973), bathroom receptacle circuits (since 1975), garage wall outlets (since 1978), kitchen receptacles (since 1987), and all receptacles in crawl spaces and unfinished basements (since 1990). Owners of homes that do not have GFCIs installed in all those critical areas specified in the latest version of the Code should consider having them installed. For broad protection, GFCI circuit breakers may be added in many panels of older homes to replace ordinary circuit breaker. For homes protected by fuses, you are limited to receptacle or portable-type GFCIs and these may be installed in areas of greatest exposure, such as the bathroom, kitchen, basement, garage, and outdoor circuits.



Either type of GFCI should be periodically tested.

General Comments:



Ungrounded 2 prong outlets are common on many older homes. Grounded outlets may be desirable in some areas where ungrounded outlets exist. This will depend on electrical needs. Older wiring never contained a ground wire so any ungrounded outlets in your home that were originally wired in this manner are considered legal non-conforming (having been installed according to the codes at the time of construction), but they do have their safety issues (rather than flowing through a person, a ground wire is a safety path for electricity to follow in case of a malfunction in the system). While it is not usually required to upgrade ungrounded outlets in your home today, it is still a good idea because a properly wired home meeting modern building codes is a safer home for you and your family.

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. **Unsafe electrical conditions represent a shock hazard.** A licensed electrician should be consulted to undertake the repairs recommended below.

RECOMMENDATIONS / OBSERVATIONS

Service / Entrance

Distribution Wiring

- **Repair:** Abandoned wiring should be replaced or appropriately terminated.
- **Repair:** Loose wiring should be secured.



LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected. Furniture and/or storage usually restricts access to some electrical components. Such components are not inspected.
- Only a representative sampling of outlets and light fixtures were tested. Electrical devices and appliances in use during the inspection are not unplugged or tested.
- The inspection does not include emergency or back-up generator assemblies and associated wiring and controls, remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, telephone, thermostats, smoke and carbon monoxide detectors and other components which are not part of the primary electrical power distribution system.

- James Robinson Home Inspections does not determine the extent of damage caused by electrical problems found. Hidden safety problems may exist. It is recommended that you consult with a licensed electrician, prior to closing, to make such a determination.
- We do not collect engineering data on the compatibility of the overcurrent devices with the electric panel and/or determine the short circuit interrupting current capacity.
- We do not determine or report on the adequacy of the ground and/or the in-place systems to provide sufficient power to the dwelling. We do not observe or report on the sufficiency of the distribution system in the dwelling. We do not inspect, observe, operate or report on underground utilities, pipes, buried wires or conduits.
- We do not insert any tools, probes or other testing devices inside of any electric panel.
- We do not test or operate any overcurrent devices (e.g., breakers) except ground-fault circuit interrupters and arc fault interrupters.
- We do not dismantle any electrical devices or controls other than remove the readily accessible covers of the main and sub panels, provided such removal will not mar any painted or finished surfaces of the dwelling.
- We do not observe and report on the quality of the conductor insulation, test for electro-magnetic fields (unless separately agreed to as an “Additional Service”), underground utilities, pipes, buried wires or conduits.
- If your house has been unoccupied or under used for an extended period (greater than 3 months or so), your house systems have likely been underused. A new occupancy by a larger group of people will demand more of the house systems that demanded by the prior owner. This combination means that the house systems have been likely underused for an extended period. As the house returns to full occupancy and use, be aware that you may run into electrical issues that are not visible during a visual inspection and arise because of increased usage of such systems. It is important to be vigilant during the first few weeks of occupancy to ensure the house systems are properly accommodating the increased usage.

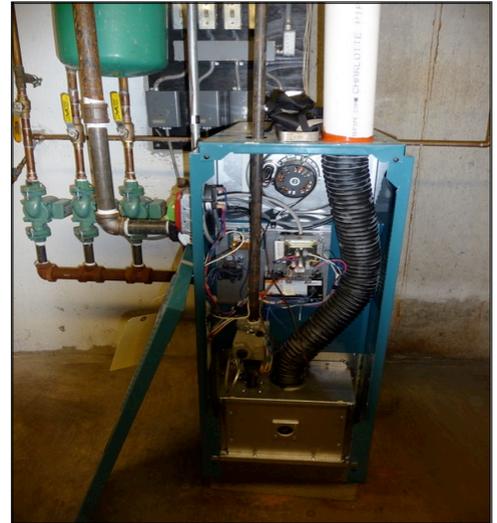
IMPORTANT NOTES

1. According to the National Fire Protection Association (NFPA), lightning fires in dwellings, duplexes and manufactured homes caused more than \$65 million a year in direct losses from 1988-1992. The National Weather Service publication, *Storm Data*, recorded 3,239 deaths and 9,818 injuries from lightning strikes between 1959 and 1994, citing lightning as a leading cause of weather-related deaths, second only to floods. James Robinson Home Inspections, does not inspect lightning protection systems. Only a trained expert, familiar with this specialized industry and the national codes and standards that govern it, can advise you on whether you need such a system or whether the system you have will work. To find such an expert, go to: www.lighting.org

Heating

DESCRIPTION OF HEATING

Energy Source: •Gas
Heating System Type: •Hot Water Boiler •Manufacturer: Burnham
Heat Distribution Methods: •Baseboard Heaters
Vents, Flues, Chimneys: •Metal-Single Wall



HEATING OBSERVATIONS

Obstructions, unsafe access & dangerous/adverse situations prevented a full visual inspection of the systems, components or equipment of the Electric System (it is recommended that these areas be re-inspected once these limitations are eliminated)

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

Miscellaneous Information

Data	Implications of 'NO'	Recommendation
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No All Rooms Have a Heat Source?	Cooler Areas; Can be an issue for VA, HUD, FHA, etc. mortgages	Check with Your Mortgage Provider
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Heat Supply Piping Insulated?	Energy Efficiency Issue	Consult with Heating Specialist; Consider Insulating

Positive Attributes

The heating system is in generally good condition. This is a high efficiency heating system. Heat distribution within the home is adequate. The heating system is controlled by a “set back” thermostat. This type of thermostat, if set up correctly, helps reduce heating costs. The distribution of heat is divided into “zones,” allowing for greater ease of balancing heat flow.

General Comments

The heating system shows no visible evidence of major defects. No repairs to the heating system are necessary at this time.

RECOMMENDATIONS / OBSERVATIONS

Thermostat

- **Monitor:** The thermostats are old and may be temperamental. Replacement is a minor job.

Discretionary Improvements

The installation of a “set back” thermostat may help to reduce heating costs.

LIMITATIONS OF HEATING INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance of any type of heating system is not determined. Consult with the current owners about historical comfort levels during different seasons. Rooms with no separate heat source may not be comfortable in colder weather conditions.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace or boiler heat exchanger, humidifier or dehumidifier, underground pipes, tanks and/or ducts and electronic air filters are not tested or inspected.
- Solar space heating equipment/systems are not inspected.
- Unitary heaters (commonly known as space heaters) are not inspected. Be aware that home owner's insurance may want to inspect these devices as part of underwriting a policy. Consult with a gas heating technician for an inspection or repairs.
- The operable use of low water shutoffs and all valves is not included in the inspection.
- If a boiler or furnace is not operational during the inspection, a home inspector does not turn on gas, light pilot lights or turn on the electric portion of the heating system.
- Please understand that a thorough heating inspection cannot be completed in the off-season. The heating system should be inspected again at the beginning of the heating season.
- We do not collect engineering data on the size of the heating system, the size of length of the heat distribution system, the adequacy and/or uniformity of the installed heating systems to heat the dwelling or any individual room.
- We do not ignite or extinguish solid fuel and/or gas fires. We do not operate any automatic safety controls.
- If your house has been unoccupied or under used for an extended period (greater than 3 months or so), your house systems have likely been underused. A new occupancy by a larger group of people will demand more of the house systems that demanded by the prior owner. This combination means that the house systems have been likely underused for an extended period. As the house returns to full occupancy and use, be aware that you may run into heating issues that are not visible during a visual inspection and arise because of increased usage of such systems. It is important to be vigilant during the first few weeks of occupancy to ensure the house systems are properly accommodating the increased usage.

IMPORTANT NOTES

- As a minimum, it is recommended that oil boilers be serviced annually.
- Gas heating systems should be maintained, as a minimum, every 2 years.
- Effective March, 2006, Nicole's Law requires residential buildings in Massachusetts that contain enclosed parking or equipment such as boilers, furnaces and hot water heaters to have working carbon monoxide detectors. Local fire departments will inspect residences upon the sale or transfer of a property to ensure compliance with the law. A similar requirement exists in Rhode Island.
- It is recommended that, as part of the routine maintenance performed on your heating system (e.g., wood, coal, gas, oil), you request the heating technician to also annually test carbon monoxide levels in your home to ensure your safety.
- Homes using natural gas or propane should have these lines, meters and associated equipment periodically examined by the gas company or fuel provider. If you smell such fuels in your house, no matter how slight, call your fuel supplier immediately.
- A puff-back is caused by an oil burner that has malfunctioned. In mildly technical terms, it's a kind of explosion inside the combustion chamber caused by the fast ignition of built-up gas or oil vapors. The results can spread throughout a house and can be very unpleasant to deal with (often requiring the use of restoration specialists obtained through a homeowner's insurance claim). The residue that comes with a puff-back isn't so much dust as it is part petroleum (oil-based) particles. This is one of the reasons that the soot "sticks" to absolutely everything in the house. It is recommended that you directly ask the current owner whether this situation has ever occurred in this house, whether an insurance claim has ever been filed for this type of situation or whether a restoration company has ever been retained to clean up furnace or boiler soot.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

- Attic Insulation:** •Unknown, The plywood floor covers the insulation
- Ar**
- Roof Cavity Insulation:** •None Visible
- Exterior Wall Insulation:** •Not Visible
- Basement Wall Insulation:** •None Visible
- Floor Cavity Insulation:** •Low Levels Suspected (But Not Visible)
- Vapor Retarders:** •None Visible
- Roof Ventilation:** •Ridge Vents •Gable Vents
- Exhaust Fan/vent Locations:** •Bathroom •Kitchen



INSULATION / VENTILATION OBSERVATIONS

Obstructions, unsafe access & dangerous/adverse situations prevented visual inspection of systems, components or equipment related to Insulation/Ventilation (it is recommended that these areas be re-inspected when limitations are eliminated)

<input type="checkbox"/> Crawlspace Not Accessible	<input type="checkbox"/> Nearby Active Nest of Hornets/Bees
<input type="checkbox"/> Attic Access Limited – Not All Areas Visible	<input type="checkbox"/> Opaque Plastic Vapor Barrier Over Insulation
<input type="checkbox"/> Finished Basement Obscures Insulation	<input type="checkbox"/> Extensive Stored Items in Attic or Basement
<input type="checkbox"/> Other:	

Important Note: ‘R’ value (rate of heat loss per hour) gives you an idea of how well insulation, windows and other house material resists heat loss. The higher the “R” value, the better the material is at insulating against heat loss. Insulation which is compressed will not give you its full rated R-value. Insulation placed *between* joists, rafters, and studs does not retard heat flow through those joists or studs. This heat flow is called thermal bridging. So, the overall R-value of a wall or ceiling will be somewhat different from the R-value of the insulation itself. That is why it is important that attic insulation cover the tops of the joists.

R-value does not measure heat flow through air leakage. According to the U.S. Department of Energy, air leakage accounts for as much as 40 percent of the total energy lost by an average home. Although it is important to have a home with high R-values, it is imperative to reduce, if not eliminate, the cracks, gaps and voids in a wall cavity. Caulking, air sealing (especially any openings to the attic) and the use of spray foam insulation are several ways to reduce air leakage.

Your home's actual energy efficiency depends on a balance between air sealing, insulation, moisture control and ventilation.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.

- Home inspectors do not walk on exposed framing members unless they judge it safe to do so and that will not cause damage to finished surfaces (example: ceilings). Inspectors do not walk on insulation covered framing members.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted for and discussed in this or a separate report.
- We do not observe, describe or report on venting equipment that is integral with household appliances, the adequate venting of kitchens or the uniformity and capacity of the installed ventilation systems to ventilate the various areas of the dwelling.
- Any estimates of insulation R values or depths are rough average values.
- James Robinson Home Inspections does not perform mold inspections and does not determine the extent of damage caused by mold or the type of mold-like substances incidentally noted during the normal home inspection process. The use of the word ‘Mold’ in this report refers to mold, mold-like substances and mildew and is used only as a general term. Any identification of mold, mildew or mold-like substances is provided to you only as general information. You should use the services of a professional mold expert to determine the specific type of mold found and the proper methods for safe remediation. Since mold depends on certain moisture conditions for survival, ensure you also eliminate the sources of moisture or poor ventilation that supports the mold.
- The home inspector does not inspect for wood destroying insects, rodents or vermin unless separately contracted for in writing.
- Engineering or architectural services such as collection of engineering data such as size, span, spacing, section modulus, slenderness ratio and/or modulus of elasticity of structural members, calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Plumbing

DESCRIPTION OF PLUMBING

- Water Supply Source:** •Private Water Supply
- Service Pipe to House:** •Copper
- Main Water Valve Location:** •Front Wall of Basement
- Interior Supply Piping:** •Copper
- Waste System:** •Private Sewage System •Reported by Real Estate Professional
- Drain, Waste, & Vent Piping:** •Plastic •Cast Iron
- Water Heater:** •Gas •Approximate Capacity (in gallons): 60 •Manufacturer: ???
- Fuel Shut-Off Valves:** •Natural Gas Main Valve At ???
- Other Components:** •Sump Pump



PLUMBING OBSERVATIONS

Obstructions, unsafe access & dangerous/adverse situations prevented a full visual inspection of systems, components or equipment related to Plumbing (it is recommended that these areas be re-inspected when limitations are eliminated)

<input checked="" type="checkbox"/> Partially or Fully Finished Basement Obscures Plumbing	<input type="checkbox"/> House Winterized
<input type="checkbox"/> Floor Insulation Obscures Plumbing	<input type="checkbox"/> Fixtures Non-Operable
<input type="checkbox"/> Hot Water Heater Wrapped in Non-Removable Insulation	<input type="checkbox"/> Abandoned Plumbing in Basement
<input type="checkbox"/> Extensive Stored Items	<input type="checkbox"/> Energy Source for Hot Water Heater Not Available
<input type="checkbox"/> Other:	

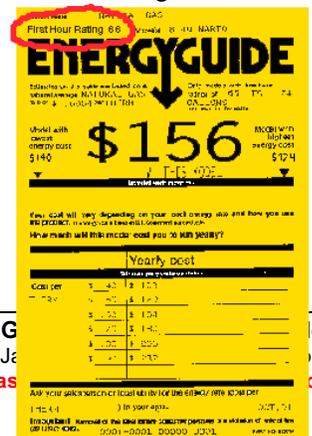
Miscellaneous Information

Data	Implications	Recommendation
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Hot water supply piping insulated?	Not required but a good idea	Consider Insulating Exposed Pipes
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Supply pipe supports made from compatible material?	Can cause leaks over time due to galvanic corrosion	Replace Supports; Consult Licensed Plumber

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

How Much Hot Water Do You Need? The answer mostly depends on how many bathrooms you have and how much water your family uses during its busiest hour (called the first hour rating in the chart below). Once you have this number, look on the yellow “EnergyGuide” label on your hot water heater. This label is required by law. The “First Hour Rating” is on the upper left corner. You will likely need even more water than the chart if you have a whirlpool tub that is used regularly. The capacity of your current hot water heater is shown above in the “Description of Plumbing” section.

My house has			
How many bathrooms?	1 to 1.5	2 to 2.5	3 to 3.5



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How many bedrooms?	1	2	3	2	3	4	5	3	4	5
I need a First Hour Rating of:	43	60	60	60	70	72	90	72	82	90

Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. Some of the plumbing fixtures within the home have been upgraded.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected. Stored items under sinks are not moved and may obscure plumbing defects. It is recommended that you examine all areas under enclosed sinks during the final walkthrough.
- James Robinson Home Inspections does not determine the extent of damage caused by plumbing problems found. Hidden safety concerns, damage or mold may exist. It is recommended that you consult with a licensed plumber or mold specialist, prior to closing, to make such a determination.
- Water quantity, pressure, adequacy & quality are not tested unless explicitly contracted for and discussed in a separate report.
- Clothes washing machine connections are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless separately contracted for and discussed in this or a separate report.
- A home inspection is not designed to determine if an underground storage tank, particularly a fuel oil tank, exists, has ever existed on the property or has been properly disposed of. It is recommended that you ask your real estate representative and the current homeowner about the history of the house regarding such tanks. Additionally, this information may be available from the local building inspector, fire chief or the state department responsible for environmental management.
- French drain systems, also called basement perimeter drain systems, are usually not visible and cannot be inspected without introducing water into the basement. Their proper operation is critical to preventing groundwater entry into the basement. You should ask the current owner to provide you with details of the system installed and any applicable warranties.
- We do not:
 - test any valves except readily accessible toilet flush valves and fixture faucets.
 - collect engineering data on the size of or length of water and/or waste systems or remove covering materials.
 - report on the adequacy and/or efficiency of the installed systems and components to provide sufficient hot water to the dwelling.
 - observe or report on the sufficiency of the water supply or waste systems or drainage for the dwelling.
 - determine whether water supply and waste disposal systems are public or private.
 - perform Title V inspections (310 CMR 15).
 - determine the effectiveness of anti-siphoning devices.
 - observe, operate or report on exterior hose bibs and water conditioning or filter systems.

IMPORTANT NOTES

- If your house has a tiled shower assembly, be aware that leaks can suddenly and unexpectedly develop if the grout fails (even very minor flaws or cracks can cause leaks) or is not regularly sealed (every 3 years). These flaws are usually not

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Please read all sections of the report

visible during an inspection. Since it cannot usually be determined when the prior owner may have performed this needed maintenance, it is recommended that you seal the grout and repair any small imperfections before it is used for normal showering or bathing. Such leaks often do not create visible signs for a long period though hidden water damage is nonetheless occurring. It is also recommended that you ask the current owner about the history of water leaks from such bathrooms before the closing.

- Longer term unoccupied houses (or bathrooms that are seldom or never used) can develop unexpected leaks in the supply and waste piping. This is especially true in houses with older waste piping such as steel, lead or cast iron. It is recommended that you frequently visually inspect all such piping during the first few weeks or so of occupancy (or regular use of the bathroom) and call a licensed plumber at the first signs of any leaks.
- Hot water heaters are prone to unexpected failure. Their useful life (7-12 years) is affected by age, water conditions, ambient conditions, amount of usage and other factors. You should consider replacing any unit that is older than 6 years or shows any indication of rusting or water leakage. A sudden failure of this device can lead to basement flooding and hidden damage from water. Condominium owners are generally liable for damage caused to other units.

Interior

Description of Interior

Wall and Ceiling Materials:

•Drywall •Plaster •Suspended Tile

Floor Surfaces:

•Carpet •Tile •Wood

Window Type(s) & Glazing:

•Casement •Double/Single

Doors:

•Wood-Solid Core •Sliding Glass



General Condition of Interior Finishes

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

General Condition of Windows and Doors

Average Quality Doors and Windows

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

INTERIOR OBSERVATIONS

Obstructions, unsafe access & dangerous/adverse situations prevented a full visual inspection of systems, components or equipment related to Interior (it is recommended that these areas be re-inspected when limitations are eliminated)

<input checked="" type="checkbox"/> Casement Hardware Damaged or Missing	
<input type="checkbox"/> Knick Knacks On Windows	

Recommendations / Observations

Wall / Ceiling Finishes

- **Monitor:** Minor cracks were noted. Such cracks can be the result of poor workmanship, house settling, framing techniques used, or truss uplift, etc. and are generally cosmetic in nature. They can easily be repaired though they will sometimes reappear despite adequate repairs due to the natural expansion and contraction of wood in response to humidity and temperature.

Windows

- **Repair:** Window hardware is missing.
- **Repair:** At least one of the storm windows is missing a storm window. The owner should be consulted regarding any storm windows that may be in storage.

Doors

- **Improve:** The rollers of the sliding glass door could be improved to operate freely.

Stairways

- **Repair, Safety Issue:** For improved safety, it is recommended that a handrail be provided for the stairway.
- **Repair:** The size and/or orientation of the stairway “risers” may make the stairway difficult to negotiate. , this condition should be altered for improved safety.

Basement Leakage

- **Monitor:** Proper performance of the sump pump is critical to preventing basement leakage. Sump pumps usually serve to discharge storm water from the perimeter foundation drainage tiles. If the sump pump becomes inoperative, or if the discharge line is broken, damaged or improperly sloped, basement leakage can result. The operation of the sump pump should be carefully monitored. If the sump pump operates regularly, it may be prudent to consider a back up pump, or a battery power supply in the event of a power interruption. Please refer to the “Plumbing” section, where there may be more information on the sump pump. (Note: It is usually not possible to verify the discharge location of the sump pump line during an inspection.)

Environmental Issues

- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

Discretionary Improvements

Install new exterior lock sets upon taking possession of the home.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- The removal of ceiling tiles or suspended ceilings is not part of this inspection. Items covered by these surfaces are also not inspected.
- Home and Hearth does not determine the extent of hidden damage associated with water stains. Hidden safety concerns, damage or mold may exist. It is recommended that you consult with an experienced professional roofer, plumber or contractor, prior to closing, to make such a determination.
- Fine hair-line cracks are a part of the normal house settlement process. No determination is made as to future settlement.
- Cracks in solid wood doors may be hidden since this is a seasonal occurrence.
- Only a representative sample of windows (usually one window per room) is inspected.
- Window and door screens are not inspected.
- Sump pumps are not inspected unless readily observable and safe to operate. Portable dehumidifiers are not inspected or operated.
- Only representative samples of windows in each room are operated. Window treatments, furniture arrangement, personal belongings, etc. of the current owner can prevent operation and visible inspection of the window. You should examine and operate all the windows in the house during the final walkthrough to discover flaws that were not previously visible.
- James Robinson Home Inspections does not perform mold inspections and does not determine the extent of damage caused by mold or the type of mold-like substances incidentally noted during the normal home inspection process. The use of the word ‘Mold’ in this report refers to mold, mold-like substances and mildew and is used only as a general term. Any identification of mold, mildew or mold-like substances is provided to you only as general information. You should use the services of a professional mold expert to determine the specific type of mold found and the proper methods for safe remediation. Since mold depends on certain moisture conditions for survival, ensure you also eliminate the sources of moisture or poor ventilation that supports the mold.
- When it comes to issues where safety glass is required, there is no “grandfathering” of existing non-conforming conditions. A visual inspection cannot determine if a specific glass installation met code at the time of construction and if replacing it would be considered a necessary repair or a safety enhancement. You should consult with the current owner, builder or glass specialist on any locations subject to human impact.

IMPORTANT NOTES

- All houses use glass for various purposes. When a person accidentally impacts glass, deep lacerations or death can occur. Most accidents are due to failure to see the glass, slips and falls against glass or intentional breakage. Various regulatory agencies set standards that glass manufacturers must follow. Certain glass must be labeled. These include areas where a person might be aware of the glass, yet still fall or slip, such as a shower or walkway. Another hazard is glass that people might not be aware of, such as a sliding door where a person could think the door was open and walk (or run) straight into the glass. Glass that is tempting to break is also a hazardous location (for example: glass near door where a person might break the door to reach the doorknob. Hazardous locations include swing doors, any pane of glass (except jalousie windows) larger than 3 inches, sliders (exterior and closet doors), storm doors, shower enclosures and sidelites beside a door frame. Consult the <http://www.nsc.org> website for additional safety tips.

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

- Fireplaces:** •Masonry Firebox
Vents, Flues, Chimneys: •Masonry Chimney-Lined



FIREPLACES / WOOD STOVES OBSERVATIONS

Obstructions, unsafe access & dangerous/adverse situations prevented a full visual inspection of systems, components or equipment related to Fireplaces/Wood Stoves (it is recommended that these areas be re-inspected when limitations are eliminated)

<input type="checkbox"/> Fire in Woodstove	<input type="checkbox"/> Expensive Decorative Screens in Front of Fireplace
<input type="checkbox"/> Fire in Fireplace	<input type="checkbox"/> Room Entry Prevented
<input type="checkbox"/> Ashes in Fireplace	<input type="checkbox"/> Stored Items in Front of Fireplace or Wood Stove
<input type="checkbox"/> Damper Area Stuffed with Insulation	<input type="checkbox"/> No Cleanout Prevented Inspection of Firebox Underneath
<input type="checkbox"/> No Gas to Gas Fireplace	<input type="checkbox"/> Gas Fireplace Pilot Flame or Igniter Inoperable
<input type="checkbox"/> Other:	

Note: The National Fire Protection Association (NFPA) has addressed the minimum chimney inspection standards in its latest publication (NFPA 211) concerning home heating appliances. Inspections are now classified as Level 1, Level 2 or Level 3. Each level of inspection covers specific items depending on the individual appliance and venting system. Below is an **Explanation of the three levels of inspections;** An inspection by James Robinson Home Inspections is a modified level 1 inspection (generally, we cannot verify that the chimney flue is free of obstructions and combustible deposits and we do not verify that any fireplace appliances, including factory built fireplaces, are correctly installed).

Level 1 inspections - A Level 1 inspection is recommended for a chimney under continued service, under the same conditions, and with the continued use of the same appliance. In a modified Level 1 inspection, we examine the readily accessible portions of the chimney exterior, interior and accessible portions of the appliance and the chimney connection. We will be looking for the basic soundness of the chimney structure and flue.

Level 2 inspections - A Level 2 inspection is recommended whenever any changes in fuel type or flue material and when a change in appliance is done. A Level 2 inspection is more-in depth than a Level 1 inspection. If this inspection suggests that a hidden hazard exists, a Level 3 inspection is recommended.

Level 3 inspections - A Level 3 inspection covers hidden defects and defects that are not readily visible and observable. A Level 3 inspection includes all the areas and items checked in a Level 1 and a Level 2 inspection, as well as the removal of certain components of the building or chimney where necessary. When serious hazards are suspected, a Level 3 inspection may well be required to determine the condition of the chimney system.

Click on the following link to find a professional in your area to perform a complete level 1, 2 or 3 inspection:
<http://csia.org/HomeownerResources/ChimneySafetyHotTopics/ChimneyInspections/tabid/116/Default.aspx>

General Comments

On the whole, the fireplace and it's components are in above average condition. Typical minor flaws were observed in some areas.

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- When feasible, a small section of the flue interior is viewed from the basement cleanout door and/or the top of the flue from the roof. However, this is an incomplete inspection of the entire flue and does not determine if the entire fireplace interior is operable or safe. It is recommended that you retain the services of a professional chimney sweep or mason to inspect these areas to ensure the safe operation of chimney. If an operable and safe chimney(s) is an important part of your decision to purchase the home, you should have this additional inspection performed prior to the closing.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) and similar devices are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.
- Wood and coal stoves are not inspected. Consult with local official and the manufacturer for proper operation and installation of this equipment.

Appliances

Description of Appliances

Appliances Tested: •Electric Range •Microwave
Oven •Dishwasher •Refrigerator

Laundry Facility: •240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer



APPLIANCES OBSERVATIONS

Obstructions, unsafe access & dangerous/adverse situations prevented a full visual inspection of systems, components or equipment related to Appliances (it is recommended that these areas be re-inspected when limitations are eliminated)

Positive Attributes

Most of the major appliances in the home are newer. All appliances that were tested responded satisfactorily. The appliances that have been installed in the kitchen are good quality.

RECOMMENDATIONS / OBSERVATIONS

Kitchen Exhaust Fan

- **Repair:** The kitchen exhaust fan should discharge to the building's exterior.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency, adequacy for the intended function and overall performance of appliances is outside the scope of this inspection.
- Not all appliances in the house are inspected. Only kitchen appliances that are remaining with the house are inspected. Other appliances (e.g., washer, dryer) are only inspected only if specifically requested.

IMPORTANT INFORMATION

Safety warnings about gas piping: Check condition of flexible gas line connections: *Caution:* we do not pull out appliances to look at gas line connections, but you should do so, checking condition of flexible connections for leaks and assuring that a shutoff valve is installed. Watch for leaks in those flex-connector lines between gas line and the appliance as they are thin wall and often corrode and leak. Gas leaks are dangerous.

Immediate LP or natural gas safety hazards: if there is evidence of an LP or natural gas leak at a building, gas odors, for example, you should:

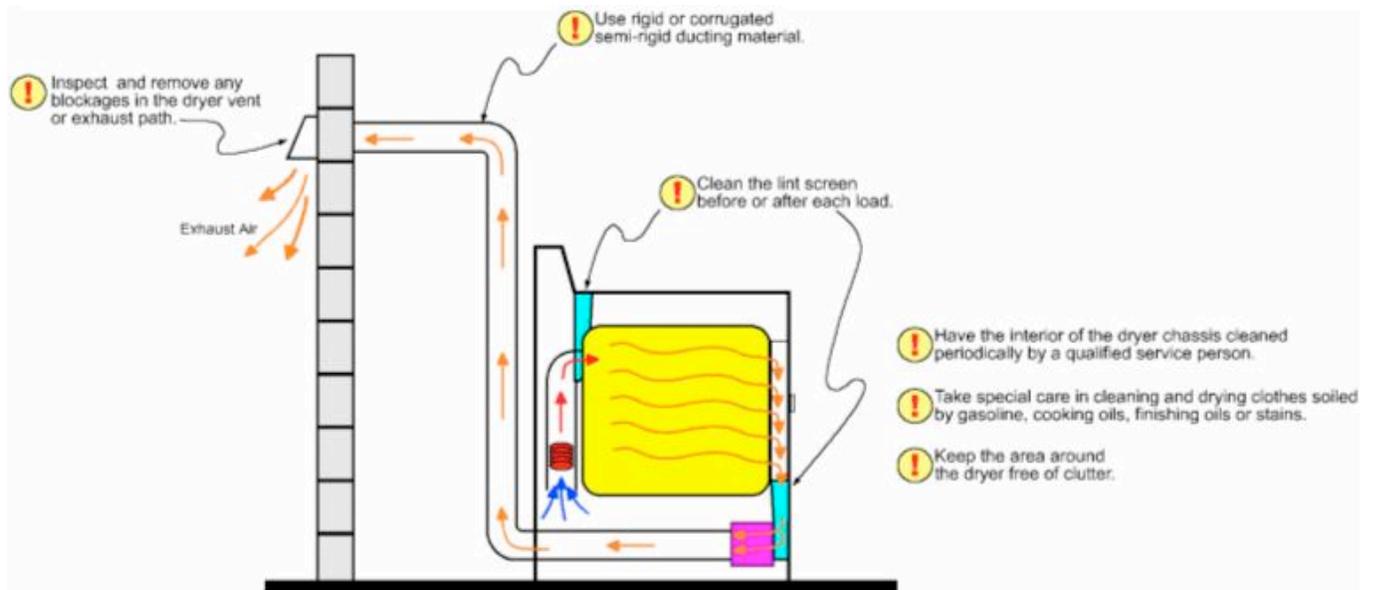
- Avoid doing anything that is likely to cause a gas explosion, such as lighting a match, operating an electrical switch, or even using a telephone in the building
- Leave the building immediately
- Notify other building occupants of the safety concern
- Contact the local gas company and/or fire department

Safety Information on Dryer Vents

The U.S. Consumer Product Safety Commission estimates that in 1998, clothes dryers were associated with 15,600 fires, which resulted in 20 deaths and 370 injuries. Fires can occur when lint builds up in the dryer or in the exhaust duct. Lint can block the flow of air, cause excessive heat build-up, and result in a fire in some dryers.

To help prevent fires:

- **Clean the lint screen/filter before or after drying each load of clothes.** If clothing is still damp at the end of a typical drying cycle or drying requires longer times than normal, this may be a sign that the lint screen or the exhaust duct is blocked.
- **Clean the dryer vent and exhaust duct periodically.** Check the outside dryer vent while the dryer is operating to make sure exhaust air is escaping. If it is not, the vent or the exhaust duct may be blocked. To remove a blockage in the exhaust path, it may be necessary to disconnect the exhaust duct from the dryer. Remember to reconnect the ducting to the dryer and outside vent before using the dryer again.
- **Clean behind the dryer, where lint can build up.** Have a qualified service person clean the interior of the dryer chassis periodically to minimize the amount of lint accumulation. Keep the area around the dryer clean and free of clutter.
- **Replace plastic or foil, accordion-type ducting material with rigid or corrugated semi-rigid metal duct.** Most manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, which provides maximum airflow. The flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow.
- **Take special care when drying clothes that have been soiled with volatile chemicals** such as gasoline, cooking oils, cleaning agents, or finishing oils and stains. If possible, wash the clothing more than once to minimize the amount of volatile chemicals on the clothes and, preferably, hang the clothes to dry. If using a dryer, use the lowest heat setting and a drying cycle that has a cool-down period at the end of the cycle. To prevent clothes from igniting after drying, do not leave the dried clothes in the dryer or piled in a laundry basket.



Mold in Your Home

SOURCE: EPA - "A BRIEF GUIDE TO MOLD, MOISTURE, AND YOUR HOME"

MOLD BASICS

- **The key to mold control is moisture control.**
- **If mold is a problem in your home, you should clean up the mold promptly *and* fix the water problem.**
- **It is important to dry water-damaged areas and items within 24-48 hours to prevent mold growth.**

Why is mold growing in my home?

Molds are part of the natural environment. Outdoors, molds play a part in nature by breaking down dead organic matter such as fallen leaves and dead trees, but indoors, mold growth should be avoided. Molds reproduce by means of tiny spores; the spores are invisible to the naked eye and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. There are many types of mold, and none of them will grow without water or moisture.

Can mold cause health problems?

Molds are usually not a problem indoors, unless mold spores land on a wet or damp spot and begin growing. Molds have the potential to cause health problems. Molds produce allergens (substances that can cause allergic reactions), irritants, and in some cases, potentially toxic substances (mycotoxins). Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic responses include hay fever-type symptoms, such as sneezing, runny nose, red eyes, and skin rash (dermatitis). Allergic reactions to mold are common. They can be immediate or delayed. Molds can also cause asthma attacks in people with asthma who are allergic to mold. In addition, mold exposure can irritate the eyes, skin, nose, throat, and lungs of both mold-allergic and non-allergic people. Symptoms other than the allergic and irritant types are not commonly reported as a result of inhaling mold. Research on mold and health effects is ongoing. This brochure provides a brief overview; it does not describe all potential health effects related to mold exposure. For more detailed information consult a health professional. You may also wish to consult your state or local health department.

How do I get rid of mold?

It is impossible to get rid of all mold and mold spores indoors; some mold spores will be found floating through the air and in house dust. The mold spores will not grow if moisture is not present. Indoor mold growth can and should be prevented or controlled by controlling moisture indoors. If there is mold growth in your home, you must clean up the mold **and** fix the water problem. If you clean up the mold, but don't fix the water problem, then, most likely, the mold problem will come back.

Who should do the cleanup?

Who should do the cleanup depends on a number of factors. One consideration is the size of the mold problem. If the moldy area is less than about 10 square feet (less than roughly a 3 ft. by 3 ft. patch), in most cases, you can handle the job yourself, following the guidelines provided by the E.P.A. However:

- If there has been a lot of water damage, and/or mold growth covers more than 10 square feet, consult the U.S. Environmental Protection Agency (EPA) guide: *Mold Remediation in Schools and Commercial Buildings*. Although focused on schools and commercial buildings, this document is applicable to other building types. It is available free by calling the EPA Indoor Air Quality Information Clearinghouse at (800) 438-4318, or here at epa.gov/mold/mold_remediation.html.

- If you choose to hire a contractor (or other professional service provider) to do the cleanup, make sure the contractor has experience cleaning up mold. Check references and ask the contractor to follow the recommendations in EPA's [Mold Remediation in Schools and Commercial Buildings](#), the guidelines of the American Conference of Governmental Industrial Hygienists (ACGIH), or other guidelines from professional or government organizations.
- If you suspect that the heating/ventilation/air conditioning (HVAC) system may be contaminated with mold (it is part of an identified moisture problem, for instance, or there is mold near the intake to the system), consult EPA's guide *Should You Have the Air Ducts in Your Home Cleaned?* before taking further action. Do not run the HVAC system if you know or suspect that it is contaminated with mold - it could spread mold throughout the building. Visit epa.gov/iaq/pubs/airduct.html, or call (800) 438-4318 for a free copy.
- If the water and/or mold damage was caused by sewage or other contaminated water, then call in a professional who has experience cleaning and fixing buildings damaged by contaminated water.
- If you have health concerns, consult a health professional before starting cleanup.

ADDITIONAL RESOURCES

For more information on mold related issues including mold cleanup and moisture control/condensation/humidity issues, you can call the EPA Indoor Air Quality Information Clearinghouse IAQ INFO at **(800) 438-4318**.

Here is additional information on common questions asked by many homeowners. The website url is –

http://www.lrs911.com/LRS/mold_and_mildew_definition.htm

What is mildew and is it different than mold?

"What is mildew?" The answer depends on whether you ask a scientist or a nonexpert. Mycologists, who study fungi, use the term "mildew" only for fungi that grow on plants. When mycologists say "Mildew," they mean the white growth that causes diseases in plants.

People who are not scientists use the term "mildew" differently. For them, mildew is the discoloration caused by mold in buildings. The molds that grow around windows or in bathrooms are called "mildew."

Is mildew different than mold? The mycologist would say they are different. Mildew only grows on plants outdoors. The nonexpert, however, sees the effects of mold growing indoors and calls it "mildew."

2) How long does it take mold to grow?

To be more specific, we should ask, "How long does it take for a mold spore to *germinate*?" Then we should ask, "How long does it take growing mold to *colonize*?"

To grow, molds need a food source, a certain temperature and moisture. Where these conditions are present, molds can germinate and colonize. How fast growth occurs depends on the combination of conditions. Spores can germinate after only 12 hours in some conditions and some grow in 24 to 48 hours. Houses offer an ample food supply—drywall, wood, insulation, paper. When these materials become damp or wet, settled spores can become growing molds.

Molds may colonize in 1 to 12 days depending on the type of mold. Following are several types of molds and the number of days in which colonization may take place:

- *Mucor* sp. colonizes between 1 and 2 days.
- *Rhizopus* sp. colonizes between 1 and 2 days.

- *Aspergillus* sp. colonizes between 2 and 3 days.
- *Penicillium* sp. colonizes between 2 and 3 days.
- *Stachybotrys chartarum* colonizes between 8 and 12 days.

3) Why do molds give off musty odors?

The musty odors produced by molds are known by scientists as Microbial Volatile Organic Compounds. (These compounds are abbreviated as mVOCs.) Some mVOCs produce musty and moldy odors, which result from the chemical changes taking place during the mold life process. They are waste products given off by actively growing molds. Health effects such as headaches, dizziness and nausea have been linked to exposure to mVOCs, but research is only beginning. Odors from mVOCs are a sign that mold is actively growing and so may indicate a level of mold contamination requiring remediation.

4) What are mycotoxins and are they dangerous to humans?

Mycotoxins are poisonous substances. "Myco" means fungus, so think of *mycotoxins* as "fungi toxins." They are designed for chemical warfare against other organisms, even against other types of molds. Living molds may produce mycotoxins to discourage other molds or bacteria from growing in the same territory. Unfortunately, humans who inhale, ingest or touch mycotoxins may have a toxic reaction. Some mycotoxins have been shown to produce human health effects, while little is known about the possible harmful affects of some other mycotoxins.

We should not panic over mold toxins. Not all molds produce mycotoxins; furthermore, molds that can produce mycotoxins do not produce them in all situations. EPA cautions that finding molds in a building does *not* mean that mycotoxins are also in the building, and even when mycotoxins are present in a building, the quantities may not be large and thus health threatening.

5) How do you prevent mold from spreading?

To prevent mold spores from spreading to clean areas of a building, a remediation contractor must control air movement. Two important procedures are (1) erecting critical barriers and (2) establishing negative pressurization in the work area.

Critical barriers block the paths that airborne mold spores might follow. Contractors construct critical barriers by placing two layers of polyethylene over any air pathways through which spores might travel (i.e, air vents, wall plates, recessed lighting, doors and other openings).

To establish negative pressure, a contractor creates *low air pressure* in the work area. The result is that rooms and areas surrounding the work area will have *higher air pressure* than the work area. Maintaining negative air pressure prevents mold spores from being carried by air movement from the work area to uncontaminated rooms of the job site.

6) Will ozone kill mold and the mycotoxins produced by mold?

The American Conference of Governmental Industrial Hygienists *do not* recommend using ozone on visible mold growth. Due to various factors, ozone has not been found effective against molds. One problem is the elements that cause ozone to be less effective. Ozone can be affected by temperature and pH, decreasing its impact on mold. Organic materials in the structure can also affect ozone.

A second problem is that ozone does not kill what it does not reach. No method of application can ensure that the ozone contacts every surface where mold contamination exists.

The last problem is mycotoxins. Even if ozone did affect mold, the toxins on mold spores and mold fragments still remain on surfaces and can still cause allergenic reactions in people. To remediate a mycotoxin problem, you must reduce the concentrations of mycotoxins in the structure.

In summary, ozone does not work with molds. In addition, molds are usually found in wet environments. Using ozone on wet materials in a wet environment may result in the bleaching of surfaces.

Appendix C—Life Expectancy of Housing Components C-1

Appendix C— Life Expectancy of Housing Components

The following material was developed for the National Association of Home Builders (NAHB) Economics Department based on a survey of manufacturers, trade associations, and product researchers. Many factors affect the life expectancy of housing components and need to be considered when making replacement decisions, including the quality of the components, the quality of their installation, their level of maintenance, weather and climatic conditions, and intensity of their use. Some components remain functional but become obsolete because of changing styles and tastes or because of product improvements. Note that the following life expectancy estimates are provided largely by the industries or manufacturers that make and sell the components listed.

Appliances	<i>Life in Years</i>
Compactors	10
Dishwashers	10
Dryers	14
Disposal	10
Freezers, compact	12
Freezers, standard	16
Microwave ovens	11
Electric ranges	17
Gas ranges	19
Gas ovens	14
Refrigerators, compact	14
Refrigerators, standard	17
Washers, automatic and compact	13
Exhaust fans	20

Source: Appliance Statistical Review, April 1990

Bathrooms	<i>Life in Years</i>
Cast iron bathtubs	50
Fiberglass bathtub and showers	10–15
Shower doors, average quality	25
Toilets	50

Sources: Neil Kelly Designers, Thompson House of Kitchens and Bath

Cabinetry	<i>Life in Years</i>
Kitchen cabinets	15–20
Medicine cabinets and bath vanities	20

Sources: Kitchen Cabinet Manufacturers Association, Neil Kelly Designers

Closet Systems	<i>Life in Years</i>
Closet shelves	Lifetime

Countertops	<i>Life in Years</i>
Laminate	10–15
Ceramic tile, high-grade installation	Lifetime
Wood/butcher block	20+
Granite	20+

Sources: AFPAssociates of Western Plastics, Ceramic Tile Institute of America

Doors	<i>Life in Years</i>
Screen	25–50
Interior, hollow core	Less than 30
Interior, solid core	30–lifetime
Exterior, protected overhang	80–100
Exterior, unprotected and exposed	25–30
Folding	30–lifetime
Garage doors	20–50
Garage door opener	10

Sources: Wayne Dalton Corporation, National Wood Window and Door Association, Raynor Garage Doors

C-2

Residential Inspection

Electrical

	<i>Life in Years</i>
Copper wiring, copper plated, copper clad aluminum, and bare copper	100+
Armored cable (BX)	Lifetime
Conduit	Lifetime

Source: Jesse Aronstein, Engineering Consultant

Finishes Used for Waterproofing

Paint, plaster, and stucco	3-5
Sealer, silicone, and waxes	1-5

Source: Brick Institute of America

Floors

Oak or pine	Lifetime
Slate flagstone	Lifetime
Vinyl sheet or tile	20-30
Terrazzo	Lifetime
Carpeting (depends on installation, amount of traffic, and quality of carpet)	11
Marble (depends on installation, thickness of marble, and amount of traffic)	Lifetime+

Sources: Carpet and Rug Institute, Congoleum Corporation, Hardwood Plywood Manufacturers Association, Marble Institute, National Terrazzo and Mosaic Association, National Wood Flooring Association, Resilient Floor Covering Institute

Footings and Foundation

Poured footings and foundations	200
Concrete block	100
Cement	50
Waterproofing, bituminous coating	10
Termite proofing (may have shorter life in damp climates)	5

Source: WR Grace and Company

Heating Ventilation and Air Conditioning

	<i>Life in Years</i>
Central air conditioning unit (newer units should last longer)	15
Window unit	10
Air conditioner compressor	15
Humidifier	8
Electric water heater	14
Gas water heater (depends on type of water heater lining and quality of water)	11-13
Forced air furnaces, heat pump	15
Rooftop air conditioners	15
Boilers, hot water or steam (depends on quality of water)	30
Furnaces, gas- or oil-fired	18
Unit heaters, gas or electric	13
Radiant heaters, electric	10
Radiant heaters, hot water or steam	25
Baseboard systems	20
Diffusers, grilles, and registers	27
Induction and fan coil units	20
Dampers	20
Centrifugal fans	25
Axial fans	20
Ventilating roof-mounted fans	20
DX, water, and steam coils	20
Electric coils	15
Heat Exchangers, shell-and-tube	24
Molded insulation	20
Pumps, sump and well	10
Burners	21

Sources: Air Conditioning and Refrigeration Institute, Air Conditioning, Heating, and Refrigeration News, Air Movement and Control Association, American Gas Association, American Society of Gas Engineers, American Society of Heating, Refrigeration and Air-Conditioning Engineers, Inc., Safe Aire Incorporated

Appendix C—Life Expectancy of Housing Components

C-3

Home Security*Life in Years***Appliances**

Intrusion systems	14
Smoke detectors	12
Smoke/fire/intrusion systems	10

Insulation

For foundations, roofs, ceilings, walls, and floors

Lifetime

Sources: Insulation Contractors Association of America, North American Insulation Manufacturers Association

Landscaping

Wooden decks	15
Brick and concrete patios	24
Tennis courts	10
Concrete walks	24
Gravel walks	4
Asphalt driveways	10
Swimming pools	18
Sprinkler systems	12
Fences	12

Sources: Associated Landscape Contractors of America, Irrigation Association

Masonry

Chimney, fireplace, and brick veneer	Lifetime
Brick and stone walls	100+
Stucco	Lifetime

Sources: Brick Institute of America, Architectural Components, National Association of Brick Distributors, National Stone Association

Millwork

Stairs, trim	50–100
Disappearing stairs	30–40

Paints and Stains*Life in Years*

Exterior paint on wood, brick, and aluminum	7–10
Interior wall paint (depends on the acrylic content)	5–10
Interior trim and door paint	5–10
Wallpaper	7

Sources: Finnaren and Haley, Glidden Company, The Wall Paper

Plumbing

Waste piping, cast iron	75–100
Sinks, enamel steel	5–10
Sinks, enamel cast iron	25–30
Sinks, china	25–30
Faucets, low quality	13–15
Faucets, high quality	15–20

Sources: American Concrete Pipe Association, Cast Iron Soil and Pipe Institute, Neil Kelly Designers, Thompson House of Kitchens and Baths

Roofing

Asphalt and wood shingles and shakes	15–30
Tile (depends on quality of tile and climate)	50
Slate (depends on grade)	50–100
Sheet metal (depends on gauge of metal and quality of fastening and application)	20–50+
Built-up roofing, asphalt	12–25
Built-up roofing, coal and tar	12–30
Asphalt composition shingle	15–30
Asphalt overlaid	25–35

Source: National Roofing Contractors Association

C-4**Residential Inspection****Rough Structure** *Life in Years*

Basement floor systems	Lifetime
Framing, exterior and interior walls	Lifetime

Source: NAHB Research Foundation

Shutters

Wood, interior	Lifetime
Wood, exterior (depends on weather conditions)	4–5
Vinyl plastic, exterior	7–8
Aluminum, interior	35–50
Aluminum, exterior	3–5

Sources: A.C. Shutters, Inc., Alcoa Building Products, American Heritage Shutters

Siding

Gutters and downspouts	30
Siding, wood (depends on maintenance)	10–100
Siding, steel	50–Lifetime
Siding, aluminum	20–50
Siding, vinyl	50

Sources: Alcoa Building Products, Alside, Inc., Vinyl Siding Institute

Walls and Wall Treatments

Drywall and plaster	30–70
Ceramic tile, high grade installation	Lifetime

Sources: Association of Wall and Ceiling Industries International, Ceramic Tile Institute of America

Windows

Window glazing	20
Wood casement	20–50
Aluminum and vinyl casement	20–30
Screen	25–50

Sources: Best Built Products, Optimum Window Manufacturing, Safety Glazing Certification Council, Screen Manufacturers Association

Wood Destroying Insects

Picture	Name	Description
	<p>Lyctid Powderpost Beetle</p>	<p>The larvae of Lyctid powderpost beetles develop and feed in hardwood. They usually infest furniture, flooring, paneling and molding. The beetles lay their eggs on the surface of wood. The larvae are C-shaped grubs that feed and pupate in the wood. Adults chew out of the wood, leaving circular emergence holes about 1 mm to 2 mm in diameter. Adult beetles are brown and are 3 mm to 5 mm long. The antennae have two-segmented clubs.</p>
	<p>Bostrichid Powderpost Beetle</p>	<p>The larvae of Bostrichid beetles live and feed in wood. They can attack both hardwood and softwood, including bamboo, wicker and weaving material of baskets. The beetles bore into the wood to lay eggs. The larvae eat and pupate in the wood. Adult beetles are 3 mm to 6 mm long. To emerge, they bore round exit holes greater than 3 mm in diameter.</p>
	<p>Anobiid Powderpost Beetle</p>	<p>Anobiid powderpost beetles are 4 mm to 6 mm and develop in softwood or hardwood in structures. They are very common in subflooring of buildings. The beetles lay their eggs in cracks or on the surface of the wood. The larvae bore into the wood and feed on it. Adult beetles emerge from the wood by boring circular emergence holes about 2 mm to 3 mm in diameter.</p>
	<p>Old House Borer</p>	<p>This beetle is 15 mm to 25 mm long, flattened and grayish-black. The area behind the head has two shiny black spots. The larvae spend two to 10 years feeding on sapwood of pine, fir, spruce and other softwoods. Adults emerging from infested wood bore oval emergence holes that are 6 mm to 15 mm long.</p>

	<p>Formosan Termite</p>	<p>The Formosan termite is a subterranean termite that has several unique characteristics that make it special compared to the Eastern subterranean termite. The reproductives are brown and swarm in the evening during May to July. Colonies of Formosan termites are large, with up to 5 million individuals. Therefore, they destroy wood faster than the Eastern subterranean termite. Formosan termites construct nests that are composed of carton material. These nests may be in the soil or in the structure.</p>
	<p>Drywood Termite</p>	<p>Drywood termite colonies are found entirely within wood in structures. Because they do not require soil contact, they do not make mud tubes. The swarmers are usually light-brown and are most prevalent from September to December. Swarming usually occurs in the evening</p>
	<p>Eastern Subterranean Termite</p>	<p>Eastern subterranean termites live in colonies composed of workers, soldiers, reproductives and supplemental reproductives. During the spring, the reproductives swarm and leave the colony. The reproductives are black and have a thick waist. The antennae are straight and both pairs of wings are the same length. Subterranean termites feed on wood, but nest in the soil. They construct mud tubes from their nests to the wood in structures.</p>
	<p>Carpenter Ant</p>	<p>Carpenter ants are large ants, about 13 mm to 15 mm, that nest in hollows of wood. The nest is usually associated with wood decay or termite damage in a house. Outdoors, carpenter ants nest in mulch or debris. The Florida carpenter ant is red and black. Carpenter ants do not eat wood; they hollow it out for nests.</p>

	Carpenter Bee	<p>Carpenter bees are 20 mm to 35 mm long. They closely resemble bumble bees, except the abdomen of a carpenter bee is a shiny metallic greenish-black, and the abdomen of a bumble bee is very hairy. These insects sometimes build their nests in solid wood such as weather boarding, railings, supports and trim of buildings. Their nests are in the form of tunnels three to six inches deep in the wood. The entrance hole is about 12 mm in diameter. The holes are very clean and appear as though they were made by a drill. Damage to wood is seldom extensive.</p>
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Material on this page comes from: P.G. Koehler, Professor; J.L. Castner, Scientific Photographer; Department of Entomology and Nematology, Cooperative Extension Service, Institute of Food and Agricultural Sciences, University of Florida, Gainesville, 32611.

REQUIRED HANDOUT PURSUANT TO 266 CMR 6.08

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

CONCERNED ABOUT RISING ENERGY COSTS? MASSSAVE CAN HELP.

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

- MassSave may provide you a no-cost home energy assessment to identify the energy-saving improvements that are right for you.

- MassSave may provide money toward the cost of purchasing and installing approved energy-saving measures and money-saving rebates when you install qualifying energy efficient equipment. Get started today. Call MassSAVE at 866-527-7283 or go to www.masssave.com for more information or to schedule your home energy audit.

THE SCOPE OF THE HOME INSPECTION

Our home inspections follow Massachusetts regulations (Rhode Island regulations are not yet effective but you can view the draft rules at: <http://www.crb.state.ri.us/docs/hirules.pdf>) and the ASHI® Standards of Practice. The purpose and scope of a home inspection of a residential building, including an attached garage, is to provide you with a report that forthrightly discloses the physical conditions of the systems and components listed that are readily accessible and observable. This includes those systems and components which are potential safety hazards, as observed at the time of the Inspection. However, this is not a comprehensive Architectural and or an Engineering study of the dwelling in question.

We indicate the condition of the inspected systems and components which were found to be in need of repair and/or require additional investigation or pose a potential safety hazard. Further investigation is required when:

- a. The scope of the repair(s) is unknown.
- b. There are readily observable signs of, and a reasonable basis to believe, that concealed damage exists in the system or component inspected.
- c. The subject area is beyond the scope of the home inspector's expertise.

We also record the existence of obstructions and/or conditions that interfered with or prevented the inspection of the installed Systems and Components. We will provide you the reasoning or explanation as to the nature of the deficiencies we observe that are not self-evident. Though the inspector may include third party information discovered during the inspection, our inspectors are not liable for the accuracy of this information.

This inspection is visual and reflects conditions only on the day of the inspection. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Latent and concealed defects and deficiencies are excluded from the inspection. The inspection is not a substitute for disclosures required of the seller or their agents. This inspection does not cover compliance with building codes. This inspection is not an inspection for wood destroying insects or other pests (though such an additional service can be separately contracted for). **This report should not be used as the sole method for other professionals to prepare repair estimates nor should it limit the scope of their inspection or work. The inspection report should be just one input they consider when deciding what should be examined, repaired, analyzed, etc.** Inspectors are prohibited under Massachusetts regulations from testing automatic controls with the noted exceptions of the arc and ground fault protective devices and overhead garage door openers.

It is the goal of this inspection to provide information for to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. No representation is made as to how long any equipment will continue to function. You should be aware that any equipment, even new equipment, can fail at any time, including the day following the inspection. Additional inspections by other qualified professionals (e.g., electrician; plumber; roofer; mold specialists, pesticide) are usually required in order to fully determine the extent of hidden damage arising from the visual observations made by the home inspector. **You should have these additional inspections performed prior to the closing.**

As a client, you can adjust the scope of the inspection by including additional systems and components or by excluding any that are normally inspected.

ITEMS NOT WITHIN THE SCOPE OF A HOME INSPECTION

1. Warranties or guarantees of any kind. The inspection is not a guarantee or warranty, expressed or implied, of any kind and it should not be relied on as such.
2. Collection of any engineering data (the size of structural members and or the output of mechanical and or electrical equipment).
3. Inspection of spaces not readily accessible and observable.
4. Entering 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 noted by the Inspector.
5. Disturbing or moving insulation, stored and or personal items, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.
6. Determining the effectiveness of any system installed to control or remove suspected hazardous substances. (See Additional Services)
7. Predicting future conditions, including but not limited to failure of components.
8. Projecting operating costs of components.
9. Determining extent or magnitude of damage or failures noted.
10. Operating any System or Component, that which does not respond to normal operating controls.
11. Testing for radon gas unless specifically contracted for in writing. (See Additional Services).
12. Providing Environmental Services. (See Additional Services).
13. Determining the presence or absence of pests such as: rodents or wood destroying insects. (See Additional Services).
*Note: Any observation in the home inspection report regarding wood destroying insects is made as an incidental observation during the normal home inspection process. Such observations are not an inspection for wood destroying insects and are not an adequate substitute for the services of a licensed pesticide professional to perform such an inspection prior to purchase of the property. If you separately contracted for a "Wood Destroying Insect" inspection, it will be at the end of this report, labeled as an "Additional Service" and created in **dark green text**.*
14. Evaluation of acoustical characteristics of any System or Component. (See Additional Services).
15. Inspecting surface and subsurface soil conditions. (See Additional Services).
16. Determining the energy efficiency of the dwelling as a whole or any individual System or Component within the Dwelling. (See Additional Services).

GENERAL LIMITATIONS AND EXCLUSIONS

General Limitations.

- (a) Inspections done in accordance with the standards set forth in 266 CMR 6.00 are visual and not technically exhaustive.
- (b) The standards set forth in 266 CMR 6.00 are only applicable to residential buildings with four or less dwelling units and their attached garages.

General Exclusions.

Inspectors shall not be required to:

1. Report the remaining life expectancy of any Component or System.
2. Report the causes of the need for repair.
3. Report the materials for corrections of the problem.
4. Report the methods of repair other than to indicated the repair should comply with applicable requirements of the governing codes and sound construction practices.
5. Report compliance or non-compliance with applicable regulatory requirements unless specifically contracted for in writing.
6. Report On any Component or System not covered by this standard of practice.
7. Report On cosmetic items, items that are not Readily Accessible and Observable, underground items, or items not permanently installed.
8. Report On, Observe, or Describe items specifically excluded by the Client which are noted in writing on the Report.

PHOTOGRAPHS

The photos selected for this report are representative. Not every occurrence of a problem is photographed or included in the report. Photographs are included only to aid the reader.

THIRD PARTIES

This inspection report is for your exclusive use and use by your buyer's agent as part of the negotiation process with the seller and their agent. If you want to send the entire report to a third parties not related to your negotiation process, please contact our office and let us know. Please understand that we have no obligation to any third party.

CONDOMINIUMS

Important note to condominium owners: The Condominium Association, of which you will become a member by owning a unit, usually assumes the responsibility for maintenance of the exterior, foundation, roof, central utilities, etc. This cost is usually covered by the monthly condominium fee or an assessment. You should carefully examine your condo agreement and the financial records of the association. Look for unusual levies or assessments. Talk with current owners and ask to see the scheduled maintenance program. Once you purchase the unit, take an active part in the association so you can help determine how these important elements of a home are maintained and paid for.

ITEMS NOT VISIBLE

Some areas of a home cannot be inspected due to weather, stored personal items, furniture and appliances, fragile decorative items, landscape obstructions, danger to the inspector, lack of access, general clutter, etc. These areas should be re-inspected once the area, system or equipment is visually accessible and safe or you should ask the current owner to state, in writing, that there is no concealed damage in these areas. Specific details on these items are listed in “Red” at the beginning of each section of the report.

PROHIBITIONS ON HOME INSPECTORS

Inspectors are prohibited, by the state of Massachusetts, 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, except as required by the standards of practice. (Arc and Ground Fault protective devices and overhead door openers.)
4. Offering or performing any act or service contrary to law and/or these regulations.
5. Determining the cost of repairs of any item, Component and/or System noted in their Report and/or inspected by them or their firm.
6. Offering to make and/or performing any repairs, providing any remedy: including performing engineering, architectural, surveying, plumbing, electrical and heating services, pest control treatment, urea formaldehyde and lead paint inspections or any other job function requiring an occupational license or registration, in the Commonwealth, on a defect, problem, or safety hazard discovered and recorded on the date of inspection by the Inspector or his or her firm. Nothing in this section shall prohibit a Home Inspector or his or her firm from offering consulting services on a Dwelling so long as the consulting service is not pursuant to a sale of the Dwelling or the repairs and/or services are part of a negotiated settlement of a complaint or claim against an Inspector.
7. Verifying property lines and/or determine location of property lines (Registered Surveyor).
8. Calculating the strength, adequacy, or efficiency of any System or Component. (Engineering Service)
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. Turning 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.

CODE OF ETHICS

We adhere to the ASHI code of Ethics and Massachusetts 266 CMR 8.03.

You can review the ASHI code by clicking on the following web link: <http://www.ashi.org/inspectors/ethics.asp>

You can review the Massachusetts CMR by clicking on the following web link:

http://www.mass.gov/?pageID=ocaterminal&L=6&L0=Home&L1=Licensee&L2=Division+of+Professional+Licensure+Boards&L3=Board+of+Registration+of+Home+Inspectors&L4=Statutes+and+Regulations&L5=Rules+and+Regulations+Governi ng+Home+Inspectors&sid=Eoca&b=terminalcontent&f=dpl_boards_hi_cmr_266cmr800&csid=Eoca

ADDITIONAL SERVICES OFFERED

The Home Inspector may provide any of the following additional services at the time of the Inspection, provided that the service is specifically contracted for in writing and it does not include physical repair, abatement or treatment to the Dwelling inspected.

1. Engineering, architectural, surveying, plumbing, electrical, or heating services. Urea formaldehyde and lead paint inspections. However, to offer such services the Inspector shall hold a valid registration or occupational license in the Commonwealth. In such case the Inspector must inform the Client in writing that he/she/they is so registered/licensed and is therefore qualified to go beyond the standards of 266 CMR 6.1.00 through 6.13.00. Should the Inspector offer any service requiring a registration and or occupational licenses he/she/they shall be required to specify and list additional services that are not required under these standards in the Contract.
2. Determination of Building Code and/or Zoning violations.
3. Determination of the presence or absence of pests such as: rodents or wood destroying insects.
4. Environmental Services including determining the presence or verifying the absence of any micro organisms, suspected hazardous substance including carbon monoxide, but not limited to latent surface and or subsurface Volatile Organic Compounds, PCB's, asbestos, toxins, carcinogens, radon gas, noise, and contaminants in soil, water, air quality, molds, wet lands and or any other environmental hazard. However, to offer such services the Inspector shall hold a valid registration or occupational license in the Commonwealth to perform such service and must and list additional services that are not required under these standards in the Contract.
5. Evaluation of acoustical characteristics of any System or Component.
6. Inspection of surface and subsurface soil conditions. However, to offer such services the Inspector shall hold a valid registration or occupational license in the Commonwealth to perform such service and must and list additional services that are not required under these standards in the Contract.
7. Determination of the energy efficiency of the dwelling as a whole or any individual System or Component within the Dwelling.
8. Any other additional service not listed as part of the Standards of Practice and/or prohibited or excluded under this regulations.

INSPECTOR LICENSES & CERTIFICATIONS

James Robinson

Massachusetts Registered Professional Home Inspector License:	# 561
Massachusetts Pesticide License	#32224
National Environmental Health Association Radon Certification	#103954 RT
Unrestricted Construction Supervisor	
The Commonwealth of Massachusetts, License: -----	#084399
American Society of Home Inspectors	
Certified, Howard Hughes school of Aeronautical Engineering (1967) Tulsa, Oklahoma	
FCC training	

MANDATORY HOME INSPECTOR DISCLOSURE

Massachusetts and Rhode Island Residents: Please Carefully Read the Following;

The Commonwealth of Mass. requires that all licensed home inspectors notify his/her client that answers to the following questions should be ascertained from the seller (to the best of their knowledge) and are important and relevant to the purchase of a house and may not be readily observable through inspection. There is not any legal obligation, duty or requirement on behalf of the seller or seller's representative to answer these questions. These questions, although not required, are also applicable to Rhode Island residents:

1. 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?
 - a. Has a sump pump ever been installed or used in the Basement/Under Floor Crawl Space?
 - b. Do you use any type of dehumidification in any part of the Dwelling?
 - c. In addition, are you aware of any mold and or air quality issues in the Dwelling?
2. Is the Dwelling on public or private sewage Systems?
 - a. If the waste system is private, has a Title V inspection been completed and is the completed Title V report available for review?
3. Has the Dwelling ever been inspected and or treated for insect infestation, if so when and what were the chemicals used?
4. Are there any asbestos products in the Dwelling and/or on the property?
5. Has the Dwelling ever been tested for radon gas and/or lead paint, if so when and what were the results?
6. Has the Dwelling ever been inspected by a Home Inspector, if so when?
 - a. Is a copy of the Inspection Report available?
7. Are the Seller and or the Seller's Representative aware of any structural, mechanical, electrical, or other material defect(s) that may exist on the property?
8. Has there ever been a fire in the Dwelling, if so when and what areas were involved, what chemical cleaners, if any were used for cleanup?
9. Has there ever been a hazardous waste spill on the property?
10. Is there is an underground storage tank on the property.

Technical Definitions

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 2.00 through 11.00, the following definitions shall apply:

Agent. Seller's/owner(s) representative and/or person authorized to act on behalf of the seller/owner(s) including a real estate broker or salesperson as defined in M.G.L. c 112, § 87PP.

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

Attic Space. The unfinished space between the ceiling joists of the top story and the roof rafters.

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

Architectural Services. As defined in M.G.L. c. 112, §§ 60A through 60O (architect's license required).

Architectural Study. A study requiring Architectural Services.

Basement/Cellar. That portion of a Dwelling that is partly or completely below grade.

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

Branch Circuit. The circuit conductors between the final overcurrent device protecting the circuit and the outlet(s).

Buyer's Broker. A real estate broker or salesperson, as defined in M.G.L. c 112, § 87 YY½, who has a written contractual agreement or a written agency disclosure between the buyer and the real estate broker specifying that the real estate broker is acting exclusively for the buyer as a buyer's broker.

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

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

Component. A Readily Accessible and Observable element comprising a part of a system and which is necessary for the safe and proper function of the system.

Conditioned Surface. The surface of the floor and/or ceiling that is being mechanically cooled and/or heated.

Continuing Education Credits. Formal coursework covering the elements directly related to the inspection of homes and/or commercial buildings. One contact hour shall equal one credit.

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

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

1/25/08

266 CMR - 5

Technical Definitions

266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS

2.01: continued

Cross Connection. Any physical connection or arrangement between potable water and any source of contamination.

Dangerous or Adverse Situations. Situations that pose a threat of injury to the Inspector's health and welfare as determined by the Inspector.

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

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

Division. The Division of Professional Licensure.

Dwelling. A house, townhouse, condominium, cottage, or a Residential Building containing not more than four dwelling units under one roof.

Educational Training Credits. Formal coursework covering the elements of the fundamentals of Home Inspection. One contact hour shall equal one credit.

Provider. A person approved by the Board to offer continuing education credits.

Electrical Services. As defined in M.G.L. c. 141, M.G.L. c. 148, §§ 10D and 10E, and 527 CMR 12.00 (electrician license required).

Engineering Services. As defined in M.G.L. c. 112, §§ 81D through 81T. (Engineering license required).

Engineering Study. A study requiring Engineering Services.

Environmental Services. Services that require physical samples to be taken and analyzed by a laboratory to determine the type of and presence of contaminants and/or organic compounds and as defined in M.G.L. c. 112, §§ 81D through 81T and § 87LL. (License required).

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

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

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

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

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

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

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

1/25/08

266 CMR - 6

Technical Definitions

266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS

2.01: continued

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

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

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

Identify. To name.

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

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

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

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

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

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

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

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

Note. Record in the Report.

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

Observe. The act of making a visual examination.

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

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

Operate. To cause systems or equipment to function.

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

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

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

1/25/08

266 CMR - 7

Technical Definitions

266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS

2.01: continued

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1/25/08

266 CMR - 8

Technical Definitions

266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS

2.01: continued

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

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

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

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

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

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

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

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

REGULATORY AUTHORITY

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

1/25/08

266 CMR - 9

Standards of Practice

266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS

2.01: continued

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1/25/08

266 CMR - 8

Standards of Practice

266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS

6.03: continued



- (3) The Report shall only inform the Client if additional investigation is required when:
- The scope of the repair(s) is unknown, or
 - There is potential for and it is suspected that there is concealed damage, or
 - 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:

- 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.
 - Has a sump pump ever been installed or used in the Basement/Under Floor Crawl Space?
 - Do you use any type of dehumidification in any part of the dwelling?
 - Are you aware of any mold and/or air quality issues in the dwelling?
 - Is the dwelling on a private sewage system?
 - If the waste system is private, has a Title V inspection been completed, and is the completed Title V Report available for review?
 - Has the dwelling ever been inspected and/or treated for insect infestation?
 - If so, when?
 - What were the chemicals used?
 - Has the dwelling ever been tested for radon gas and/or lead paint?
 - If so when?
 - What were the results?
 - Has the dwelling ever been inspected by an Inspector?
 - If so, when?
 - Were any problems noted?
 - Is a copy of the inspection Report available?
 - Are the Seller/ Seller's Representative aware of any structural, mechanical, electrical or other material defects that may exist on the property?
 - Has there ever been a fire in the dwelling?
 - If so, when?
 - What areas were involved?
 - What chemical cleaners, if any, were used for cleanup?
 - Has there ever been a hazardous waste spill on the property?
 - 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.

Standards of Practice

266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS

6.03: continued

- (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:
- Reporting observations and conditions in addition to those required in 266 CMR 6.04.
 - Excluding other systems and components from the inspection if requested by the Client and noted in the Report.
 - 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:

- Roof coverings.
- Exposed roof drainage systems
- Flashings.
- Skylights, chimneys, and roof penetrations.
- Signs of leaks on building components.

- (b) The Inspector shall Identify:

- the type of roof covering materials: Asphalt, Cementitious, Slate, Metal, and/or Tile Shingles, Built-up type (Bald Asphalt, Tar and Gravel, Mineral Covered Rolled Roofing, Ballasted Rubber Membrane, Adhered Membrane, Mechanically Fastened Membrane, Other.
- the roof drainage system: Gutters (Aluminum, Copper, Wood, Vinyl, Other) Leaders/Downspouts (Aluminum, Copper, Galvanized, Vinyl, Other)
- the chimney materials: Brick, Concrete Block, Metal, Other
- the methods used to Observe the roofing.

- (c) The Inspector shall Report on:

- Any signs of previous and/or active leaks.
- 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:

- 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.
- Observe and Report On:
 - Attached accessories including, but not limited to: solar systems, antennae, satellite dishes and lightning arrestors.
 - The interior of chimney flues.

(2) System: Exterior.

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

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

- (b) The Inspector shall Identify:

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

Standards of Practice

266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS

6.04: continued

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).

Standards of Practice

266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS

6.04: continued

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,

1/25/08

266 CMR - 26.1

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Standards of Practice

266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS

6.04: continued

- 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.

1/25/08

266 CMR - 26.2

Standards of Practice

266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS

6.04: continued

- 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)(c)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.

Standards of Practice

266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS

6.04: continued

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) Exclusion: Including but not limited to 266 CMR 6.04(5)(c)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.

1/25/08

266 CMR - 26.4

Standards of Practice

266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS

6.04: continued

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.

1/25/08

266 CMR - 26.5

Standards of Practice

266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS

6.04: continued

- 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.
 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).

1/25/08

266 CMR - 26.6

Standards of Practice

266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS

6.04: continued

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)(c)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)(c)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.

1/25/08

266 CMR - 26.7

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Standards of Practice

266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS

6.04: continued

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).

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 - (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.

1/25/08

266 CMR - 26.7

Standards of Practice

266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS

6.05: continued

(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.

1/25/08

266 CMR - 26.8

