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Report: 2-25-2016-044

Confidential Inspection Report

Menemsha Public Restrooms
Chilmark, MA

February 25, 2016

Prepared for: Town Of Chilmark

SEASIDE
HOME INSPECTION

Report: 2-25-2016-044 **Address:** Menemsha Public Restrooms

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SEASIDE
HOME INSPECTION

February 26, 2016

Town Of Chilmark

Chilmark, MA

RE: Menemsha Public Restrooms
Chilmark, MA

Dear Town Of Chilmark:

At your request, a visual inspection of the above referenced property was conducted on February 25, 2016 . The inspection was conducted according to the Standards of Practice of the Massachusetts Board of Registration of Home Inspectors, 266 CMR 6:00, and is delivered by email on the date of this letter.

Please read the entire report, the complete report includes additional information of concern to the client. Please call me for any concerns or questions you have or if you find that any needed repairs mentioned during the inspection are not present in the report.

The purpose of this letter is to help provide a brief overview of the report. This letter is meant to be an overview and not all encompassing and does not include all the repairs that may be needed. The whole report including the Standards of Practice, limitations, scope of Inspection and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection.

I recommend further evaluation prior to closing so that a properly licensed specialist can examine the areas of concern in more detail and inspect the remainder of a system or component that may be inaccessible, unobservable or excluded from a MA Home Inspection. This way, clients can better understand if there are any additional repairs that are needed that are not identified in the report, scope of repairs and any additional costs. Massachusetts Home inspectors are prohibited from providing estimates.

It is strongly recommended that you have appropriate licensed contractors further evaluate each concern and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call me for any clarifications or further questions.

The following list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property nor reflect monetary value of any repair. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

"REPAIR OVERVIEW"

INSPECTION CONDITIONS

UTILITY SERVICES

UTILITIES STATUS:
The water service is "**shut down"** and therefore the plumbing system or any appliances dependent on water could not be inspected or evaluated. In accordance with MA inspection regulations, I recommend that the seller demonstrate that the water supply, waste lines, sinks and tub/showers are functional as determined by a plumber, at the sellers expense.

GROUNDS AND BUILDING EXTERIOR

SOFFIT, FASCIA, EAVES AND EXTERIOR TRIM
GENERAL TRIM CONDITION:
The front Fascia board is rotted and I suspect additional concealed damage to the wooden members of the home. A qualified contractor should be consulted to further evaluate the eave, soffit, fascia and sheathing for additional concealed damage and to replace all rotted wood as necessary. If insect damage is found, a pesticide applicator is needed to determine if an insect treatment is needed.

The end of the left rear rake board is damaged. We A contractor is needed to replace the rotted wood and cover the end of the rake board with roof shingle or flashing to prevent future water damage.

EXTERIOR WINDOWS
GENERAL CONDITION:
All of the windows are significantly weathered and immediate replacement by a qualified building contractor is recommended. I suspect additional concealed damage may be present to the wooden members of the home. The extent of the damage is unknown and I recommend that a Licensed Construction Supervisor immediately perform an additional investigation to determine the extent of any concealed damage and repair all damage as necessary.

DECKS-PORCHES-STOOPS-BALCONIES

LEFT SIDE DOORS
CONDITION:
The door is damaged or rotted and should be replaced by a Licensed Construction Supervisor.

ROOFING SYSTEM AND CHIMNEYS

EXPOSED ROOF DRAINAGE SYSTEMS
TYPE:
There are no gutter systems present and an insufficient overhang to prevent water damage to the structure or water penetration to the basement. Installation of gutters and downspouts with elbows and splash blocks or leaders is recommended at all roof drainage areas.

MAIN ROOF COVERING
ROOF COVERING CONDITION:
There are several missing or damaged shingles noted. TYPICAL MAINTENANCE IS RECOMMENDED. This usually consists of repair/replacement of damaged/missing shingles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis as needed.

The roof covering is brittle or cupped, is fully depreciated and has exceeded its useful life. This condition indicates advanced age that may cause concealed water damage to the roof sheathing located below the roof covering without signs of interior leaks. The roof covering should be further evaluated by a qualified roofer for immediate replacement.

INTERIOR

REPRESENTATIVE WINDOWS
CONDITION:
The locks are missing or broken at several windows. Install new locks wherever missing.

The female rear bathroom stall window cranks are missing and should be installed by a contractor.

The left side bathroom window hand operating window crank or mechanism is damaged or stripped. A window replacement technician is needed to replace or repair all hardware as necessary.

INTERIOR WALLS
SUSPECT MOLD:
A substance that resembles mold is present on the female bathroom stall door and I suspect high relative humidity may be the cause.

ELECTRICAL SYSTEM

MAIN PANEL
OVER CURRENT DEVICES THAT ARE OFF:
The over current devices or breakers labeled or located as: Well pump and hot water heater are in the "OFF" position and the inspector is not allowed to turn this device on because this act may cause damage to the system and is prohibited by Inspection Regulations. I recommend that the seller or sellers representative hire an Electrician to further evaluate the circuit and determine if it is safe and functional.

"ITEMS NEAR OR AT THE END OF THEIR SERVICE LIFE"

PLUMBING AND WATER HEATERS

WATER HEATER #1
AGE
The unit is 21 years old, according to the name plate.

The water heater age exceeds average service life for this system and the heater is "Fully Depreciated". When the tank corrodes through, water will leak from the unit and may cause damage to finished areas or basement storage. You should budget for and anticipate replacement. Consider replacement now to prevent potential water damage when the unit fails.

Thank you for selecting Seaside Home Inspection to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call me.

Sincerely,

Scott Hunt
Seaside Home Inspection

SEASIDE
HOME INSPECTION

Massachusetts Professional Home Inspector, No. 772

SEASIDE HOME INSPECTION

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION

INSPECTION LOCATION:	Menemsha Plublic Restroom.
THIS REPORT WAS PREPARED FOR:	Town of Chilmark.
DATE OF INSPECTION:	25 Feb 2016.
TIME INSPECTION BEGAN:	9:30.
TIME INSPECTION ENDED:	11:00.

WEATHER CONDITIONS

CURRENT WEATHER:	It was raining during the inspection.
PAST WEATHER:	There has been a rain event: within the past 24 hours.
SOIL CONDITIONS:	The soil is damp.
APPROXIMATE OUTSIDE TEMPERATURE:	50F.

BUILDING CHARACTERISTICS

MAIN ENTRY FACES:	South.
ESTIMATED AGE OF HOUSE:	The home is approximately 50 years old, according to the client.
PERMITS RENOVATIONS OR ADDITIONS:	I recommend that you check with the City or Town Building Department for the Permit history of the home. Make sure that Building Permits were issued for any work conducted and that the various Municipal Inspectors and Departments have signed off on the work permits and there are no open permits or outstanding issues. Also make sure that a Use and Occupancy Permit has been issued. Massachusetts Home Inspections exclude inaccessible and unobservable areas of the home that are inspected by the municipality during construction.
BUILDING TYPE:	The home is a Cape Cod style.
STORIES:	1
SPACE BELOW GRADE:	The home appears to be constructed on a slab and the slab is covered by flooring or carpeting. The slab is unobservable. Slab construction renders the concealed wooden members of a structure susceptible to termite infestation.. I recommend that you ask the owner about the history of any termite infestation or treatment. If there has been a treatment ask if there is a warranty and if it is transferable. If there has not been a treatment, I recommend further evaluation for a preventive treatment by a Certified Pesticide Applicator.

UTILITY SERVICES

WATER SOURCE:	The water supply source appears to be public but the identification of the source is beyond the scope of this inspection and I recommend that the client contact the owner and the local water company to make a determination.
SEWAGE DISPOSAL:	The property appears to be served by a private sewer but the identification of the sewage disposal system is not a part of a Massachusetts Home Inspection. If the property is served by a private sewer system, a Title 5 Septic System Inspection is required for all property transfers in Massachusetts. I recommend that the owner or owners agent be contacted to inform you about the sewer system and provide the inspection Certification for your review.
UTILITIES STATUS:	The water service is "**shut down"** and therefore the plumbing system or any appliances dependent on water could not be inspected or evaluated. In accordance with MA inspection regulations, I recommend that the seller demonstrate that the water supply, waste lines, sinks and tub/showers are functional as determined by a plumber, at the sellers expense.

OWNERS DISCLOSURE

According to the Massachusetts Home Inspection Standard of Practice 266 CMR 7.03 (6) the home inspector is notifying the CLIENT that he/she should ascertain **WRITTEN** answers to the following questions from the seller and/or sellers representative because they are important and relevant to the purchase of the inspected dwelling and may not be readily observable through inspection.

There is no legal obligation duty or requirement on behalf of the Seller/Sellers representative to answer these questions.

To the best of your knowledge as the Seller and/or Sellers 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 or 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?
a. 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?
a. If so, when?
b. What were the chemicals used?

Has the dwelling ever been tested for Radon Gas and/or Lead Paint?
a. If so, when?
b. What were the results?

Has the Dwelling ever been inspected by a Home Inspector?
a. If so. when?
b. Were any problems noted?
c. Is a copy of the inspection report available?

Are the Seller/Sellers representative aware of any structural, mechanical, electrical or other material defects that may exist on the property?

Has there ever been a fire on the property?
a. If so, when?
b. What areas were involved?
c. What chemical cleaners, if any, were used for the cleanup?Has there ever been a hazardous waste spill on the property?

Is there an underground storage tank on their property?

REQUIRED HANDOUT 266CMR6.08

REQUIRED HANDOUT PURSUANT TO 266CMR6.08

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 five 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.

GENERAL RELEVANT INFORMATION

HOME INSPECTORS FACTS FOR CONSUMERS

The Home Inspectors facts for Consumers Brochure is required by law to be given to a Buyer by the Seller or Sellers Representative when you signed the Purchase and Sales Agreement. The brochure provides valuable information to the buyer about selecting a Home Inspector, other tests and inspections to consider and the responsibility of the client to provide "Safe Access" and "Sufficient Lighting" so the inspector can inspect the property. To fully understand the scope of the Home Inspection and responsibilities of the Home Inspector as well as the client, you should go to the MA Division of Professional Licensure link at www.state.ma.us/reg/boards/hi, print a copy and attach it to any printed copies of the report.

CLIENT PRESENT: Yes.

PEOPLE PRESENT: Client.

SYSTEMS OR COMPONENTS EXCLUDED BY THE CLIENT:

Walking on the roof poses a risk of personal injury to the inspector. As a result, the roof will be inspected from the ground using binoculars, as agreed upon and EXCLUDED from the inspection by the terms of the pre-inspection agreement and in accordance with 266 CMR 6.04.1(4)a.

The inspector does not inspect under floor crawl spaces or attics and eaves where the headroom is less than 36" or where flooring is not present because the inspector has determined that this condition poses a risk of injury to the inspector. The Client has EXCLUDED the inspection of all under floor crawl spaces with a headroom less than 36" by the terms of the pre-inspection agreement and assumes all risk for potential defects that may exist. I recommend that you try to find a Licensed Construction Supervisor of your choice that will inspect these areas because there is a potential for concealed damage. Special inspection safety equipment may be needed.

PAYMENT INFORMATION

TOTAL FEE: The fee is as shown in the Pre-inspection Agreement.

PAID BY: Check.

GENERAL REMARKS

This inspection was performed in compliance with The Commonwealth of Massachusetts Standards of Practice for Home Inspection, 266 CMR 6.0 and the report reflects the condition of the Readily Accessible and Observable items

noted at the time of the inspection, only. No part of this report should be considered to be "boiler plate". Reading the entire report is necessary to understand the condition of the home inspected. It shall be fully understood that the conditions that exist at the time of the inspection are subject to change through no fault or omission of Seaside Home Inspection, LLC. inspection or report. The home, its systems, components and landscaping are in a constant state of change and subject to time, wear, use, weathering and the effects of nature and people. It is normal and to be expected that even with proper maintenance, the equipment, materials, systems and components, land and landscaping will continue to deteriorate and depreciate over time and will appear different and manifest differently due to time and a change in weather conditions from the weather that was present at the time of the inspection.

INSPECTOR PROHIBITIONS

In accordance with Massachusetts Home Inspector Regulations, CMR 266-6.06, Inspectors are prohibited from:

1. Reporting on the market value of property or its marketability and/or the suitability of a property for any use.

2. Advising their Client about the advisability or inadvisability of the purchase of the property.

3. Testing Automatic Safety Controls.

4. Activating the sump pumps and/or dehumidifiers.

5. Offering or performing any act or service contrary to law and/or these regulations.

6. Determining the cost of repairs of any item noted in their report and or inspected by them or their firm.

7. Offering to make and/or perform any repair, provide any remedy: included but not limited to performing engineering, architectural, surveying, plumbing, electrical and heating services, pest control (treatment), urea formaldehyde or any other job function requiring an occupational license and/or registration (in the jurisdiction where the inspection has taken place) on a dwelling and/or residential building inspected by his/her firm.

8. Operating any System or Component that is "**SHUT DOWN**" or otherwise inoperable. However, the inspector recommends that the Seller and/or the Sellers representative demonstrate that those systems and/or components are functional.

9. Turn on any electrical or fuel supply and/or devices that are "**SHUT DOWN**". However, the inspector recommends that the Seller and/or Sellers representative demonstrate that those systems and/or components are functional.

GENERAL EXCLUSIONS

In accordance with inspection regulations, Inspectors are not required to Report on: The remaining life expectancy of any component or system. The cause of the need for repair. The materials for correction of the problem. The methods of the repair other than to indicate that the repair should comply with the applicable requirement of the governing codes and sound construction practices. Compliance or non compliance with applicable regulatory requirements or manufacturers specifications, unless specifically contracted for in writing. Any system or components not covered by 266CMR6.04. Cosmetic items. Items that are not Readily Accessible and/or Observable, under ground items or items not permanently installed.

Inspectors shall not be required to perform or provide any of the following under the Home inspection: Offer warranties, guarantees and/or insurance policies of any kind on the property being inspected. Collect any engineering data. Inspect any 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. Disturb or move insulation, stored and/or personal items, equipment, furniture, plant life,

snow. ice or debris that obstructs access or visibility. Determine the effectiveness of any system installed to control or remove hazardous substances. Predict future conditions, including but not limited to failure of components. Project operating costs of components. Determine extent and magnitude of damage or failures noted. Operate any system or component which does not respond to normal operating controls. Test for Radon gas. Determine the energy efficiency of the dwelling as a whole or any individual system or component within the dwelling. Determine the presence or absence of pests including but not limited to rodents or wood destroying insects. 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 sub surface volatile organic compounds, PCB's, asbestos, UFFI, toxins, allergens, molds, carcinogens, lead paint, radon gas, electro magnetic radiation, noise, odors, or any contaminants in soil, water, air, wet lands, and/or any other environmental hazard not listed in 266CMR6.05(2)(a). Evaluate acoustical characteristics of any system or component. Inspect surface and sub surface soil conditions.

DEFINITIONS

SATISFACTORY, FUNCTIONAL OR OPERATIONAL

When any item is reported as "**satisfactory**", "**functional**" or "**operational**", the meaning is that the observable areas of the item appear to be performing their intended function, in the opinion of the inspector, at the time of the inspection, given it's apparent age, and should give generally satisfactory service within the limits of its service life and any defects or potential problems noted during the inspection. For example, the furnace is providing hot air to heat the home or the water heater is providing hot water. If a roof covering is reported as "**Satisfactory**", this means that it is satisfactory for its **AGE** and general usefulness and does not mean that it is in like new condition. The roof covering may be twenty years old and show signs of aging, past leaks or past repairs and still give satisfactory service within the limits of its age and average service life. Age estimates of the roof covering, if given, are based on the appearance of the roof covering or how old the roof covering looks and not its actual age which may differ. Many times roof coverings age prematurely or show exceptional qualities of slow aging, for a variety of reasons. Therefore, the actual age of the roof covering may differ from the inspectors estimate. I recommend that you ask the owner to disclose how old the roof covering is and the history of leaks or repairs, especially during adverse conditions of snow cover, rainfall and spring thaw conditions. Average life expectancy for roof coverings, boilers, furnaces and water heaters may be shown in the report and Clients should budget for replacement if the item is within three to five years of average life expectancy as a general rule.

Where the age of roof coverings, boilers, etc. are stated, the age shown is approximate. It is not possible to be exact in all instances when determining the age of these systems but an effort is made to be as accurate as possible based on the visible signs of aging and the experience of the inspector. Clients are urged to consult further with applicable experts or ask the owner to disclose the exact age of an item.

A condition which may be satisfactory to one Client may not be acceptable or satisfactory to another Client. The inspection and report describe the conditions as objectively as possible and reflect the opinion of the inspector. Ultimately, the Client determines the acceptability of the conditions as described in the report.

CHRONIC DAMPNESS

A situation where moisture is accumulating on the visible or concealed wooden framing members of a home or interior walls or surfaces such as bathroom walls and ceilings due to condensation or inadequate ventilation. Chronic dampness will cause wood rot and the proliferation of mold if not corrected. Increased ventilation and dehumidification is most often recommended.

IMMEDIATE OR IMMEDIATELY

Immediate or immediately means **NOW.** Items that are in need of immediate repair should be repaired **NOW** and immediate further evaluations or investigations should be conducted **NOW**. These items pose a risk of immediate and progressive damage to a system or a component of the home or personal injury.

PROGRESSIVE

When damage or deterioration of a system or component is progressive, the meaning is that the condition will continue to deteriorate or decline in successive steps or become more severe and spread beyond the original location over time.

UNSAFE

Defined by 266 CMR 2.0 as "A condition in a readily accessible installed system or component, which is judged by the home inspector to be 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 construction standards". Unsafe conditions are hazards that include falling, tripping, fire, explosion, shock and unsanitary conditions. The cost to repair or correct the hazard may be minor or major but needs immediate attention.

N/A

The abbreviation N/A when used in the report means that the system, component or item is Not Applicable because it is not present or is not readily accessible or readily observable to the inspector and the condition is unknown.

OWNER, OCCUPANT AS RESIDENT EXPERT

The owner or occupant of a home has lived there for a period of time and has experienced how the home reacts to various intensities and durations of weather events such as rain, snow, high winds and hurricane. The owner may also know of concealed, latent or intermittent problems that only occur during the use of the home as it is occupied over time. These problems can not be observed during the inspection process.

The home inspection represents the condition of the home at the "time of the inspection" only, and can not determine defects that are dependent on particular weather or time occupation conditions. I can not reconstruct the past or predict the future. Sometimes, problems may be concealed or are intermittent in nature and can not be observed during the window of opportunity presented during the inspection.

Often times, the home is inspected in the summer, when there is little or no rain, or the home is inspected after painting and renovation or a period when the home has been unoccupied for some time, and although there may be no signs of past basement leaks at that time, leaks or other problems may develop in the future.

Similarly, intermittent problems such as roof leaks, concealed plumbing leaks, flickering lights or frequent fuse blowing may not be detectable by the inspector, given the conditions at the time of the inspection, but these problems may be known to the owner or occupant, who is the **resident expert.**

Owners have an ethical obligation to disclose or share information they are aware of about the condition of a home to a prospective buyer. I recommend written owner disclosure of all known defects, problems or situations. Buyers should talk to the owner about the past history of basement leaks, roof leaks, plumbing leaks, drain problems, chimney or fireplace problems, electrical problems such as flickering lights or frequent fuse blowing or breaker tripping, heating system, air conditioning or water heater problems or any other problems and associated repairs. At a minimum you should ask the disclosure questions suggested in Massachusetts Home Inspection Rules And Regulations, CMR 266-6.01 (4)(a) and shown in this section of the report.

WALK THROUGH PRIOR TO CLOSING

I strongly recommend that you execute a pre-closing review or walk through inspection of the home after all stored goods, carpeting and wall furnishings that may conceal parts of the home are removed as conditions can change between the time of the inspection and the closing. Areas that were not readily accessible or observable at the time of

the inspection such as walls and floors behind furniture or carpeting would then become visible. The report is not a substitute for a walk through inspection by the Client. A walk through inspection should be conducted just prior to the closing. The review should include possible storm damage, Clients operation of all appliances, heating (heat pumps only if below 60 degree Fahrenheit temperature), air conditioning (above 60 degree Fahrenheit temperature), electrical and plumbing fixtures and devices and other mechanical equipment, checking for evidence of any new leaks or water stains and a review of other visible components. Ceilings, floors and walls should be checked for damage including mold and water stains that may indicate concealed damage in wall and floor cavities that may have been concealed by rugs, furnishings, stored materials or damage as a result of the moving process.

FURTHER EVALUATION OR ADDITIONAL INVESTIGATION

Each of the systems and components found in the report that require repair or replacement or problem areas mentioned in the report. for example, suspect MOLD or ASBESTOS, should be immediately further evaluated for concealed damage, repair, replacement or remediation by a qualified trade person, service technician or mold assessment company of your own choice and hire as the scope of the repair is unknown. When the report recommends that a licensed builder, builder or contractor is needed the meaning is that a State Licensed Construction Supervisor be retained.

Further evaluation is strongly recommended so that a properly licensed professional can examine the areas of concern in more detail and examine the remainder of a system or component that may not be readily accessible or readily observable. There is a potential for concealed damage and this is excluded from the MA Standards of Practice for a Home Inspection. In this way, Clients will understand if there are additional repairs that may be needed, the scope of the repair work and the cost associated with those repairs that may affect the financial impact of their investment. Clients are also urged to obtain at least three competitive cost estimates for comparison while also considering the quality of the work, experience and reputation of the contractors.

REPORT LIMITATIONS

This report is intended to provide the Client with a better understanding of the Property conditions as observed at the time of the inspection and is to be used as a general guide to help the client make his or her own evaluation of the overall condition of the home. The report is based on property conditions existing at the time and date of the inspection only. Not all conditions may be apparent due to weather conditions that exist at the time and date of the inspection. The report is not intended to reflect the value of the premises, the cost of repairing any defects nor make any representation as to the advisability of purchase.

The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive or to imply that every component was inspected or that every possible defect was discovered. No disassembly of equipment, opening of walls or ceilings, moving of suspended ceiling tiles, furniture, appliances, carpeting or stored items, or moving of snow, ice, soil, debris or excavation was performed. All components and conditions which by the nature of their location are not exposed or are concealed, camouflaged or difficult to inspect are excluded from the report, in accordance with Massachusetts inspection regulations.

The recommendations I provide are to increase the safety or performance of a component, not to determine the Code compliance. Code compliance and conformance with manufacturers specifications for a system or component are not a part of the scope of this inspection and can only be performed by a State or Municipal Building Official or a manufacturers representative.

Systems and conditions which are excluded or **NOT** within the scope of the inspection include, but are not limited to: Urea Formaldehyde Foam Insulation (UFFI), lead paint, lead solder, asbestos, toxic or flammable materials, and other environmental hazards such as mold; wood destroying insect infestation, playground equipment, antennae systems, docks or piers, sea walls, External Insulation Finishing Systems (EIFS), lightning arrestors, solar water heaters;

efficiency measurement of insulation or heating and cooling equipment; internal or underground concealed drainage or plumbing, underground storage tanks or electrical systems; drinking water and airborne hazards or microbiological contaminants, storm windows, screens and seasonal accessories, fences, geological and soil conditions, property survey, clothes washers and dryers, kitchen appliances, swimming pools, saunas, hot tubs, whirlpools, solar heaters; any systems which are "shut down" or otherwise secured; water wells (water quality and quantity), well equipment, zoning ordinances, intercoms, security systems, heat sensors, cosmetics or Building Code conformity.

Inspection of relevant excluded items should be performed, detected and evaluated by other specialists chosen and hired by the Client. Clients are urged to consult with qualified experts in those areas. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental Codes or Regulations. The report is not intended to be nor is it a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. Ask your broker about any Home Warranty programs. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such.

Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

I certify that I have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements.

READ THE WHOLE REPORT

To fully understand the inspection report and findings, you must read the Pre-inspection Agreement, cover letter, body of the report, General Report Remarks and Notes, MA Inspection Standards(CMR266), Definitions and the Glossary that provide critical information. Reading the cover letter is not a substitute for reading the entire report. No part of the report should be considered to be "boiler plate".

CONFIDENTIAL

This report is confidential to the Client identified in the report. The report was prepared for the sole use of the Client and the inspection and report are owned by Seaside Home Inspection, LLC and the client, The report is not transferable and can not be relied upon by any other buyer, lender, title insurance company, Realtor or third party. The report is Copyright and all rights are reserved. The report shall not be reprinted, copied in whole and/or in part by a third party without the express permission of Seaside Home Inspection, LLC. or the client.

Terms, conditions, limitations and exclusions that are crucial to the interpretation of the report and that ensure a complete understanding of the information and observations provided by Seaside Home Inspection. LLC are contained in the Pre-inspection Agreement and the Massachusetts Home Inspectors Standards of Practice, 266 CMR 6.0 and Definitions 266 CMR 2.0. The Standards of Practice and the Definitions are attached to this report.

SEASIDE HOME INSPECTION

GROUNDS AND BUILDING EXTERIOR

DRIVEWAY

TYPE: The parking lot is asphalt.

CONDITION: The condition is satisfactory.

WALKWAYS

TYPE: There is a wooden or trex/vinyl walkway system present.

WALKWAY CONDITION: The walkways are satisfactory.

VEGETATION

CONDITION: The vegetation does not appear to be affecting the structure.

GRADING AND DRAINAGE

GENERAL: The general slope is flat within the vicinity of the building.

NEAR BUILDING WALL: The grade is just above the bottom of the siding near the front and right side and rear of the building. I recommend that the grade be lowered to allow 6" of the foundation wall to show above grade. I also recommend that the grade slope away from the home at a minimum of 1" per foot for five feet away from the wall.

Grade too high

EXTERIOR WALL CLADDING

MATERIALS OF CONSTRUCTION: There is wood shingle siding present.

CONDITION: The siding condition is satisfactory.

EXPOSED WALL FLASHINGS AND PENETRATIONS

CONDITION: The exposed or observable wall flashings appear satisfactory.

SOFFIT, FASCIA, EAVES AND EXTERIOR TRIM

MATERIALS OF CONSTRUCTION: The trim is wood.

GENERAL TRIM CONDITION: The right front corner board is rotted and should be replaced by a qualified trim carpenter.

Corner board rotted

The front Fascia board is rotted and I suspect additional concealed damage to the wooden members of the home. A qualified contractor should be consulted to further evaluate the eave, soffit, fascia and sheathing for additional concealed damage and to replace all rotted wood as necessary. If insect damage is found, a pesticide applicator is needed to determine if an insect treatment is needed.

Fascia board rotted

The end of the left rear rake board is damaged. We A contractor is needed to replace the rotted wood and cover the end of the rake board with roof shingle or flashing to prevent future water damage.

Left rear rake damaged

EXTERIOR WINDOWS

MAIN WINDOWS: MATERIALS OF CONSTRUCTION: There are wooden windows present.

GENERAL CONDITION: All of the windows are significantly weathered and immediate replacement by a qualified building contractor is recommended. I suspect additional concealed damage may be present to the wooden members of the home. The extent of the damage is unknown and I recommend that a Licensed Construction Supervisor immediately perform an additional investigation to determine the extent of any concealed damage and repair all damage as necessary.

EXTERIOR ROOF AND WALL STRUCTURE

ROOF STRUCTURE: The exterior roof structure appears satisfactory.

IMPORTANT GENERAL REMARKS

GRADING

General and final grading and the slope of the soils surrounding the building are important site features that help protect a building from water intrusion and damage. The optimal condition would be to construct a building on a slight rise with the slope positively pitched at least 6" per 10' of slope away from the structure. Gutters and downspouts equipped with elbows, leaders or splash blocks that direct roof water onto this positive slope and away from the building are also necessary.

The finish or final grade is the relationship between the soil and the wooden members of the home or how much foundation is showing. A distance greater than 6" is most desirable, however even 2"-4" of foundation showing is much better than having the wooden siding or mud sill in contact with or below grade. Wood in close proximity to or covered by soil will rot and is susceptible to wood destroying insect activity, especially termites.

STOOPS

Stoops should have slightly pitched landings that direct rain water away from the structure. Sometimes overhangs or

awnings will also protect the building from damage. If water becomes trapped in the joint located between the landing and the toe kick below the door threshold, it may never dry out between rain events and will cause the wooden members of the structure such as the mud sill, band board and sheathing behind the toe kick to rot. This condition also renders this area susceptible to wood destroying insect infestation. A preventive treatment for termites by a Certified Pesticide Applicator is recommended on all masonry stoops that are not set off from the building. If the stoop and stairway is precast concrete, then the gap should be left open for drainage.

VINYL WINDOW DISCLAIMER

Please be aware that if vinyl or vinyl clad windows are present, they should contain integrated vinyl flashing strips (ice and water shield) at all sides that must be covered with additional counter flashing at the bottom, sides and then top in a proper sequence using a proper methodology or the windows may leak. This area of the window is not readily accessible or observable behind the siding and the inspector can not determine the integrity of the water tightness of the windows or proper counter flashing installation. There is a potential for concealed leaks and defects that can only be determined by removal of the siding.

If thermopane or double glazed windows are present, the seals will eventually fail over time, and the window will become cloudy or fogged. The exact meteorologic conditions such as temperature, sunlight and pressure that cause this fogging may not be present at the time of the inspection and readily observable signs of seal failure may not be present. Unless noted in the report, no fogging was noted at the time of the inspection and the client assumes the risk of any future, not readily observable or latent fogging or defects.

EXCLUSIONS

Please note that in accordance with MA Home Inspection Regulations the inspector is not required to observe or report on the following: Storm windows, storm doors, screening, shutters, awnings and similar accessories. Fences, landscaping, trees, swimming pools, patios, sprinkler systems, safety glazing of windows, geologic conditions, soil conditions, recreational facilities, any other dwelling units or addresses in multi-unit buildings, out buildings or detached garages, under ground utilities, pipes, buried wires or conduits.

DECKS-PORCHES-STOOPS-BALCONIES

FRONT DOORS

CONDITION: The entry doors appear satisfactory.

FRONT STAIRS OR STOOP

TYPE: The stairs are made of concrete.

CONDITION: The stoop or stoops appear satisfactory.

LIGHTING: There is a light source present for the stairway.

BASEMENT BULKHEAD OR DOOR

BASEMENT DOOR CONDITION: There is no exterior basement door.

LEFT SIDE DOORS

CONDITION: The door is damaged or rotted and should be replaced by a Licensed Construction Supervisor.

Boys bathroom door damaged

RIGHT SIDE DOORS

CONDITION: The door is damaged or rotted and should be replaced by a Licensed Construction Supervisor.

ROOFING SYSTEM AND CHIMNEYS

EXPOSED ROOF DRAINAGE SYSTEMS

TYPE: There are no gutter systems present and an insufficient overhang to prevent water damage to the structure or water penetration to the basement. Installation of gutters and downspouts with elbows and splash blocks or leaders is recommended at all roof drainage areas.

EXPOSED ROOF FLASHINGS, PENETRATIONS AND SKYLIGHTS

FLASHING TYPE: There is aluminum flashing present.

FLASHING CONDITION: The exposed flashings and roof penetrations are satisfactory.

SKYLIGHTS: CONDITION: There are no skylights present on the roof.

Inspection of the interior or flue of a chimney is EXCLUDED from a Massachusetts Home Inspection. There is a potential for concealed damage so I recommend that a Chimney Safety Institute of America, Certified Chimney Sweep, perform a Level 2 Inspection and provide you with a report for each chimney to determine if there are any safety or structural issues that would require repair. The inspector will check the exterior, firebox, hearth and damper.

MAIN ROOF COVERING

STYLE: There is a gable roof present.

TYPE: The roof covering is composed of a single tab or jet asphalt composition shingles. The average life expectancy of this shingle is 15-20 years.

INSPECTION METHOD: The roof is not Readily Accessible and was viewed from the ground using Bushnell, 16 x 32 binoculars.

ROOF COVERING CONDITION: There are several missing or damaged shingles noted. TYPICAL MAINTENANCE IS RECOMMENDED. This usually consists of repair/replacement of damaged/missing shingles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis as needed.

The roof covering is brittle or cupped, is fully depreciated and has exceeded its useful life. This condition indicates advanced age that may cause concealed water damage to the roof sheathing located below the roof covering without signs of interior leaks. The roof covering should be further evaluated by a qualified roofer for immediate replacement.

Damaged shingles

IMPORTANT GENERAL REMARKS

ROOF COVERINGS

Most roofs are dangerous to walk on due to the pitched surface, height above the ground, the materials of construction or weather conditions. Roof coverings can also be seriously damaged by foot traffic. For these reasons, the covering is inspected from the ground with the aid of binoculars. Accordingly, the inspector will determine the condition of the roof covering on the basis of what can be seen using this method unless the client provides safe access and the seller and or the sellers representative provides authorization that relieves the inspector of all responsibility of damage to the roof and roof covering.

The client should understand that roof coverings often contain hidden or concealed installation defects below the

observable surface of shingle and that the only way to determine if defects are present is to have a professional roofer remove sections of the roof covering and observe installation and flashing methods. Problems and defects may exist that can not be determined from the ground using binoculars and the Company and its inspectors can not and do not assume responsibility.

The Report is an opinion of the general condition of the observable roofing material. A "satisfactory" roof covering means that the covering is satisfactory for its age and its general usefulness, not that it is new. A roof covering that is "satisfactory" may show signs of past leaks or may develop leaks that can be repaired and still give satisfactory service within the limits of its average life span. It should be understood that homes located near the ocean or other unsheltered areas exposed to high wind, salt air and driving rain conditions are prone to leaks, wind damage and reduced average life expectancy.

The actual life expectancy of a roof covering is determined by the quality of the shingle installed and is influenced by external environmental factors such as high wind, sand in the wind, orientation to the sun, attic venting and over hanging tree branches.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks, has leaked or may be subject to future leakage. You should ask the owner to provide written disclosure about the age of the roof coverings and past history of roof leaks and repairs. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during several days of intense rain and during snow melt and ice dam conditions. The inspection is conducted on one day of the year and is a snap shot in time. Meteorological conditions prior to and at the time of the inspection are given, however.

ICE DAMS

When there is a winter with heavy snow, ice dams may be created along the eaves or valleys of a roof. Ice dams are created when snow melts during the day and then freezes at night creating a dam against melt water that is flowing down the roof covering. When the melt water encounters a dam it can back up the roof covering and under shingles where it will find its way into the building unless ice and water shield is present below the roof shingle. If ice dams and leaks occur, carefully remove the snow from the first several feet of the eave and along the valleys to allow for drainage.

The creation of ice dams and roof leaks is accelerated when heat is escaping from the home into the attic or inadequate ventilation causes the attic to retain heat. In order to help prevent roof leaks during ice dam formation, install ice and water shield (a sticky black membrane) along all eaves and valleys during the next roof covering replacement. If ice dams form, the water that backs under the shingles should drain onto the drip edge and then off the roof. Minimize all heat loss to the attic, especially just below the eaves, by making sure that there is an exceptionally thick layer of insulation present in the attic floor that extends right up to the edge of the exterior walls behind the gutters so that no heat escapes through the ceiling near the outer wall. Increasing the ventilation just below the eave by adding a soffit vent, if not present, and an insulation baffle between the insulation and the roof sheathing in each rafter bay will allow cold outside air to pass by and minimize the snow melt as well. If a soffit venting system is installed or present, a ridge vent is also required to induce a convection current that will establish an air flow that enters the attic at the soffit and then departs through the ridge vent.

STRUCTURAL-ATTIC-BASEMENT

MAIN ATTIC AND INSULATION

ACCESSIBILITY AND VISIBILITY : The attic is accessed by: a scuttle hole. In accordance with inspection regulations, the attic was inspected and all observations are based on what can be seen from the scuttle entrance only while standing on a five foot ladder looking through the hatch because resorting to greater height on a portable ladder and walking the floor joists is dangerous to the inspector, as determined by the inspector. There is a potential for concealed damage or defects beyond the observation range of the inspector and a Licensed Construction Supervisor would be needed to inspect the area that is not readily observable.

PRESENCE OF A FLOOR: There is no floor present in the attic and the attic was inspected from the access point while standing on a five foot ladder because walking the floor joists is dangerous to the inspector and may also cause ceiling damage. All observations are based on what can be readily observed from the access point only.

PRESENCE OF A LIGHT FIXTURE: There is no light fixture present in the attic and I recommend that one be installed by an electrician. There is no **SUFFICIENT LIGHTING** in the attic. If there is a heating appliance present an additional light should be added for the service technician.

STRUCTURE: The roof is conventionally framed using wooden rafters The roof sheathing is plywood.

COLLAR TIES: The second story of the building is the attic and the attic floor functions as collar ties for the roof system.

CONDITION: The roof structure appears satisfactory.

VENTING: Ventilation is provided by: gable end louvers. Newer standards require a soffit and ridge vent system. Consult further with a Licensed Construction supervisor about the need to convert to the soffit and ridge vent system when a new roof covering is needed.

PREVIOUS OR ACTIVE LEAKS: There are no stains indicative of past water penetration at the Readily Accessible and Observable areas of the attic. No guaranty against future roof leaks is implied, because rain events can vary in frequency and intensity. You should monitor the attic area for signs of roof or flashing leaks after heavy or prolonged rain conditions and after periods of thawing snow cover which may cause ice dams and reveal concealed flashing inadequacies. Please also ask the seller to disclose the history of any roof leaks or repairs as recommended in the Conditions section of the report under disclosure.

INSULATION TYPE AND CONDITION: There is fiberglass batt insulation present in the attic. There is no insulation on the backside of the attic scuttle or pull down stairway. I recommend that the backside of the scuttle be insulated or that a pull down stairway insulation box be installed to increase energy efficiency.

INSULATION DEPTH: 3-4 inches of insulation is present.

BASEMENT/CRAWL SPACE FOUNDATION STRUCTURE

BASEMENT VISIBILITY: The home appears to be constructed on a slab and there is no basement.

FOUNDATION WALL TYPE: There is no basement. The building appears to be constructed on a concrete slab.

BASEMENT FLOOR TYPE: There is no basement. The building appears to be constructed on a concrete slab.

BASEMENT FLOOR SLAB CONDITION: The home appears to be constructed on a concrete slab and the slab is covered with flooring which renders the slab not readily observable to inspection.

BASEMENT/CRAWL SPACE FLOOR STRUCTURE

BEAMS: There is no main beam under the first floor because the home is constructed on a concrete slab.

CONDITION OF BEAMS: There is no main beam under the first floor because the home is constructed on a concrete slab.

MUD SILL: The home is constructed on a concrete slab. The mud sill is not readily observable due

	to the presence of finished walls and there is a potential for concealed damage.
FLOOR SYSTEM CONDITION:	The home appears to be constructed on a slab and the slab is not readily observable. There is a potential for concealed damage.
FLOOR INSULATION:	The first floor appears to be a slab and the presence of insulation below the slab is not readily observable.
WOOD DESTROYING INSECTS OR RODENTS (WDI):	The Client understands that the home inspection and report do not include a rodent, termite or wood destroying insect infestation determination. No inspection is made by this company to detect past or present insect, rodent or vermin activity or insect or rodent damage in concealed areas, behind insulation or in wall cavities. Wood destroying insects can appear at any time, even if there were no visible signs at the time of the inspection, because they may be at a stage of the infestation that places them just behind or very close to finished surfaces. This company is not a licensed pest control company or pesticide applicator. Inspection for wood rot is conducted by line of sight and I recommend that every home be inspected by a licensed pest control company NOW, prior to the close of escrow.

IMPORTANT GENERAL REMARKS

ATTIC VENTILATION

Adequate ventilation helps prevent costly and damaging heat build up in the summer, thereby improving the comfort level inside the structure. Air conditioning costs should be lower and roof coverings will last longer. Adequate ventilation will also help prevent moisture build up in the winter that can cause mold, mildew, wood rot, poor indoor air quality and the formation of ice dams.

Ventilation must be balanced between intake and exhaust vents in order to be effective. Most problems observed are a result of insufficient intake vents (soffit vents) with respect to exhaust or ridge vents or insulation that is blocking the free flow of air from soffit bays to the ridge. Other problems include mixing of old style gable vents with ridge vents that produce confusing, inadequate or reversing circulation patterns.

If soffit and ridge vents have been added to an attic during a roof covering replacement, the gable vents should be blocked or removed in order for the new system to work properly and all soffit vents must have insulation baffles that allow for an air gap between insulation and roof sheathing at the eave. The air gap will allow for the entrance and free passage of air past the insulation and up the rafter bays to the ridge vent. These baffles must also be present in sloped ceilings above knee walls and in cathedral ceilings, although in new construction the application of spray foam insulation appears adequate.

CRAWL SPACES

A crawl space is frequently constructed in place of a full basement to help reduce the cost of construction but may also indicate high groundwater in the area. Crawl spaces are an accepted means of construction as long as their special characteristics are recognized and responsibly monitored.

A crawl space should have a vapor barrier (plastic sheeting) present over the earth or below a concrete floor to prevent the migration of water vapor from the soil into the structure. The crawl space should have at least two screened openings to allow moisture to cross ventilate the space.

Without a proper vapor barrier, adequate ventilation or some means of dehumidification, mold, mildew, wood decay and insect infestation may occur. Clients are urged to monitor the crawl space for signs of moisture, decay, mold or mildew and insect or pest infestation on a regular basis.

Crawl spaces are usually not heated but you may wish to provide a source of dry warm air in the winter that would be a beneficial improvement. If the crawl space is not heated, winterization of the crawl space is recommended to provide protection against freeze damage to water piping. At a minimum, I recommend insulating the floor with approved closed cell foam insulation that is resistant to water damage and does not provide a substrate for the proliferation of mold or habitat for rodents. All water pipes, heating pipes, drain pipes and heating supply ducts as well as return ducts should be freeze proofed or insulated by a plumber or heating technician.

FINISHED BASEMENTS

Clients should be aware that finished basements pose a risk of concealed mold, rodent, termite and water problems behind the finished walls, especially if fiberglass insulation is used because this type of insulation provides a substrate for mold growth and rodent nesting. Termite and water problems are not readily observable behind finished walls. Finished basements should be dehumidified to less than 50% relative humidity in the summer and should be heated in the winter. Closed cell polyurethane insulation that has been installed by a qualified and competent firm is crucial since improperly mixed and installed insulation may not cure properly and may cause off gassing problems.

WATER IN A BASEMENT OR CRAWL SPACE

Basement or crawl space seepage or dampness is common and many times an experienced building inspector can often observe past signs of water penetration, unless they have been altered. Although I can not predict if a basement will ever get wet in the future, past signs of water penetration indicate that the basement will become wet again when the same meteorologic conditions that caused the prior event are repeated, unless a repair has been conducted. The evaluation and reporting of water or ground water below the basement or the source of water in a basement is excluded from this inspection and report because latent or concealed water problems are not readily observable and the area below the basement floor is not readily accessible or observable to the inspector. Dampness on the other hand is usually a result of high humidity and is more difficult to diagnose and correct.

Often times, however, the visible signs of water penetration that would indicate a past or present water problem are concealed behind finished walls, have been altered or are not present due to dry climactic conditions at the time of the inspection. For example, stored goods may be covering past or present signs of water penetration or stored goods may have been recently moved to a location where a leak has occurred and the storage is now hiding the past signs of water penetration. The basement may have been remodeled or painted since the last water penetration event or there may have been a dry period prior to the inspection. For these and other reasons the inspector may not be able to observe signs of past water penetration. I recommend that you immediately ask the owner for a written disclosure of the past history of water penetration to the basement and any repairs because only the owner has a seasonal knowledge of the home.

Most basement and crawl space dampness or seepage can be traced to improper surface water drainage and foundation cracks or open joints in masonry walls. For this reason, all exterior grades should allow for surface and roof water to flow away from the foundation onto a positively pitched slope. Roof gutters and downspouts must be clean and in good working condition to collect and direct roof water to the ground and then several feet onto the slope. If obstructions such as air conditioning compressors or paved surfaces are present then a suitable surface drain or other engineered solution is recommended.

Sometimes seepage is caused by other reasons such as a poorly draining clay soil near the foundation wall or a rock ledge and rarely, high groundwater. In these instances, Clients are urged to consult further with a drainage engineer or similar expert for possible engineered solutions.

Foundations are not waterproof and the chances are that you will experience some form of water penetration to the basement area of the home during ownership, given variations in the weather and soil. Conditions such as intense short term rain events; rain events of extended duration; frozen ground with rain; poorly draining clay soils and drought

ridden soils all contribute toward increasing the probability that water will enter a basement.

It is therefore prudent for any owner interested in maintaining a dry basement to take all precautions available to help minimize the chances of water penetration. You should monitor your basement during these varied conditions and if water enters have a qualified basement waterproofer or drainage engineer perform a repair evaluation.

WOOD FUNGI, MOLD AND HUMIDITY

High relative humidity may occur in a basement or crawl space from seepage, introduction of humid outside air or from internal sources such as a dryer vent that discharges inside the building. More often than not the culprit is humid outside air that infiltrates the crawl space or basement. If crawl space or basement windows or doors are opened in the summer, warm humid air will enter this cooler space and moisture will condense and cause wild mold to grow on organic materials such as wooden structural elements, sheet rock, insulation, rugs, clothing, shoes, paper goods etc. Mold will damage the wooden structure of the building and stored items and may also cause adverse health effects to sensitive humans and pets. I recommend that basement doors and windows be kept closed during the summer months. If the doors and windows are opened to "air out" the basement, warm humid air will enter and condense on cooler objects and cause mold will proliferate.

The fungus family includes wood fungus, mold and mildew. These organisms can destroy the structural integrity of the wooden members of the home and a few organisms are also allergenic, pathogenic or toxic to warm blooded animals. In general, the fungus family requires a food source, usually cellulose and/or dust, and a relative humidity greater than 50% to proliferate.

For this reason I recommend that all finished basements be sealed from outside air penetration in the summer and then equipped with a properly sized dehumidifier that is fitted with a gravity drain or automatic pump out. For basements greater than 1,000 SF the Therma-Stor is a good choice. The relative humidity should be maintained at less than 50% as measured by a hygrometer.

In the winter, a finished basement must be continually heated at a minimum of 60 DF and dehumidification is generally not necessary. New construction crawl spaces or basement areas should not be sealed until the framing wood has dried out and any current humidity or water problems have been eliminated.

Mold can also proliferate in concealed areas that are not readily accessible or observable, such as wall cavities and behind insulation and finished walls and ceilings from the attic to the basement. There is a potential for hidden water penetration or seepage in these areas. The inspector is not a mold expert and the inspection specifically excludes and is not intended to include the possible presence of or danger from any potentially harmful substance such as mold and the client is advised to hire a mold assessment specialist of their choice to perform a mold assessment of the structure for dangerous mold. If the report mentions that there are visible signs of water penetration or seepage anywhere in the building, there is a potential for concealed damage and mold growth and you should immediately hire a contractor to remove any obstructions and determine if there is damage. A mold assessment firm should also be hired to determine if dangerous mold is present.

The only way to determine if mold is present in inaccessible or unobservable areas is to remove the coverings such as wall board (destructive testing) and further evaluate the inaccessible areas. Destructive testing is not a part of this inspection and must be conducted by a Licensed Construction Supervisor (LCS) with the written approval of the owner. If water penetration is suspected and the client needs an assurance that there is no mold growth present, I recommend that the LCS remove a section of the covering in order to view the concealed area and then allow a mold assessment specialist to conduct a
further evaluation and remediate if necessary.

EXCLUSIONS

In accordance with Home Inspection Regulations, the inspector is not required to enter the attic space if it is not Readily Accessible, if access is obstructed and/or if entry could damage the property or if a Dangerous or Adverse situation is suspected and reported by the inspector. The inspector is also not required to walk on the exposed insulation covered framing members or provide access to the items being inspected.

INTERIOR

REPRESENTATIVE DOORS

INTERIOR DOORS: The interior mens room door casing is rottedand should be replaced as necessary.

REPRESENTATIVE WINDOWS

TYPE: There are double hung style windows present.

CONDITION: The locks are missing or broken at several windows. Install new locks wherever missing.

The female rear bathroom stall window cranks are missing and should be installed by a contractor.

The left side bathroom window hand operating window crank or mechanism is damaged or stripped. A window replacement technician is needed to replace or repair all hardware as necessary.


No window crank

SIGNS OF WATER PENETRATION: There are no readily observable signs of water penetration near the windows, at the time of the inspection.

FLOORS

TYPE: There are floor tiles present.

CONDITION: General condition of the floor appears satisfactory.

INTERIOR WALLS

MATERIALS OF CONSTRUCTION: Masonite.

CONDITION: General condition appears satisfactory.

SIGNS OF WATER PENETRATION: There are no readily observable wall stains present at the time of the inspection.

SUSPECT MOLD: A substance that resembles mold is present on the female bathroom stall door and I suspect high relative humidity may be the cause.


Mold

CEILINGS

MATERIALS OF CONSTRUCTION: The ceilings are composed of wood and masonite.

CONDITION: Peeling paint should be scraped and painted as needed.

CLOSETS

CONDITION: The closet and doors appear satisfactory.

IMPORTANT GENERAL REMARKS

FIREPLACE OR WOOD STOVE

Inspection and reporting on the condition of the interior of the chimney and the presence or absence of a flue liner are excluded by Massachusetts Inspection Regulations because this area is not readily observable. I recommend that a National Fire Protection Association (NFPA), 211 Standard, Level II chimney inspection be immediately conducted in all chimneys by a qualified Chimney Safety Institute of America (CSIA), Certified Chimney Sweep. Contact csia.org for more information.

Wood or coal burning appliances and fireplaces produce creosote in varying amounts that will deposit on the flue liner. When deposits become heavy there is an increased risk of a flue fire. For this reason, I recommend that all fireplace, wood stove and chimney flues be inspected by a Chimney Sweep on a regular basis and cleaned as necessary.

All wood, coal or pellet stoves must have an installation "Permit" issued by the local Fire Department to assure that the installation meets the appropriate State and local standards for usage and fire prevention. Check with the owner or the local Fire Department regarding a current permit. If there is no permit, I recommend you apply for one as many insurance companies will not pay for damage as a result of a non-Permitted stove.

All modern chimneys should have a flue liner that prevents wood fire sparks from migrating through cracks in the masonry to a combustible wall. Many antique chimneys were constructed without this liner. After years of service chimneys will settle and crack at unobservable areas that may be close to old dry framing in walls and attics. This condition poses an increased risk of a fire.

Also excluded are inspections of fire screens and doors, automatic fuel feed devices or combustion make up devices and chimney draft characteristics.
Determining the draft characteristics of a chimney is best accomplished by a lighting a fire and this is not a part of the home inspection. I also cannot determine if smoke from a fire will back draft into the home under varying meteorological conditions. For this reason, I do not recommend that a solid fuel fire be started on a windy or rainy day as back drafting of smoke to the home will most certainly occur. Consult with a CSIA Certified Chimney Sweep for a complete draft evaluation if needed, prior to the closing of escrow.

All fireplaces perform differently. Some break the rules and draft satisfactory and some follow all the rules and have performance problems because there are so many variables involved in chimney and fireplace design. Fireplace design is a lost art that was prevalent when homes were heated in this fashion over 100 years ago. Today many fireplaces are constructed by masons who are more concerned with the structural and aesthetic aspects of design rather than adequate draft and heat performance.

If you experience drafting problems, you may find that some of the following measures may improve the situation:

Reduce the size of the firebox opening by having a mason lay courses of brick or other acceptable material on the floor in front of the firebox. You can see if this approach improves the draft by laying a piece of sheet metal over the area first and observe the draft to see if it improves.
Move the fire to the back of the firebox and see if this improves the draft.

Newer homes are constructed much tighter than older homes and if air can not infiltrate the home then a draft can not be established. Outside air must actually leak into the home and "draft" up the chimney for a fireplace to work and that is why fireplaces are not efficient at heating a home. If you have a new or very "tight" home, try opening a window slightly and see if this helps induce a draft. Furnaces, boilers and exhaust fans should be off as they will compete for drafting and this may cause a negative pressure that draws air down the chimney and causes back drafting.

On very cold days, you may have to warm the chimney flue to induce a draft by holding a small piece of burning rolled up newspaper near the damper.

If all these methods fail, you may have to solve the problem with more expensive repairs such as extending the height of the chimney or performing damper and smoke chamber or flue size modifications. Consult further with a CSIA, Certified Chimney Sweep for a further repair evaluation.

BATHROOMS

FEMALE BATHROOM

BATH LOCATION:	The bathroom is located on the first floor right side.
CONTENTS:	There is a sink present. There is a toilet present. There is a fiberglass shower stall present.
BATH VENTILATION:	There is a window present but there is no venting fan. An outside venting fan is recommended to remove moisture that may cause paint or wall paper to peel and mold to proliferate.
SINK CONDITION:	The sink is in satisfactory condition.
TOILET CONDITION:	The toilet appears satisfactory.
TUB OR SHOWER CONDITION:	The tub or shower is in satisfactory condition.
CEILING CONDITION:	A substance that appears to be mold is present on the bathroom ceiling and this indicates Chronic Moisture that will cause damage to the walls and ceilings and will also cause mold to proliferate. I recommend that you have a contractor install a properly sized exterior venting fan that should be used each time the shower or bath is used. You should also contact a mold assessment firm to determine if the mold is harmful and should be remediated by a professional. The cieling panels are wavey and should be repaired or replaced as neefed.
WALL CONDITION:	General condition appears satisfactory.
TYPE OF FLOOR:	There is ceramic or stone tile present.
FLOOR CONDITION:	The floor condition appears satisfactory.

MALE BATHROOM

BATH LOCATION:	The bathroom is located on the first floor left side.
CONTENTS:	There is a sink present. There is a toilet present.
HEAT SOURCE:	Home inspection regulations require that I inform that there is no heat source present in the bathroom and the bathroom may be colder than what is acceptable to you during the heating system. I recommend that a heat source be installed by an appropriate specialist such as a plumber or electrician.
BATH VENTILATION:	There is a window present but there is no venting fan. An outside venting fan is recommended to remove moisture that may cause paint or wall paper to peel and mold to proliferate.
SINK CONDITION:	The sink is in satisfactory condition.
TOILET CONDITION:	The toilet appears satisfactory.
TUB OR SHOWER CONDITION:	The tub or shower is in satisfactory condition.
CEILING CONDITION:	General condition of the ceiling appears satisfactory.
WALL CONDITION:	General condition appears satisfactory.
TYPE OF FLOOR:	There is ceramic or stone tile present.
FLOOR CONDITION:	The floor condition appears satisfactory.

IMPORTANT GENERAL REMARKS

CERAMIC TILE

It's very important to maintain all grouting and caulking along the tub/wall joint, ceramic tile joints located inside a tub shower or shower stall and the floor/tub or floor/shower stall joint. Very minor imperfections can allow water to penetrate behind the wall or floor areas and cause concealed damage. Homeowners are advised to perform periodic inspection

and maintenance to prevent damage. Special attention should be paid to the area around faucets, soap and towel bar penetrations and corner seams. Grout tile with siliconized grout for maximum protection. Caulk the tub/wall and tub/floor joint with a high quality silicone caulk to prevent cracking when the tub is loaded with water or an occupant.

STALL SHOWERS

Older style stall showers and newer custom made tile showers are not constructed of one piece fiberglass or acrylic shells. These shower stalls are constructed of either ceramic tile faced walls or painted tin walls with a "lead pan" under a stone, tile or cultured stone base and most were installed in the 70's. The "lead pan" has an average life of 8-10 years and is not readily observable for inspection.

Determining whether shower pans and or tub/shower surrounds are water tight is limited to leaks that would develop and become visible during normal two minute water testing. Latent and concealed leaks cannot be determined. If a shower pan is present then Clients are urged to consult further with a licensed plumber in order to perform a 24 hour leak test to be sure there are no leaks.

VENTING

Bathroom venting is necessary to remove excessive moisture from the bathroom during bathing or showering. Excessive or chronic moisture can cause mold and mildew growth, peeling paint and wood rot in the bathroom and in the buildings attic. For this reason older bathrooms should have either a window that can be opened or a fan that vents to the outside of the structure. Current standards require an outside venting fan as most people are reluctant to open the bathroom window in the winter. A venting fan is now the standard in new construction.

HEATING SYSTEMS

DESCRIPTION OF HEATING SYSTEM #1

LOCATION OF THE UNIT: The building is a seasonal public restroom building that does not have a heating system.

IMPORTANT GENERAL REMARKS

HEAT EXCHANGER AND CARBON MONOXIDE

The inspector does not test and or inspect furnace heat exchangers for evidence of corrosion or cracks that would compromise its integrity as this can only be accomplished by dismantling the unit and disassembly is beyond the scope of this inspection. In addition, many furnaces have sealed combustion areas or are designed in such a way that inspection is almost impossible.

Since this is not possible during a visual inspection, I recommend that a service contract be placed on the unit and that a qualified HVAC technician test the heat exchanger prior to settlement, especially if the furnace is more than 15 years old as a damaged heat exchanger would necessitate furnace replacement. A leaky heat exchanger or blocked vent will allow deadly carbon monoxide gas to enter the home.

All forced hot air furnaces should be cleaned and tuned and the heat exchanger integrity and venting should be checked on an annual basis by a licensed and qualified heating technician. I also recommend that carbon monoxide detectors be installed in the basement, each bedroom and on each level of the home.

OIL AND GAS FIRED BOILERS

Oil and gas fired boilers use hot water to transfer heat to living spaces. If the boiler develops a large crack, water will escape from the pressure vessel and may end up on the floor. Small cracks in the boiler may allow water to leak into the fire chamber and these leaks are undetectable until they develop into larger leaks that accumulate on the floor.

I recommend that you obtain an annual service contract for cleaning and tuning of all boilers and furnaces. I also recommend that the heat exchanger and internal/external vent of all boilers and furnaces be cleaned and inspected and the oil burner (if so equipped) be tuned on an annual basis as part of an ongoing maintenance program. All boiler venting systems, burners and controls should also be inspected and maintained by a qualified technician on an annual basis to prevent accidental carbon monoxide poisoning. Oil filters should also be replaced on an annual basis and the heating technician should also check and service all other components as necessary to insure proper and safe operation.

The low water cutoff valve on a "steam boiler", if one is present in the home, must be flushed **once per week** or this important safety device may not operate when needed! The blow off valve and automatic water feed (if so equipped) should be tested on an annual basis.

If a "**Power Vent**" is present, the unit should be disassembled, cleaned, lubricated and serviced to manufacturers standards on an annual basis by a heating technician to ensure proper condition and operation. If the power vent is more than 10 years old it should be replaced.

All T/P (temperature/pressure) relief valves should be checked for proper operation on an annual basis by a heating technician. Do not store any flammable liquids in the vicinity of a gas or oil fired boiler. The boiler flame or ignition system may cause the vapors to ignite.

The inspector does not perform pressure tests on heating or cooling systems, or determine the presence or absence of anti freeze or any other chemical in the heating system. Therefore, no representation is made regarding coolant charge

or line integrity in air conditioning systems or the presence or absence of toxic or harmful substances in hydronic systems. Subjective judgment of system capacity is also not a part of the inspection.

GAS PIPING

Gas piping and gas appliances should be checked periodically for leaks and operation by a qualified technician as a part of routine maintenance. There is no acceptable level of gas leakage in a piping system or appliance.

HEAT PUMP

A heat pump provides both warm and cool air to condition the home. Think of a heat pump as an air conditioner that can reverse it's operation to provide warm air as well. A heat pump operates best when serviced annually and when provided with adequate air flow. For this reason, it is imperative that the air filter be monitored and changed as soon as it becomes dirty. Changing the filter every two months is a good rule of thumb.

Clients are advised that the total capacity to heat a building, using a heat pump, diminishes as the outside temperature declines. At temperatures below 40 DF the unit may be expected to run continuously and below 30 DF an electric furnace (back up heater) will be necessary to assist in heating the home. Many heat pumps are equipped with a backup electric furnace for this reason.

Never shut a heat pump off using the electrical breaker, instead use the thermostat. Power to the unit is necessary to maintain operation of a small electric heater (sump heater) located near the compressor that keeps refrigerant gas from condensing and damaging the compressor. In the winter, frost or ice will form on the outdoor coil unit and the unit will automatically defrost itself. Water will drain from the unit and a puff of vapor will be expelled. Always keep the coil fins on the outdoor unit free of all dirt and debris and maintain a free air flow distance of 3' around the sides and top of the outdoor coil, keeping shrubbery and snow away from the unit.

AVERAGE LIFE EXPECTANCY

The following table of life expectancy is an estimated range of average life expectancy based on an average period of usage per year under normal conditions of temperature and humidity and actual life expectancy of any given unit may vary widely.

Electric furnace....10-15 years.
Oil and gas fired furnace...15-20 years.
Oil or gas fired boiler...30-40 years.
Oil burner...10-15 years.
Air conditioning compressor...15-20 years.
Electric baseboard heaters...10-15 years.
Heat pump (outside location)...6-10 years.
Circulator pump and zone valves...5-10 years.
Radiators...30-40 years

DUCT CLEANING

The interior of the duct work is not inspected and may contain dust, allergens, mold or other compounds that may affect the health of sensitive individuals. If this is of concern, I recommend that you have a qualified firm inspect the interior of the ducts and perform an air quality test of the home to determine if duct cleaning is necessary. Guidelines for cleaning ducts can be found at www.nadca.com which is the web site for the National Air Duct Cleaners Association. Look for NADCA 1992-01, the publication that deals with Mechanical Cleaning of Non-Porous Air Conveyance System Components.

EXCLUSIONS

In accordance with inspection regulations, the inspector is not required to: Test and/or inspect the furnace or boiler heat exchanger. Collect engineering data on the size of the heating equipment and/or the size or length of the distribution systems. Report on the adequacy or the uniformity of the in place systems to heat the dwelling and/or the various rooms within the dwelling. Operate heating systems when the 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. Identify the type of insulation coverings, Observe, Identify or Report on: The interior of flues with exception of exposed flues serving other appliances as Observed in the smoke chamber of the fireplace (As a result, I recommend that a Level II inspection be conducted on all chimneys by a Chimney Safety Institute of America, Certified Chimney Sweep). Fireplace insert flue connections. Humidifiers. Electronic air filters. Active underground pipes, tanks, and/or ducts, however, the inspector must report their existence if it is known. Active oil tanks, and the uniformity or adequacy of heat supply to the various rooms.

PLUMBING AND WATER HEATERS

WATER SERVICE

STATUS AT INSPECTION: The water service was off at the time of the inspection and the inspector will not turn the water on because this condition may cause damage to the home if defects are present. I recommend that the seller or sellers agent turn the water on and you have a plumber inspect the plumbing system.

TYPE OF MATERIAL: The visible portion of the water service is copper.

LOCATION OF METER OR SHUT OFF: The water meter or shut off is located at: The well water shut off is located at:

CONDITION: The visible portion of the water service line appears satisfactory. The main water shut off and any other shut offs are not operated as a part of a Massachusetts inspection. If the shut off has not been used for years, the threaded area of the valve may be mineralized and may break during operation. Have a plumber check all shut offs for operation and replace all that are damaged. Turn all shut offs on and off once per year to exercise the valve and maintain operation.

PRIVATE WELL: The home appears to be served by a private well. Inspection of wells and well equipment is not a part of a MA home inspection. I recommend that the well system be tested for operation and suitability of the water for drinking purposes by a well installation firm.

SUPPLY LINES

TYPE OF MATERIAL: The supply lines are copper.

CONDITION: The readily observable and readily accessible piping appears satisfactory at the time of the inspection.

SUPPORTS The observable supports appear satisfactory.

LEAKS: There are no readily observable leaks in the supply lines.

FUNCTIONAL FLOW: The functional flow was tested at the highest point in the building and found to be satisfactory to the inspector.

DRAIN AND WASTE LINES

TYPE OF MATERIALS: There are plastic drains present. There are copper drains present. There are cast iron drains present and these drains are more than 30 years old, are "Fully Depreciated" and have exceeded average service life expectancy.

CONDITION: The visible drains appear satisfactory at readily observable and lighted areas.

PLUMBING VENTS

CONDITION: The readily observable plumbing vents appear satisfactory. The main building stack is located inside finished walls and is not readily accessible or observable.

CROSS CONNECTIONS

PRESENCE: There are no observable cross connections in the readily observable and accessible areas of the plumbing system.

FUEL SYSTEMS AND PIPING

LOCATION OF FUEL SYSTEM: The energy source for the water heater is the electric service panel breaker or fuse.

HOSE FAUCETS

OPERATION: Inspection of hose bibbs or faucets are excluded from a MA Home Inspection. A plumber would be needed to check for operation, especially if the faucets are are "shut down".

WATER HEATER #1

LOCATION:	The water heater is located in the utility room.
TYPE:	There is an external indirect fired water heater present whereby heated solar heated water is routed to an external tank and the heat is exchanged to the potable water piping. The average life expectancy for this heater is 20 years.
SIZE:	30 Gallons.
PIPE INSULATION	There is insulation present on the exposed hot water supply lines in the readily observable, unconditioned areas. If the line passes through a heated area, insulation is not required.
AGE	The unit is 21 years old, according to the name plate. The water heater age exceeds average service life for this system and the heater is "Fully Depreciated". When the tank corrodes through, water will leak from the unit and may cause damage to finished areas or basement storage. You should budget for and anticipate replacement. Consider replacement now to prevent potential water damage when the unit fails.
SAFETY VALVES:	There is no temperature pressure relief valve extension present and this may cause severe burns to a passerby if the relief valve were to open. A licensed plumber is needed to install an extension in accordance with the Plumbing Code.
VENTING:	An indirect water heater is present. This heater does not require a vent.
PRESENCE OF A THIMBLE:	An indirect water heater is present. This heater does not require a vent.
GENERAL CONDITION:	The pilot light or electricity to the heater is off and the unit is **shut down** and could not be inspected. The unit must be operating for 24 hours prior to the inspection or leaks that are dependent on thermal expansion will not be visible. I recommend that you contact the seller to demonstrate that the water heater is operational and without defects or further evaluation by a plumber or electrician for safety and operation at the sellers expense.

WATER HEATER #2

LOCATION:	The water heater is located in the utility room.
TYPE:	There is an external indirect fired water heater present whereby heated boiler water is routed to an external tank and the heat is exchanged to the potable water piping. The average life expectancy for this heater is 20 years.
SIZE:	80 Gallons.
PIPE INSULATION	There is insulation present on the exposed hot water supply lines in the readily observable, unconditioned areas. If the line passes through a heated area, insulation is not required.
AGE	The unit is 12 years old, according to the name plate.
SAFETY VALVES:	There is a temperature/pressure relief valve (TPR) and extension present. TPR valves are not tested for operation.
VENTING:	An indirect water heater is present. This heater does not require a vent.
PRESENCE OF A THIMBLE:	An indirect water heater is present. This heater does not require a vent.
GENERAL CONDITION:	The pilot light or electricity to the heater is off and the unit is **shut down** and could not be inspected. The unit must be operating for 24 hours prior to the inspection or leaks that are dependent on thermal expansion will not be visible. I recommend that you contact the seller to demonstrate that the water heater is operational and without defects or further evaluation by a plumber or electrician for safety and operation at the sellers expense.

WATER HEATER #3

LOCATION:	The water heater is located in the utility room.
TYPE:	There is an external indirect fired water heater present whereby heated boiler water is routed to an external tank and the heat is exchanged to the potable water piping. The average life expectancy for this heater is 20 years.
SIZE:	80 Gallons.
PIPE INSULATION	There is insulation present on the exposed hot water supply lines in the readily observable, unconditioned areas. If the line passes through a heated area, insulation is not required.
AGE	The unit is 12 years old, according to the name plate.
SAFETY VALVES:	There is a temperature/pressure relief valve (TPR) and extension present. TPR valves are not tested for operation.
VENTING:	An indirect water heater is present. This heater does not require a vent.
PRESENCE OF A THIMBLE:	An indirect water heater is present. This heater does not require a vent.
GENERAL CONDITION:	The pilot light or electricity to the heater is off and the unit is **shut down** and could not be inspected. The unit must be operating for 24 hours prior to the inspection or leaks that are dependent on thermal expansion will not be visible. I recommend that you contact the seller to demonstrate that the water heater is operational and without defects or further evaluation by a plumber or electrician for safety and operation at the sellers expense.

WATER HEATER #4

LOCATION:	The water heater is located in the utility room.
TYPE:	The water is heated by an electric water heater and the average life expectancy of this heater is 10 years.
SIZE:	50 Gallons.
PIPE INSULATION	The hot water supply lines are not insulated at all non conditioned (un heated) areas, and this condition will cause a loss of efficiency. A plumber is needed to insulate the hot water supply lines in all non conditioned areas, in accordance with the Plumbing Code.
AGE	The unit is 4 years old, according to the name plate.
SAFETY VALVES:	There is a temperature/pressure relief valve (TPR) and extension present. TPR valves are not tested for operation.
VENTING:	Electric heaters are present and a vent is not necessary.
PRESENCE OF A THIMBLE:	Electric heaters are present and a vent and thimble are not necessary.
GENERAL CONDITION:	The pilot light or electricity to the heater is off and the unit is **shut down** and could not be inspected. The unit must be operating for 24 hours prior to the inspection or leaks that are dependent on thermal expansion will not be visible. I recommend that you contact the seller to demonstrate that the water heater is operational and without defects or further evaluation by a plumber or electrician for safety and operation at the sellers expense.

IMPORTANT GENERAL REMARKS

WATER SUPPLY AND DRAIN SYSTEM TESTING

Most of the plumbing system is concealed inside finished walls and floor systems and is not readily accessible or observable to the inspector and there is a potential for concealed damage or defects. The water supply, heating pipes and waste water drain systems are checked for leaks by running the heating system or potable water at each fixture for

a period of one minute for water lines and five minutes for heating pipes. If there are **sizable leaks** in the system they should then become readily observable on exposed piping, floors or ceilings. Bathtub and sinks are not filled to the top to determine if over flow devices operate properly or have been plumbed to a drain because an over flow may cause damage to the home. There is a risk that the over flows are clogged, leak or were not properly installed and these should be further evaluated by a plumber if you need an assurance of condition. Concealed, latent, intermittent and minor leaks can not be readily observed because these leaks may take weeks of use to manifest as stains on walls or ceilings so there is a potential for leaks that can not be observed until after occupancy.

The presence of thin wall or Type M copper piping is excluded from a MA Home Inspection and can not be determined in all areas of the home due to the presence of the piping in areas that are not readily accessible to the inspector, the presence of insulation coverings or oxidation of the pipe surface that obscures the Type markings. I recommend that a licensed plumber make sure the piping in the home is the proper thickness just in case thinner wall pipe was used as it's installation was allowed in the past and Code compliance is not a part of this inspection. Thinner wall piping may develop pin hole leaks over time if corrosive water is present in the piping and there is a risk of future leaks, even if the water is supplied by a Public or Municipal water supply and is assumed to be treated to correct acidic conditions.

Plumbing supply shut offs that are located below sinks, at the water main and in the hot water heating system, if present, are not operated because they may be old (stem valve type) , mineralized and frozen in place. These shuts offs may break and cause leaks if operated and should be further evaluated by a plumber for condition and replaced with ball valves if necessary. Open and close all easily operating shut offs on an annual basis to prevent mineralization of the valve threads. Newer ball (lever style) valves are resistant to mineralization and should be installed.

Repaired ceilings at a suspect leak location are **not** a reliable indication of a plumbing repair because I have experienced situations where water damaged ceilings have been repaired and painted over, without repairing the plumbing leak! The bottom line is: there may be concealed or latent leaks that are not observable or detectable during a home inspection but may become apparent after occupying the home and there is a potential for concealed damage as well, so ask the owner to disclose if there are any leaks and the history of repairs.

Functional flow testing is achieved by running the tub or shower at the highest location in the home and then flushing the toilet to determine if there is a substantial drop in flow. This is a subjective test performed by the inspector and the clients judgment may differ. That is why it is important to accompany the inspector during the review process.

WELLS

Well equipment, well water and well yield are not not tested or evaluated as a part of this inspection. Clients are urged to consult further with a well installation firm to inspect the equipment and if possible to determine the flow of the well during drought periods.

The purity and corrosive characteristics of the well water should also be tested to determine if a treatment system is needed. Acidic water will corrode piping prematurely and cause leaks and extensive repairs to the piping and heating system.

WATER PIPES

The water pipe that runs from the street main to the building is called the "service line" and this pipe is usually the property of the owner. The condition of the service can only be determined from what little area of the service line is visible inside the home. The section of the pipe that is located between the home and the water main that runs down the street is under ground and is not readily observable and there is a potential for concealed damage. Galvanized steel service lines have an average life expectancy of 20-30 years and rust from the inside out. Plastic service lines may last up to 50 years.

Most copper supply piping located inside the home has an average service life of 40-60 years and thinner walled copper

piping may only last 20 years or less if the water supply is acidic or corrosive to the piping. Have a plumber check the piping to determine if it is a thinner wall pipe if this is of concern to you.

Water pipes present in unheated areas such as garages, eaves and crawl spaces are subject to freezing and bursting during cold weather. I recommend further evaluation for freeze protection of all heating, supply and drain lines located in these areas by a licensed plumber or annual draining and shut down of all systems by a licensed plumber if the home is used on a seasonal basis This should include but is not limited to refrigerator ice makers, clothes washer and dishwasher water pumps and freeze protection of all water traps. I do not recommend that you lower the thermostat below 55 DF in the winter because water pipes may be located in an outside wall that is not properly insulated and there is a risk of freezing and bursting. The hot water supply line that runs from the water heater to the homes hot water fixtures and all hot water boiler piping should be insulated against heat loss in the basement, crawl space or other non conditioned areas.

WATER HEATERS

I recommend obtaining a service contract for annual cleaning and tuning of all oil or gas fired water heaters. Please be aware that all gas or oil, direct fired water heaters are capable of causing accidental ignition of flammable vapors. Do not store any flammable liquids in the vicinity of a water heater no matter how tight the container may appear.

EXCLUSIONS

In accordance with inspection regulations, the inspector is not required to: Test the operation of any valve except Readily Accessible water closet flush valves and fixture faucets. Collect Engineering data on the size of or length of water and/or waste systems and/or remove covering materials. Report on the adequacy or efficiency of the in place systems to provide sufficient hot water to the dwelling, sufficient water supply, or drainage for the dwelling. State the effectiveness of the anti siphoning devices. Determine whether water supply and waste disposal systems are public or private. Observe, Operate or Report on the exterior hose bibbs, water conditioning systems, fire and lawn sprinkler systems, on site or public water supply quantity or quantity, on site septic systems, foundation and sub drainage systems, whirlpool tubs, interior of flue linings, under ground utilities or pipes, buried wires or conduits, equipment related to on site water supply systems and water filtration Components and Systems.

ELECTRICAL SYSTEM

ELECTRIC SERVICE CABLES

SERVICE DROP:	There is an overhead service drop present.
METER BOX:	The meter socket is satisfactory.
SERVICE ENTRANCE CABLE:	The entrance cable is stranded aluminum and the main over current protection device is rated for use with aluminum wire. The tips are coated with a corrosion inhibitor.

MAIN PANEL

LOCATION AND AMPERAGE:	The main over current protection device (breaker or fuse) is located at the meter main and the main interior panel inspected is a sub panel. The main electrical panel is rated for 100 Amps.
ACCESS AND VISIBILITY:	The panel is accessible and observable.
LOCATION OF MAIN DISCONNECT:	The main disconnect is located at the meter box outside of the building.
PANEL TYPE:	The main panel is a breaker type.
MAIN CABLE CONNECTIONS	The main cable connections are satisfactory.
GROUNDING SYSTEM:	A grounding rod system is present.
WATER PIPE BONDING SYSTEM:	A metal water service is present and a pipe bonding system is present within the first five feet of the water service entrance to the basement or under floor crawl space.
PANEL BOND:	The panel is a sub panel because there is a meter main present or a main over current protection device is located at the meter. The ground and neutral terminals are isolated in this arrangement and no panel bond is present.
NUMBER OF BREAKERS OR FUSES:	There are 9 breakers or fuses in the panel not counting the main breaker or over current protection device.
NUMBER OF BRANCH CIRCUITS:	There are 9 branch circuits presently connected to breakers or fuses in the panel.
COMPATIBILITY OF BRANCH CIRCUITS:	The visual size of the protected branch circuits is compatible with the size of the breakers or fuses.
OVER CURRENT DEVICES THAT ARE OFF:	The over current devices or breakers labeled or located as: Well pump and hot water heater are in the "OFF" position and the inspector is not allowed to turn this device on because this act may cause damage to the system and is prohibited by Inspection Regulations. I recommend that the seller or sellers representative hire an Electrician to further evaluate the circuit and determine if it is safe and functional.
GENERAL CONDITION:	The panel appears satisfactory.

AMPERAGE

RATING:	The system is rated at 100 Amps.

VOLTAGE

The main service disconnect is 120/240 Volts.

BRANCH CIRCUITS

TYPE OF WIRE:	There are exposed branch circuits present that are composed of Non Metallic (NM) or plastic coated wiring.
METALLIC COMPOSITION:	There are copper wire branch circuits present.
CONDITION:	The exposed and observable branch wiring is satisfactory.

REPRESENTATIVE SWITCHES, FIXTURES AND RECEPTACLES

RECEPTACLES:	A representative sample of the readily accessible receptacles were tested and the receptacles were found to be functional.

GENERAL CONDITION: POLARITY AND GROUNDING OF THREE PRONG RECEPTACLES: All **Readily Accessible**, undedicated three prong exterior, attached garage, bathroom, kitchen counter top, unfinished basement and a random sampling of interior receptacles located throughout the building were tested and found to be have proper polarity, according to an etcon circuit tester. The tester has a limited determination and there is a potential for incorrect wiring and grounding that can only be determined by an electrician. If the home was furnished at the time of the inspection, switches and receptacles located behind furniture or storage items were not readily accessible or observable and were not tested.

GROUND FAULT CIRCUIT INTERRUPTERS (GFCI)

LOCATION: There are GFCI protected outlets located in the bathrooms.

CONDITION: The GFCI circuit breakers or receptacles were tripped using the test button and appear satisfactory. Owners should test operation on a monthly basis and have an electrician replace GFCI'S that do not test as operating.

ARC FAULT CIRCUIT INTERRUPTERS (AFCI)

LOCATION: There has been a change in residential electric standards since the home was built. There are no AFCI breakers present in the electric panel that serve the bedroom circuits or kitchen lighting and these safety device are required in homes constructed after January 1, 2002. Although the requirement is not retroactive, I recommend installation by a licensed electrician as a safety improvement.

PRESENCE OF SUB PANELS

There are no observable sub panels present.

IMPORTANT GENERAL REMARKS

<u>GROUND FAULT CIRCUIT INTERRUPTERS (GFCI'S)</u>

GFCI'S can prevent electrical appliance users from serious shock in wet or damp environments that may provide an electrical path to ground through your body. GFCI'S monitor the electrical current passing through a circuit and if the current varies by an incredibly small amount [between 4 mA (milliamps) and 5 mA] the circuit is immediately shut off. These devices can be incorporated into an electrical outlet or can be part of an electrical breaker. I recommend that the GFCI test button on the breaker or receptacle be pushed every month and if the unit does not shut off the power to the outlet, it is defective and should be replaced by a qualified electrician.

The electrical codes began requiring GFCI protection in certain areas such as outdoor receptacles in 1973, and have added requirements for GFCI protection in the bathroom, garage, basement, kitchen sink, crawl space, boat house, pool, spa, hot tub, whirlpool etc. in the years that followed. If your home is not protected, I recommend that a licensed and insured electrician install GFCI protection to all branch circuits as required by the current code, as a valuable safety improvement.

<u>TWO AND THREE PRONG OUTLETS</u>

Two prong outlets incorporate an older wiring system that does not contain a third grounding wire that is used to provide a safety feature to the user and the appliance. Many times an older two prong outlet is replaced with a three prong outlet for cosmetic reasons but the branch circuit serving the outlet has not been replaced and does not have a grounding wire and this condition is unsafe.

This condition allows a user to plug in a three prong plug with the mistaken notion that the user and the appliance is

protected, but they are not protected. If a three prong plug that is not grounded is identified in this report it is recommended that the circuit be immediately upgraded to a grounding circuit.

ALUMINUM WIRING

Homes constructed between approximately 1964 and 1974 may have solid core, pure aluminum, lower branch circuit wiring. Lower branch circuit wiring is #14 or #12 AWG that is used for lighting or receptacles (outlets). This early wire was unstable and subject to corrosion, loose connections and fire at junctions with dissimilar metals.

Since that time, aluminum alloy wire and stranded aluminum wire was introduced and the performance was much better, provided that special connections and procedures are used to prevent arcing, overheating and fire. In general, this old style wiring was discontinued in approximately 1972 with the exception of large diameter stranded aluminum alloy.

The use of large diameter stranded aluminum service entrance cables, kitchen range and dryer circuits is quite common and acceptable today provided that proper installation procedures are followed such as adding anti-oxidant paste at the connections.

NOTE:

The readily accessible and observable components of the electrical system that are required by the Standards of Practice are inspected. Switch cover plates, junction boxes, light fixtures and other components are not opened or dismantled and there is a risk of concealed defects. Electrical wiring inside walls and covered by insulation is not inspected and there is a potential for additional safety defects that can only be determined by an additional investigation conducted by a Licensed Electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not tested or changed during the inspection.

EXCLUSIONS

In accordance with inspection regulations, the inspector is not required to: Collect engineering data on the compatibility of the over current devices with the panel and/or determine the short circuit interrupting current capacity. Determine the adequacy of the ground and/or reflect on the sufficiency of the electrical distribution system in the dwelling. Insert any tool or probe or testing device inside the panel. Test or operate any over current device or control, other than to remove the covers of the service and distribution panels. Observe or report on the quality of the conductor insulation, test for Electro-magnetic fields, low voltage systems, doorbells, thermostats etc., smoke and Carbon monoxide detectors, telephone, security alarms, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical system; Under ground utilities, pipes, buried wires or conduits.

This document is a copy of the MA Home Inspection Standards of Practice and Definitions that the inspector is required to embed in the report.

266 CMR 6.00 STANDARDS OF PRACTICE

Section
6.01: Access
6.02: Purpose
6.03: General Requirements
6.04: Scope of the Home Inspection
6.05: General Limitations and Exclusions of the Home Inspections
6.06: Prohibitions
6.07: Option Fee Based Services
6.08: Required Distribution of Energy Audit Documents

6.01: Access

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

6.02: Purpose

(1)The purpose of the Home Inspection for Residential Buildings, including their attached garages, is to provide the Client with an inspection Report that forthrightly discloses the physical conditions of the systems and components listed in 266 CMR 6.04 which are Readily Accessible and Observable, including those systems and components, which are Safety Hazards as Observed at time of inspection.
(2) An inspection carried out under the standards of 266 CMR 6.04 is not and shall not be construed to be a comprehensive Architectural and/or Engineering study of the dwelling in question.

6.03: General Requirements

(1) Inspectors shall:
(a) Use a written contract and provide only the Client with an original copy of the contract unless otherwise directed by the Client.
(b) Observe Readily Accessible and Observable installed systems and components listed in 266 CMR 6.04.
(c) Submit a confidential written Report only to the Client, which shall:
1. Identify those components specified to be identified in 266 CMR 6.04.
2. Indicate which systems and components designated for inspection in 266 CMR 6.04 have not been inspected.
3. Indicate the condition of the systems and components so Inspected including those that were found to be in need of repair, require further investigation, and areas that have a potential for concealed damage.
4. Record the Inspectors name (and Trainee's name if applicable).
5. Record the Client's name and the address of the property inspected.
6. Record the on-site Inspection start and finish times.
7. Record the weather conditions at the time of the inspection.
8. Record the existence of obstructions and/or conditions that prevented the inspection of the installed systems and components.
9. Embed in the Report and/or attach to the Report the list of itemized questions in 266 CMR 6.03(4)(a) through (k). 10. Embed in the Report and/or attach to the Report a copy of 266 CMR 2.00: *Definitions* and copy of the 266 CMR 6.00: *Standards of Practice.*

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

(3) The Report shall only inform the Client if additional investigation is required when:
(a) The scope of the repair(s) is unknown, or
(b) There is a potential for and it is suspected that there is concealed damage, or
(c) The subject area is beyond the scope of the Home Inspector's expertise.

(4) The inspector shall notify his/her Client that answers to the following questions should be ascertained from the Seller and or the Seller's Representative because they are important and relevant to the purchase of the inspected dwelling and may not be Readily Observable through inspection. The Inspector shall have deemed to have satisfied 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 and the Seller and/or Seller's Representative:
(a) Does the dwelling have a history of seepage, dampness, and/or water penetration into the Basement and/or Under Floor Crawl Space? If so, please explain.
(b) Has a sump pump ever been installed or used in the Basement and/or Under Floor Crawl Space?
(c) Do you use any type of dehumidification in any part of the dwelling?
(d) Are you aware of any mold and/or air quality issues in the dwelling?
(e) Is the dwelling on a private sewage system?
1.If the waste system is private, has Title V inspection been completed, and is the completed Title V Report available for review?
2. Has the dwelling ever been inspected and/or treated for insect infestation?
a.If so, when?
b.What were the chemicals used?
(f) Has the dwelling ever been tested for radon gas and/or lead paint?
1.If so, when?
2. What were the results?
(g) Has the dwelling ever been inspected by an Inspector?
1. If so, when?
2. Were any problems noted?
3. Is a copy of the inspection report available?
(h) Are the Seller/Seller's representatives aware of any structural, mechanical, electrical or other material defects that may exist on the property?
(i) Has there ever been a fire in the dwelling?
1. If so, when?
2. What areas were involved?
3. What chemical cleaners, if any, were used for cleanup?
(j) Has there ever been a hazardous waste spill on the property?
(k) Is there an underground storage tank on the property?
(5) The Inspector shall not represent to the Seller/Seller's Representative of Client that there is any legal obligation, duty, or requirement on behalf of the Seller/Seller's Representative to answer the questions set forth in 266 CMR 6.03(4)(a) through (k).
(6) The Inspector shall not be held liable for the accuracy of third party information.
(7) Regardless of any additional professional registrations all licenses held by the Inspector and/or Trainees practicing and 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 the Inspectors from:
(a) Reporting observations and conditions in addition to those required in 266 CMR 6.04.
(b) Excluding systems and components from the inspection if requested by the Client and noted in the Report
(c) Providing Optional Fee Based Services, as long as they are contracted for in writing and/or included in the Report and are not prohibited under 266 CMR 6.06.

6.04: Scope of the Home Inspection

(1) System: Roofing

(a) The inspector shall Observe the Readily Accessible and Observable:
1. Roof coverings.
2. Exposed roof drainage systems.
3. Flashings.
4. Skylights, chimneys and roof penetrations.
5. Signs of leaks on building components.
(b) The Inspector shall Identify:
1. The type of roof covering materials: Asphalt, Cementious, Slate, Metal, and/or Tile (Bald, Asphalt, Tar and Gravel, Mineral Covered Rolled Roofing, Ballasted Rubber Membrane, Adhered Membrane, Mechanically Fastened Membrane, Other.
2. The roof drainage system: Gutters (Aluminum, Copper, Wood, Vinyl, Other) Leaders/Downspouts (Aluminum, Copper, Wood, Vinyl, Other)
3. The chimney materials: Brick, Concrete, Block, Metal, Other.
4. The methods used to Observe the roofing.
(c) The Inspector shall Report on:
1. Any signs of previous and/or active leaks.
2. The following exposed Readily Accessible and Observable roofing components: the roof coverings, exposed roof drainage systems, exposed flashings, skylights, exterior of chimney(s,) roof penetrations.
(d) Exclusions: Including but not limited to 266 CMR 6.04(d)1.and 2., the Inspector shall not be required to:
1. Walk on the roof unless in the opinion of the Home Inspector he/she is provided Safe Access, and the Seller and/or, the Sellers Representative provides authorization that relieves the Inspector of all liability of possible damage to the roofing components, and in the opinion of the Inspector, walking on the roof will pose no risk of personal injury or damage to the roofing components.
2. Observe and Report On:
a. Attached accessories including, but not limited to: solar systems, antennae, satellite dishes and lightning arrestors.
b. The interior of chimney flues.

(2) System: Exterior

(a) The Inspector shall Observe the Readily Accessible and Observable:
1. Wall cladding.
2. Entryway doors and windows.
3. Garage door operators.
4. Decks, balconies, stoops/landings, steps, areaways/window wells, and porches including hand and guard railings.
5. Exposed trim (eaves, soffits, fascias, rake, corner and other trim Boards).
6. Flashings.
7. Driveways, walkways, vegetation, grading, site drainage, and retaining walls.
(b) The Inspector shall Identify:
1. Wall cladding materials (Cementious Siding, Asphalt and/or Wood Shingles, Aluminum and/or Vinyl Siding, Wood Shingles, Built-up type Clapboards, Brick, Other.
2. The deck/porch component materials: Brick, Concrete, Concrete Block, Steel, Wood, Other
c) The Inspector shall Report On the following exposed Readily Accessible and Observable exterior components:
1. Wall cladding.
2. Entryway doors and windows.
3. Deck/porches, balconies, stoops/landings, steps, areaways/window wells, including hand and guard railings.
4. The exposed trim.
5. Flashings.
6. Driveways, walkways and retaining walls with respect to their effect on the condition of the of the dwelling and their ability to provide safe egress.
7. Vegetation and 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 for repair, if any.
3. Operate garage doors (if the garage is attached to the main dwelling), manually or by using permanently installed controls and 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 windows, storm doors, 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:
(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 Floor system (girders, sills, floor joists, headers and subfloor).
(d) The exposed portions of the column and posts.
(e) The exposed portions of the roof framing rafters, collar ties, trusses, beams and sheathing materials.
2. The Inspector shall Identify:
a. The type of exposed Basement foundation materials (brick, concrete block, concrete, stone, wood, other).
b. The type of exposed Basement floor system (concrete, earth, wood, other).
c. The type of exposed Basement superstructure system (girder(s), sills, floor joists, and sub-floor).
d. The type of exposed Basement columns and posts (brick, concrete block, concrete, steel, wood, other).
3.The Inspector shall Report On the following exposed Readily accessible and Observable structural components:
a. The foundation.
b. The floor system
c. The superstructure system.
d. The columns and posts.
4. The Inspector shall:
a. Probe exposed Readily Accessible and Observable structural components where deterioration is suspected; however, probing is NOT required when probing would 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 266CMR 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)3.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).
iii. 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 damage any finished surface.
b. Note the presence of a light.
c. Note the presence of collar ties and/or tie beams.

5. Exclusions: Including but not limited to 266 CMR 6.04(3)(b)5.a. through e. the Inspector shall not be required to:
a. Enter the attic space:
i. If it is not Readily Accessible,
ii. If access is obstructed and/or if entry could damage the property.
iii. If a dangerous or Adverse Situation is suspected and Reported by the Inspector.
b. Walk on the exposed and/or insulation covered framing members.
c. Collect engineering data such as the size, span, spacing, species, section modulus, slenderness ratio and/or modulus of elasticity of the structural members. (Engineering services).
d. Provide access to the items being inspected.
e. Observe and Report On Wood destroying insects, rodents and/or vermin unless specifically contracted for in writing. (Independent Pest Control/Extermination Service).

4. System: Electrical

(a) The Inspector shall Observe the Readily Accessible and Observable Electrical Systems and Components:
1. The exterior of the exposed service entrance conductors.
2. Exterior receptacles.
3. The service equipment, grounding system, main overcurrent device, and the interior of the service and distribution panels (by removing the enclosure covers).
4. The exterior of the exposed branch circuit conductors 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 type as being overhead or underground, cable, encased in conduit, other..
2. The type of service feeder, and branch-circuit conductor materials (copper, copper-cladded aluminum, aluminum, other).
3. The type of Interior Wiring (Armored Cable, Conduit, Tubing, Nonmettalic 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 were 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 the inspected structures and in unfinished basements, and check to see if they are ground-fault protected.
d. The operation of all Readily Accessible Ground-fault Circuit Interrupters.
e. The operation of all Readily Accessible Arc Fault Current Interrupters.
f. All bathroom and kitchen countertop receptacles to see if those receptacles are ground fault protected.

2. Note:
a. The reason(s) for not removing any panel covers.
b. The location of the service and distribution panels.
c. The presence of aluminum wiring, and
i.If the exposed and Readily Accessible and Observable aluminum conductor terminations are coated with a termination compound, and
ii. If the overcurrent devices are identified for use with aluminum wire.
d. If the electrical system is attached to both the city and dwelling side of the water piping and/or 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 conductors (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 garage receptacles.

(e) Exclusions: Including but not limited to 266 CMR 6.04(4)(e)1. through 6., the Inspector shall not be required to:
1. Collect engineering data on the compatibility of the overcurrent devices with the panel and/or determine the short circuit interrupting current capacity. (Engineering services).
2. Determine the adequacy of the ground and/or the in place systems to provide sufficient power to the dwelling, or reflect on the sufficiency of the electric distribution system in the Dwelling (Engineering/Electrical Services).
3. Insert any tool, probe, or testing device inside the panels.
4. Test or Operate any overcurrent device except Ground-fault Circuit Interrupters and Arc Fault Interrupters.
5. Dismantle any electrical device or control other than to remove the covers of the service and distribution panels. However, the Inspector is not required to remove the covers of the service and distribution panels if the panel covers are not Readily Accessible, if there are Dangerous or Adverse Situations present, or when removal would damage or mar any painted surface and/or covering materials.

6. Observe or Report On:
a. The quality of the conductor insulation. (Electrical Services).
b. Test for Electro-Magnetic fields. (Electrical Services).
c. Low voltage systems, doorbells, thermostats, other.
d. Smoke and carbon monoxide detectors (Seller's responsibility, M.G.L. c. 148 § 26E and 577 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.Water heating equipment.
Traps; drain, waste, and vent piping; piping supports and pipe insulation.
b. Leaks.
c. Functional Drainage.

3.Hot water systems including:
(a) Water heating equipment.
(b) Normal Operating Controls.
(c) The presence of Automatic Safety Controls.
(d) The exterior of the chimney, thimbles and vents/

(b) The Inspector shall Identify:
1. The type(s) and condition of water distribution piping materials (Brass, Copper, Steel, Lead, Plastic, Other).
2. The type(s) and condition of drain, waste, and vent piping materials (Brass, Copper, Cast Iron, Galvanized, Lead, Plastic, Steel, Other). 3. The type of water heating equipment (Gas, Electric, Oil, Tankless, Solar, Other), and the nameplate capacity of the water heating equipment (gallons and/or gallons per minute).

4. The location of the main shut off valve.
(c) The Inspector shall Report On
1.The water heater.
2. The exposed flue piping and the existence of thimbles in the chimney.
3. The Readily Accessible and Observable waste and water distribution systems.
(d) The Inspector shall:
1. Operate all plumbing fixtures where practical, including their faucets if readily Accessible.
2. Note:
a. The presence of a pressure/temperature valve and vacuum relief valve at the water heater.
b. The existence of Cross Connections if Readily Accessible and Observable.
c. The existence of any visible leaks.
d. Conditions that prevented him/her from inspecting any of the Plumbing Components and Systems.

(e) Exclusions: Including but not limited to 266 CMR 6.04(5)(e)1. through 6., the Inspector shall not be required to:
1. Test the operation of any valve except Readily Accessible water closet flush valves and fixture faucets.
2. Collect engineering data on the size of or length of water and/or waste systems and/or remove covering materials (Engineering/Plumbing services).
3.Report On the adequacy and/or the efficiency of the in place systems to provide sufficient hot water to the dwelling, sufficient water supply, or drainage for the dwelling (Engineering services).
4. State the effectiveness of anti-siphon devices (Engineering/Plumbing services).
5. Determine whether water supply and waste disposal systems are public or private (Seller/Seller's Representative responsibility).
6. Observe, Operate, or Report On:
a. The exterior hose bibs.
b. Water conditioning systems.
c. Fire and lawn sprinkler systems.
d. On-site or public water supply quantity and quality.
e. On-site (Title V Inspection, 310 CMR 15.00) or public waste disposal systems.
f. Foundation sub drainage systems.
g. Whirlpool tubs, except as to functional flow and functional drainage.
h. interior of flue linings.
i. Underground utilities, pipes, buried wires, or conduits (Dig Safe).
j. Equipment related to on-site water supply systems.
k.Water filtration Components and Systems.

(6) System: Heating
(a) The Inspector shall Observe the following permanently installed exposed Readily Accessible and Observable heating Components and Systems:
1. Heating equipment including, but not limited to burners, valves, controls, circulators and fans.
2. Normal operating controls
3. Automatic Safety Controls.
4. The exterior of the chimneys, thimbles and vents.
5. Solid fuel heating devices.
6. Heating distribution systems including Readily Accessible fans, pumps, ducts, piping and supports, dampers, insulation, air filters, registers,

radiators, fan coil units, convectors.
(b) The inspector shall Identify:
1. The type of energy source (Coal, Electric, Gas, Heat Pump, Oil, Wood, Other).
2. The type of 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 installed heat sources 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 the 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 Observable 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 servicing other appliances as Observed in the smoke chamber of the fireplace
b. Fireplace insert 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 Representatives 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 of the Seller's Representative Operate the cooling systems when weather conditions or other circumstances may cause equipment damage, or when the electrical supply to the unit is in the off position.
5. Observe, Identify, or Report On evaporator coils (Requires dismantling of the plenum cover and possible removal of controls which is HVAC technician work).
6. Observe, Identify, or Report On non-central air conditioners.
7. Report On the adequacy or uniformity of the in place system(s) to cool the dwelling and/or the various rooms within the dwelling (Engineering/Heating services).

(8) System: General Interior Conditions
(a) The inspector shall Observe:
1. Walls, ceiling, and floors.
2. Steps, stairways, balconies, hand and guard railings.
3. Counter tops and a representative number of cabinets.
4. A representative number of doors and windows.
5. Separation walls, ceilings,. and doors between a dwelling unit and an attached garage or another dwelling unit.

(b) The Inspector shall Identify:
1. The type of exposed floor material (brick, carpet, ceramic tile, linoleum, slate, vinyl, tile, wood, other).
2. The type of exposed wall material (brick, ceramic tile, fiberglass, laminates, paneled, Plaster, gypsum wall board, plastic tile, other).
3. The type of exposed ceiling materials (acoustical tile, gypsum wall board, 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. through 7., 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 the 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 7., the Inspector shall not be required to:
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 are not Technically Exhaustive.
(b) The Home Inspection standards set forth in 266 CMR 6.04 are applicable to Residential Buildings with four or less Dwelling units under one roof and their attached garages.

(2) General Exclusions.
(a) Inspectors shall not be required to Report On:
1. The remaining life expectancy of any component or system.
2. The causes of the need for a repair.
3. The materials for correction 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, which was not covered in 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 the 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 the 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 substance 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 clients about the advisability or inadvisability of the purchase of the property.
(3) Testing Automatic Safety Controls.
(4) Activating the sump pumps and/or dehumidifiers.
(5) Offering to perform any act or service contrary to the law and/or 266 CMR 6.00.
(6) Determining the cost of repairs of any item noted in their Report and/or inspected by them and/or their firm.
(7) Offering to make or perform any repair, provide any remedy: including but not limited to performing engineering, architectural, surveying, plumbing, electrical, heating services, pest control (treatment),, urea formaldehyde or any other job function requiring an occupational license and /or registration (in the jurisdiction where the inspection had taken place) on a Dwelling, and/or Residential Building inspected by his/her firm. The only exception is if those Repairs and/or services are part of a negotiated settlement of a complaint and/or claim against the Inspector and/or the firm he/she represents.
(8) However, nothing in 266 CMR 6.06 shall prohibit the Inspector and/or his/her form from offering consulting services on a Dwelling, and/or Residential Building his/her firm has not inspected as long as the consulting service is not pursuant to the sale and/or transfer of the property or dwelling.
(9) Operating any system-or component that is shut down or otherwise inoperable. (However, the Inspector shall recommend that the Seller and/or the Seller's Representative demonstrate that those systems and/or components are functional).
(10) Turn on any electrical or fuel supply and/or devices that are shut-down. (However, the Inspector shall recommend that the Seller and/or the Seller's Representative demonstrate that those systems and/or components are functional).

6.07 Optional Fee Based Services

There are certain risks inherent in the purchase of property and a Home Inspection is inherently limited in its scope and depth. The information gained from Home Inspection conforming to 266 CMR 6.04 may reduce some of those risks, but the Home Inspection is not intended to provide the Client with protection from all of the risks involved.
The Home Inspector may provide Optional Fee Based Services addressing items including, but not limited to, those excluded in 266 CMR 6.04 provided the service is specifically contracted for in writing and/or included in the Report, and do not include the physical repair, abatement, or treatment to the Dwelling, and/or Residential Building being inspected, and is not prohibited under 266 CMR 6.06. To offer any such services that require an occupational license and/or registration, the Inspector shall hold a valid registration and/or occupational license in the jurisdiction where the inspection is taking place. The Inspector shall inform the Client in writing that he/she is so registered/licensed and is therefore qualified to go beyond the standards of 266 CMR 6.04

6.08 Required Distribution or Energy Audit Documents

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

REGULATORY AUTHORITY

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

266 CMR 2.00: Definitions

by the Division of Professional Licensure

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 YY1/2, 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.
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
that 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 contaminates 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).
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.
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).
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.