American Home Inspections, Inc.

672 Main Street, Suite #21
Holden, MA 01520
Ph#: (508) 829-5809

Inspection #:	07178382	Inspector:	Rick Contonio
Date:	7/6/2017		
Property Address:	30 Chiltern Hill Drive Worcester, MA		
Client Name:	Ethan Crumlin		

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DEFINITION OF TERMS

S=Serviceable. The materials and workmanship are acceptable and in generally satisfactory condition.

N=Not Applicable. The item does not pertain to this property.

GENERAL INFORMATION

Please find the following Inspection Report for the above listed property. The purpose of our inspection is to find MAJOR problems associated with the property. If pictures are included in this report, please understand:

WE MAY NOT INCLUDE PICTURES OF ALL DEFECTS OF CONCERN TO YOU.

As indicated in our Inspection Agreement, our review reflects the condition of the property as of the date of the inspection. Client is URGED to perform a thorough walk through prior to closing.

A WORD ABOUT MOLD

Our clients are very important to us and we believe that the testing and interpretation of mold spore counts should be left to true experts in the field, such as Immunologists and Toxicologists.

Determining the existence, type or amount of mold present is beyond the scope of this report and the American Society of Home Inspectors (ASHI) Standards of Practice. Furthermore, American Home Inspections, Inc. is not responsible for any damages that arise from or relate to mold or mildew, even if the mold or mildew is a direct consequence of a condition upon which American Home Inspections, Inc is required to report as set forth in the Inspection Agreement. If concerned, we suggest you contact an appropriate specialist for a mold evaluation prior to closing.

As required by law, and attached at the end of this report you will find a copy of the State of Massachusetts 266 CMR 2.0 Definitions and 266 CMR 6.0 Standards of Practice as they pertain to a Home Inspection.

Thanks for choosing us for your inspection needs. Please feel free to call anytime with questions or comments regarding your inspection.

Best Regards,

Rick Contonio
President

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IMPORTANT. PLEASE READ THIS

The State of Massachusetts 266 CMR 6.00 requires we notify you to obtain answers to the following questions from the Seller 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.

1. Does the dwelling have a history of seepage, dampness, and/or water penetration into the basement and/or under floor crawl space? If so please explain.

2. Has a sump pump ever been installed or used in the basement and/or under floor crawl space?

3. Do you use any type of dehumidification in any part of the dwelling?

4. Are you aware of any mold and/or air quality issues in the dwelling?

5. Is the dwelling on a private sewage system? If the waste system is private, has a Title V inspection been completed, and is the completed Title V Report available for review?

6. Has the dwelling ever been inspected and/or treated for insect infestation? If so, when? What were the chemicals used?

7. Has the dwelling ever been tested for radon gas and/or lead paint? If so when? What were the results?

8. Has the dwelling ever been inspected by an Inspector? If so, when? Were any problems noted? Is a copy of the inspection report available?

9. Are the Seller and/or Seller's representative aware of any structural, mechanical, electrical or other material defects that may exist on the property?

10. Has there ever been a fire in the dwelling? If so, when? What areas were involved? What chemical cleaners, if any, were used for cleanup?

11. Has there ever been a hazardous waste spill on the property?

12. Is there is an underground storage tank on the property?

Client is URGED to obtain answers to these questions and to obtain a fully executed Seller's description of property disclosure form prior to closing.

GENERAL CONDITIONS

1.	Structure Type	Single family.
2.	Reported Year Built	1961.
3.	Levels	Multi.
4.	Lot Type	Sloped.
5.	Weather Conditions	Sunny.
6.	Occupant Status	Occupied.
7.	Time In	8:00 AM.
8.	Time Out	11:10 AM.

Exterior

This is not an environmental assessment. Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. The inspector may at times comment on the visible portions of chimney interiors however, interiors are largely inaccessible and therefore are NOT within the scope of our report. We do not confirm the presence or condition of flue liners. If client requires a review of these areas, we suggest obtaining the services of a qualified chimney sweep prior to closing.

Step #	Component	Comment
101.	Driveway	Asphalt. Sloped toward front entry area. Water from driveway likely entering front entry area. Suggest confirming history with homeowner and adjusting/repair as needed to manage water away from the structure.

Inspection Report

102.	Walkways (Including stairs, stoops)	Asphalt and concrete. Cracked/settled/deteriorated.   Suggest repair/replacing as needed.
103.	Fences/Gates	Chain link.

Inspection Report

104. Siding (Wall cladding)

Horizontal board and what appears to be stucco with concrete product at front. Deterioration evident at base of siding around front entry door. Wood to earth contact noted.

This area is susceptible to deterioration and possible wood destroying insect infestation. Concealed issues may exist. We suggest removing earth from base of wood and repair of any deterioration as needed by a licensed contractor. Boards weathered/deteriorated at right side.

Areas patched. Unable to determine if, or to what degree, water has penetrated behind this siding. Concealed issues may exist. Suggest confirming/repair as needed.

Inspection Report

105. Trim (Including eaves, soffits, fascias and corner boards)

Wood. Deterioration noted at edges of soffit/roof.

Unable to determine extent without destructive investigation. Concealed issues may exist. Suggest confirming/repair as needed.

106. Windows (Including exterior frames and trim)

Wood frame, single and double pane, awning and fixed pane. Paint peeling on frames. Re-glazing needed. Frames weathered.

Single pane windows present without storms installed. Suggest installing storm windows or updating these windows for energy saving purposes and to improve the comfort of occupants.

Inspection Report

107.	Electrical	Main electric service entrance is overhead. Bird/animal activity evident at top of service entrance.  Suggest removing. Lights at left side of driveway damaged.   Exposed wiring evident. Suggest repair/replacing as needed. Exterior outlets do not appear GFCI protected. Suggest installing approved ground fault protection for safety. We check a representative number of exterior lights. If concerned, we suggest confirming operation of all exterior electrical fixtures with homeowner prior to closing.
108.	Gutters & Downspouts	Aluminum. Underground drainage present. Unable to determine effectiveness or where piping terminates. Suggest confirming and installing/maintaining splash blocks/extenders at base of all downspouts, where underground drainage is not present, to manage water away from the foundation.
109.	Hosebibs	Operable. Located at rear. Suggest properly closing and draining bib in winter months to prevent possible freezing.
110.	Bell/Chime	Operable. Located at front.
111.	Exterior Doors	Wood with aluminum storm(s).

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112. Chimney

Masonry. One flue. Damage evident near top of chimney.

Suggest repair as needed. The chimney review is limited to the visible/accessible components only. Examination of concealed/inaccessible portions of the chimney is beyond the scope of this inspection. This includes determining the presence of flue linings, or if linings are present, checking for deterioration, damage or cracks. If concerned about the interior condition of these flues, we suggest you obtain the opinion of a qualified chimney sweep prior to closing.

113. Lot/Grade Drainage

Home is built on a sloped lot. Grade at foundation appears inadequate. Area around front entry door susceptible to water accumulation, penetration and deterioration.

Suggest adjusting/repair as needed to manage water away from the structure.

114. Gas Meter

Located at basement right side. Main shut off present at meter location. We do not leak test gas piping for leakage. If concerned, we suggest confirming piping is leak free with the local utility company or a qualified contractor.

Inspection Report

115. Exposed Foundation

Concrete. Poured and block. Exposed blocks evident at right rear.

Walk may have been removed from this area. Suggest confirming history with homeowner.

116. Window Wells

N

Inspection Report

117. Comments

Unable to access base of metal support outside front entry area to confirm condition. Located below grade. Wood retaining wall at right side deteriorated.


Suggest repair/replacing as needed. Trees hitting siding, trim and/or roof areas.


Suggest removing vegetation to prevent moisture accumulation and damage. Carport sways/moves when pushed on. Client may wish to brace this carport to prevent movement. Unable to access base of metal support posts to confirm condition. Posts below grade.

In-ground pool/related equipment, lawn irrigation system and storage shed present and are not within the scope of our report. Suggest confirming condition/operation prior to closing.

Roof

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks nor a certification. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections, (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and deterioration and should be attended to at once. We advise full review and repair/replacement estimates be obtained when defects are reported. The average lifespan of a composition shingle roof in this region is 15-20 years. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate.

Step #	Component	Comment
301.	Roof Type	Gable.
302.	Covering	Rolled asphalt product.
303.	How Observed	From on top of the roof.
304.	Number of Layers	Unable to confirm without destructive investigation. If concerned, we suggest confirming prior to closing.
305.	Flashing	Where visible, appears intact.

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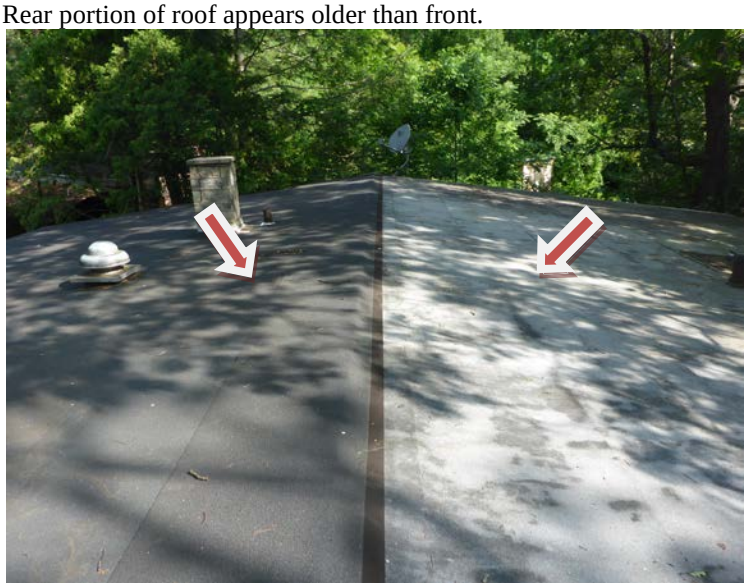
306. Conditions

Rear portion of roof appears older than front.



Granule loss evident. Areas lifted/blistered.

Moisture may be present below these areas. Suggest confirming/repair as needed. Remainder of roof covering shows normal wear for its age and type; appears to be in serviceable condition.

307. Skylights

Light tube(s) present.

Inspection Report

308. Roof Penetrations Buildup/debris evident in one plumbing vent.

Suggest cleaning.

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309. Comments Debris evident on top of carport roof.

Limited view. Suggest removing and confirming condition. Damaged drip edge/trim noted at rear.

Suggest repair as needed.

Attic

Water staining around roof penetrations such as chimneys and plumbing vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. We suggest checking for active leakage after severe storms.

Step #	Component	Comment
401.	Access	None present.
402.	Roof Structure	Inaccessible.
403.	Collar Ties	Inaccessible.
404.	Sheathing	Inaccessible.
405.	Evidence of Leakage	Yes. Staining noted in finished room(s). Unable to determine cause or if active. Suggest confirming history with homeowner and monitoring/repair as needed.
406.	Insulation	Unable to determine if present or amount. (See #401).
407.	Ventilation	Soffit vents. Unable to determine effectiveness. (See #401). Roof ventilation does not appear balanced. Suggest consulting a qualified contractor to determine cost and feasibility of installing balanced ventilation to prevent mold/mildew and ice buildup on roof in winter months.
408.	Electrical	Inaccessible.
409.	Lighting	N
410.	HVAC Ducts	N
411.	Comments	None.

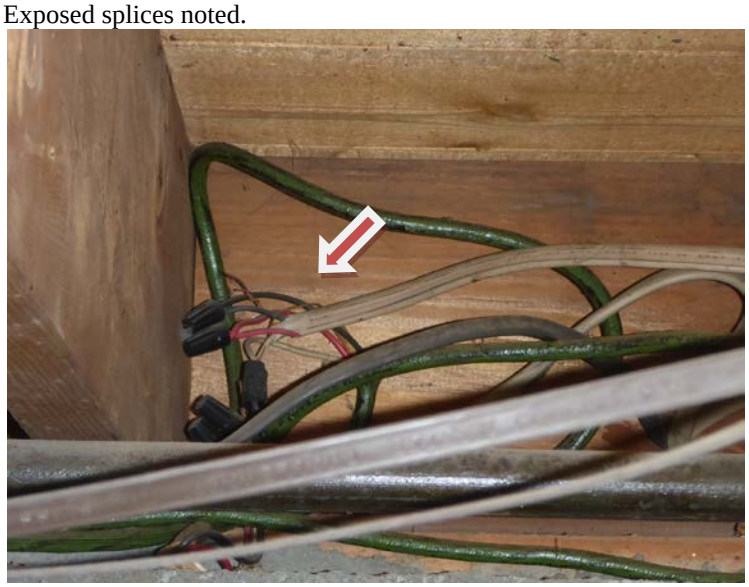
Inspection Report

Basement

Basement areas below grade can leak, even areas that have previously been dry. While we look for evidence of water penetration at the time of our inspection, due to unfamiliarity with the history of this property, we may not be able to determine if it exists or has existed in the past and cannot predict if it will occur in the future. Water penetration often occurs only under certain circumstances and can only be identified at the actual time of occurrence. We URGE you to obtain disclosure from the owner or prior occupants regarding any history of water in this basement and obtain cost estimates for remediation when previous penetration is disclosed or signs of water are present. We can NOT certify this basement against future water penetration. A certain amount of cracking of walls and floors is common and whenever cracks are present, a possibility of future water penetration exists. Cracks should be monitored for future seepage or change in size, which would indicate a need for further evaluation. The chance of penetration increases when surfaces adjacent to the foundation are not sloped away from the home and/or when roof drainage is within several feet of the foundation. Proper grading and roof water management should be maintained. Signs of possible water penetration include mold/mildew, staining on walls, loose flooring, musty odors, warped paneling and efflorescence. If freshly painted walls are present, we suggest you inquire if leakage existed before painting.

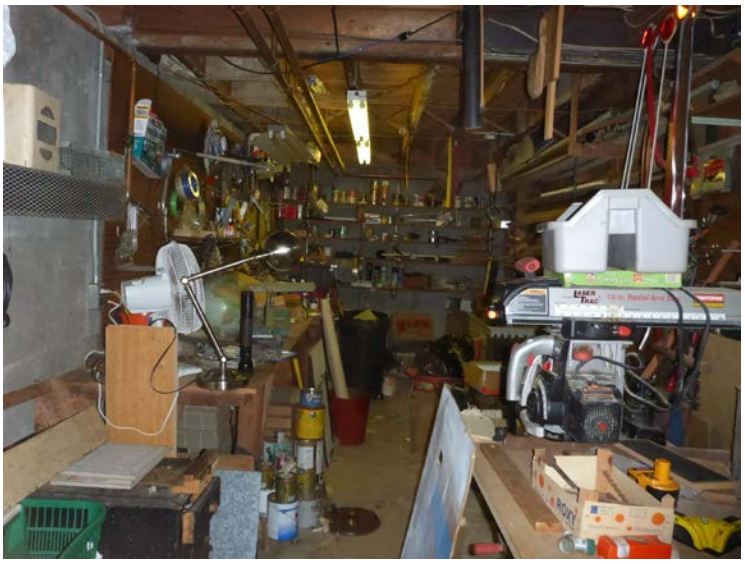
Step #	Component	Comment
421.	Exterior Access	Door at right side.
422.	Stairs	S
423.	Railings	None present at lower portion of stairs. Suggest installing.
424.	Floor	Concrete and finished.
425.	Walls/Ceilings	Walls are concrete. Ceiling is open framing.
426.	Exposed Foundation	Concrete. Unable to view large portion of foundation due to excessive amount of stored items.
427.	Floor Joists	2x10, approximately 16 inch on center. Portions of framing toe-nailed in place without joist hangers.  Suggest installing joist hangers where needed.
428.	Support Posts/Columns	Metal. Unable to view where boxed in, where walls are finished or where blocked by stored items.
429.	Beams	Metal I beam. Unable to view where walls/ceilings are finished.
430.	Sills	Unable to access sill area due to size constraints and excessive amount of stored items.
431.	Windows	Unable to view/access due to excessive amount of stored items.

Inspection Report

432.	Electrical	Exposed splices noted.  Light(s) appear permanently wired with lamp cord. Suggest repair as needed.
433.	Insulation	None present. Client may wish to install for energy savings and to improve the comfort of occupants.
434.	Heat/Cooling Source	Finned heat piping present.
435.	Sump Pit	N
436.	Dehumidifier	None found.
437.	Evidence of Water Penetration	None evident at time of inspection. Suggest confirming history with homeowner.

Inspection Report

438. Comments Limited view/access to basement areas due to excessive amount of stored items.



Laundry Area

Rigid, smooth metal exhaust pipe is recommended for dryer exhaust. Flexible pipe has been implicated in house fires. We also suggest that you clean dryer exhaust systems upon occupancy and then regularly to enhance safety and reduce the chance of possible fire. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

Step #	Component	Comment
601.	Location	Kitchen.
602.	Cabinets	S
603.	Laundry Sink/Tub	N
604.	Electrical	S
605.	Washer H/U	Unable to view behind washer due to stored items and/or size constraints.
606.	Dryer H/U	Unable to view behind dryer due to stored items and/or size constraints.
607.	Heat/Cooling Source	N
608.	Comments	None.

Heating

Our evaluation of heating systems is visual, not technically exhaustive, and can only be done if power and/or fuel are supplied to the component. Inaccessible portions of these systems, such as furnace heat exchangers, fireboxes, hidden piping and ducting are beyond the scope of this inspection. Our inspection is not a heat engineering or sufficiency review. We suggest you ask the owner or occupant of this property if any areas of this home do not properly or adequately heat. We also suggest you obtain the maintenance history of this equipment as well as receipts for any recent repairs for which a warranty might apply. Average lifespan of a forced air furnace is 12-18 years. Forced water boilers average 15 to 40+ years. Modern systems can be complicated appliances and should be treated with care. Regular maintenance is vital to the health of your system. We suggest annual cleaning and servicing by a qualified, licensed HVAC contractor. Fuel-burning appliances need plenty of oxygen and should not be in an enclosed space without supplying an adequate supply of combustion air. If you have concerns, we suggest consulting a qualified heating contractor to determine if changes should be made.

Step #	Component	Comment
901.	Heating type	Forced water. Located at basement left side. Three zones with three circulators. Electrical disconnect provided near this unit.
902.	Fuel source	Natural gas.
903.	Oil tank	N

Inspection Report

904.	Heating Conditions	No back flow preventer installed in water supply line to boiler. This device may not have been required when system was installed, however, client may wish to install for safety. Loose/exposed wiring evident at boiler.  Suggest repair as needed. Boiler appears original and likely very close to the end of its useful life. Client should anticipate replacement. Area housing heating system may not be large enough to adequately supply combustion air. Suggest confirming/repair/adjusting as needed by a qualified heating contractor.
905.	Exhaust Venting	Appears intact.
906.	Thermostats	Located at basement, right rear bedroom, front entry, hall area.
907.	Distribution Piping	Copper. Piping not insulated. Suggest insulating exposed heat piping for energy savings.
908.	Ducting	N
909.	Comments	Suggest maintaining an annual cleaning and maintenance schedule with a licensed HVAC contractor.

Air Conditioning

Step #	Component	Comment
951.	Type	Two wall mounted units present. These units are antiquated and likely at the end of their useful lives. Living room unit does not appear operable.

Plumbing

Our plumbing review consists of inspecting for visible corrosion/leakage and checking for functional flow at faucets and drainage at fixtures. Since shut-off valves are infrequently operated, it is not unusual for them to become frozen over time. They can leak or break when operated after a period of inactivity, thus no shut-off valves are operated during the inspection. We suggest you use care when operating shut-off valves. Regular operation of shut-off valves and angle stops may limit the likeliness of leakage. We cannot review portions of this system that are concealed. If noisy or sluggish drains exist, the drain waste vent system should be checked for blockage, damage or other restrictions before closing. Older drains are more likely to be made of poor material or to have hidden damage. We suggest you obtain the maintenance history of this system and obtain receipts for any recent repair work performed. Inaccessible portions of well systems, water conditioning/treatment systems and septic/private waste disposal systems are beyond the scope of this inspection.

Step #	Component	Comment
1001.	Supply System	Water supply provided by public system. Main shut off located adjacent to water meter at basement right side. Supply piping, where visible, is copper with a copper main.
1002.	Supply Comments	Unable to view supply piping walls/ceilings are finished.
1003.	Waste System	Property was reported to be connected to the public sewer system. Client may wish to confirm sewer connection with the local building department or the property owner prior to closing. Waste piping, where visible, is cast iron and plastic.
1004.	Waste Comments	Corrosion/past leakage evident at cast iron piping in basement.

Suggest review/repair as needed by a licensed plumber. Unable to view/access portions of this drain piping due to excessive amount of stored items.

Inspection Report

Water Heater

Step #	Component	Comment
1051.	Water Heater	Forty gallon, gas. Located at basement left side. Cold water shut off is intact. Temperature/pressure relief valve installed for safety. Vacuum relief valve present. Corrosion noted.

Heater leaking.

Heater appears to be approximately fifteen years old. Suggest replacing.

1052.	Venting	Appears intact.

Electrical Service

We suggest you install and/or maintain smoke detectors on each level and inside each sleeping area. Regular testing of these devices is also advised. Mounting fire extinguishers and carbon monoxide detectors in the home will further enhance safety. These can be easily and inexpensively installed as needed, upon occupancy. Almost every home we inspect has electrical defects. While age is one factor, many homes have electrical issues caused by unqualified homeowners. Because electrical defects are safety concerns, we advise the use of a qualified, licensed electrician for cost estimates, repairs and upgrades. Ask the electrician to review related components and advise you on any suggested upgrades or corrections we may not have noted. Please keep in mind that we look at a representative number of (not all) accessible outlets, switches, lights, etc. Some defects may not have been observed. We suggest, upon occupancy, you verify breaker/fuse labels to determine the purpose of each one. These are often mislabeled.

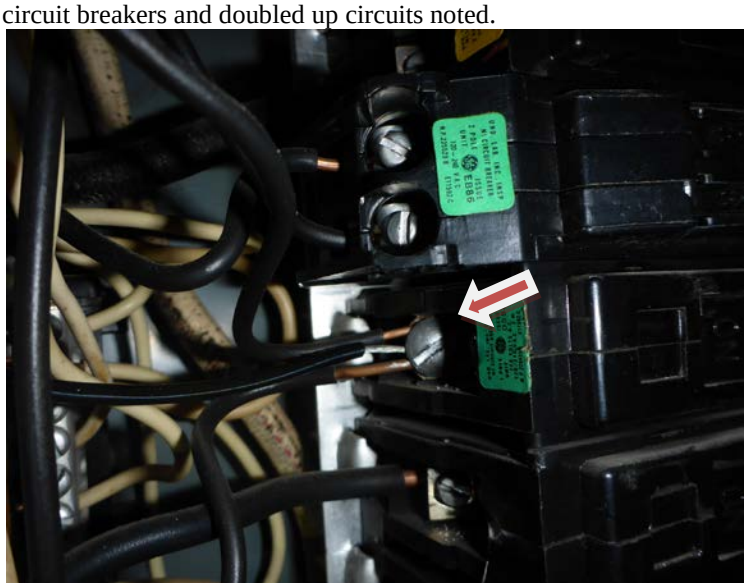
Step #	Component	Comment
1101.	Service	The main electrical service is approximately 100 amps, 120/240 volts with distribution panel located at basement right side. Overload protection is provided by circuit breakers. Main disconnect noted.
1102.	Service Conductors	Main service conductor is stranded copper. Low amperage branch circuit conductors are copper. Neutral and equipment ground bars are bonded to main distribution panel enclosure.
1103.	Number of Branch Circuits	Approximately twenty nine 120 volt, seven 240 volt.
1104.	Number of Over-current Protection Devices	Approximately twenty nine 120 volt, seven 240 volt.
1105.	Wiring Method	Non-metallic sheathed conduit and armored cable.
1107.	Grounding/ Bonding	Water piping was bonded within first five feet of water main entry to dwelling. No jumper wire present across water meter. Suggest installing as needed by a licensed electrician.
1108.	Sub Panels	Located adjacent to main panel, at basement left side and at front entry closet.
1109.	Smoke/CO Detectors	The State of Massachusetts requires all homes, when resold, be inspected by the fire department to confirm proper placement and operation of smoke and carbon monoxide detectors. Therefore, these units were not tested.

Inspection Report

1110. Comments

Unable to access sub panel at basement left rear and in front entry closet due to stored items/hazardous equipment/locations.

Several breaker(s) turned off. Unable to determine reason. Oversized circuit breakers and doubled up circuits noted.



This condition can allow excessive current to be carried by the conductor causing overheated wiring and possible fire. Several panels in this home were manufactured by Federal Pacific.

Problems have been known to occur with this type of equipment. Panels are considered unsafe by many industry professionals. Suggest review/repair/replacement of these issues and any others found by a licensed electrician.

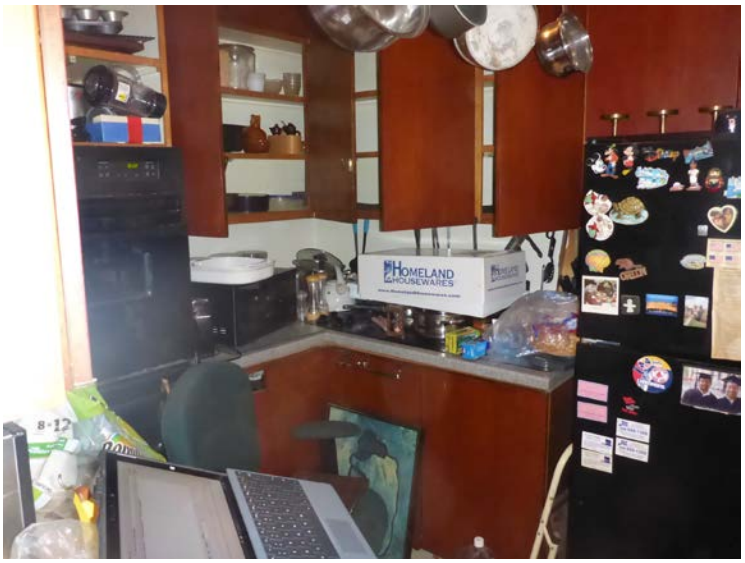
Kitchen

Appliance inspection is beyond the scope of ASHI but, as a courtesy to our clients, we perform a visual check of ovens and built-in dishwashers and garbage disposals only. The appliances listed in this report are operated, if accessible and if power is supplied. Non built-in appliances are beyond the scope of this inspection and, if convey with the property, client is advised to evaluate these units prior to closing. Cooking systems are checked for burner operation but not for calibration. Timers, special features and cleaning cycles are not operated. Built-in dishwashers are checked to assure that water flows into the unit. Please double-check appliance operation just before closing.

Step #	Component	Comment
1301.	Floor	Resilient.
1302.	Walls	Plaster and/or gypsum board.
1303.	Ceiling	Acoustic tile. Stains noted. Unable to determine cause or if active. Suggest confirming history with homeowner and monitoring/repair as needed.
1304.	Doors	S
1305.	Windows	Unable to access due to stored items.
1306.	Cabinets	Wood. Damage evident.
1307.	Counter Tops	Solid surface.
1308.	Electrical	Ground fault circuit interrupter outlet noted. Unable to access majority of wall outlets due to stored items.
1309.	Sinks	S
1310.	Faucets	S
1311.	Traps/Drain System	Flexible drain piping used below sink. Appears installed by a non-professional.
1312.	Disposal	Ace, operable.
1313.	Dishwasher	Bosch. Not operated due to stored items.
1314.	Stove/Cook Top	Frigidaire, electric. Unable to access due to stored items.
1315.	Oven	Kenmore, electric. Unable to access due to stored items.
1316.	Hood/Fan/Light	Inaccessible.
1317.	Microwave	N
1318.	Heat/Cooling Source	Convector unit present.

Inspection Report

1319. Comments Limited view due to stored items.



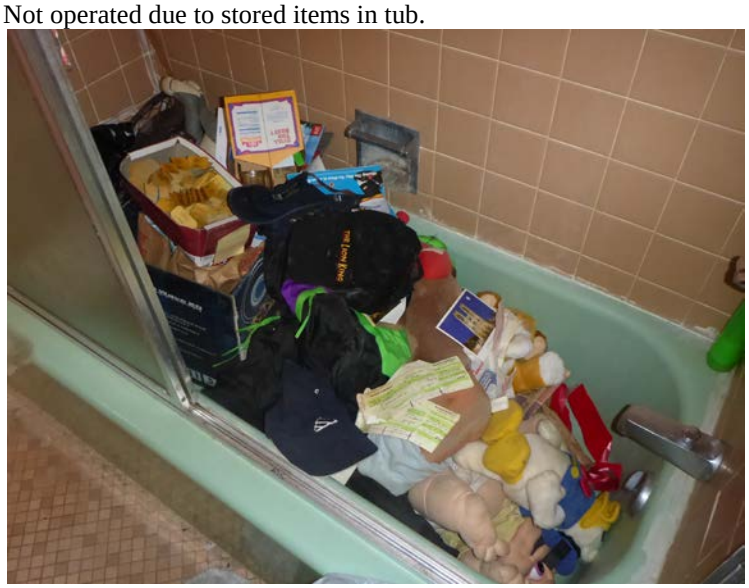
Bathroom

Bathrooms require regular maintenance to prevent the possibility of water damage. Since leaks can occur at any time, plumbing should be checked just before closing and then monitored regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. Even small amounts of damaged or missing grout should be readily replaced to prevent damage. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restrictions. Operating an exterior vented exhaust fan helps to reduce the chances of mildew and harmful condensation. We may not always mention common faults such as inoperable drain stoppers or dripping faucets. If considered important, client is advised to check these items independently.

Step #	Component	Comment
1401.	Location	Upper level hall.
1402.	Floor	Tile.
1403.	Walls	Plaster and/or gypsum board.
1404.	Ceiling	Plaster and/or gypsum board.
1405.	Doors	S
1406.	Windows	N
1407.	Electrical	Wall outlet is ground fault protected.
1408.	Exhaust Fan	Fan/light unit installed inside shower. Unable to determine if rated for this location. Unit does not appear ground fault protected. Suggest confirming/installing approved fan/light as needed.
1409.	Heat/Cooling Source	Convector unit present.
1410.	Tub/Surround	N
1411.	Tub Enclosure	N
1412.	Tub Faucet	N
1413.	Shower	Excessive caulking noted.
1414.	Shower Door	Not operated due to stored items.
1415.	Shower Faucet	Not operated due to stored items.
1416.	Sink	S
1417.	Sink Faucet	S
1418.	Traps/Drain Supply	Improper trap noted below sink. Suggest repair as needed.
1419.	Toilet	S
1420.	Counter	S
1421.	Comments	Limited view due to stored items.

Bathroom 2

Step #	Component	Comment
1431.	Location	Mid level hall.
1432.	Floor	Tile.
1433.	Walls	Plaster and/or gypsum board.
1434.	Ceiling	Plaster and/or gypsum board.
1435.	Doors	S
1436.	Windows	Awning.
1437.	Electrical	Wall outlet is ground fault protected.
1438.	Exhaust Fan	N
1439.	Heat/Cooling Source	Baseboard heat source observed.
1440.	Tub/Surround	Tile uneven. Areas caulked excessively. Concealed damage may exist.
1441.	Tub Enclosure	S
1442.	Tub Faucet	Not operated due to stored items in tub.



1443.	Shower	See #1440.
1444.	Shower Door	S
1445.	Shower Faucet	Not operated due to stored items in tub.
1446.	Sink	S
1447.	Sink Faucet	Damage noted.
1448.	Traps/Drain Supply	S
1449.	Toilet	S
1450.	Counter	S
1451.	Comments	None.

Inspection Report

Entry

Step #	Component	Comment
1501.	Location	Front.
1502.	Floor	Tile.
1503.	Walls	Plaster and/or gypsum board.
1504.	Ceiling	Plaster and/or gypsum board.
1505.	Doors	S
1506.	Windows	N
1507.	Electrical	S
1508.	Heat/Cooling Source	None present.
1509.	Comments	Open areas greater than permitted were evident in this railing. Suggest using caution/installing approved railing.

Living Room

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus if concerned, we suggest you double check these items prior to closing.

Step #	Component	Comment
1601.	Floor	Carpeted.
1602.	Walls	Plaster and/or gypsum board.
1603.	Ceiling	Acoustic tile.
1604.	Doors	N
1605.	Windows	Awning and fixed pane. Unable to access due to stored items.
1606.	Electrical	S
1607.	Fireplace	N
1608.	Heat/Cooling Source	Baseboard heat source observed.
1610.	Comments	Limited view due to stored items.

Dining Room

Step #	Component	Comment
1701.	Floor	Resilient.
1702.	Walls	Plaster and/or gypsum board.
1703.	Ceiling	Acoustic tile.
1704.	Doors	N
1705.	Windows	Awning and fixed pane. Unable to access due to stored items.
1706.	Electrical	S
1707.	Fireplace	N
1708.	Heat/Cooling Source	Baseboard heat source observed.
1710.	Comments	Limited view due to stored items.

Inspection Report

Family Room

Step #	Component	Comment
1801.	Location	First floor left side.
1802.	Floor	Wood.
1803.	Walls	Plaster and/or gypsum board.
1804.	Ceiling	Plaster and/or gypsum board.
1805.	Doors	N
1806.	Windows	Awning and fixed pane. Limited view due to stored items.
1807.	Electrical	S
1808.	Fireplace	N
1809.	Heat/Cooling Source	Baseboard heat source observed.
1810.	Comments	Limited view due to stored items.

Bedroom

Bedroom windows should be kept in good repair in case of need for emergency exit. We suggest making sure they operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Note that many older homes have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Rooms used for sleeping should have functional exits to both the interior and exterior of the home.

Step #	Component	Comment
3151.	Location	Mid level left rear.
3152.	Floor	Resilient.
3153.	Walls	Plaster and/or gypsum board.
3154.	Ceiling	Plaster and/or gypsum board.
3155.	Doors	S
3156.	Windows	Awning.
3157.	Electrical	S
3158.	Fireplace	N
3159.	Heat/Cooling Source	Baseboard heat source observed.
3160.	Closet	S
3161.	Comments	Limited view due to stored items.

Bedroom 2

Step #	Component	Comment
3201.	Location	Mid level right rear.
3202.	Floor	Resilient.
3203.	Walls	Plaster and/or gypsum board.
3204.	Ceiling	Plaster and/or gypsum board.
3205.	Doors	S
3206.	Windows	Awning.
3207.	Electrical	S
3208.	Fireplace	N
3209.	Heat/Cooling Source	Baseboard heat source observed.
3210.	Closet	S
3211.	Comments	None.

Inspection Report

Bedroom 3

Step #	Component	Comment
3301.	Location	Upper level left rear.
3302.	Floor	Resilient.
3303.	Walls	Plaster and/or gypsum board.
3304.	Ceiling	Plaster and/or gypsum board.
3305.	Doors	S
3306.	Windows	Awning.
3307.	Electrical	S
3308.	Fireplace	N
3309.	Heat/Cooling Source	Baseboard heat source observed.
3310.	Closet	S
3311.	Comments	Limited view due to stored items.

Bedroom 4

Step #	Component	Comment
3401.	Location	Upper level right rear.
3402.	Floor	Wood.
3403.	Walls	Plaster and/or gypsum board.
3404.	Ceiling	Plaster and/or gypsum board.
3405.	Doors	S
3406.	Windows	Awning.
3407.	Electrical	S
3408.	Fireplace	N
3409.	Heat/Cooling Source	Baseboard heat source observed.
3410.	Closet	S
3411.	Comments	Limited view due to stored items.

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on **page 2.**

Section I. General Information

Inspection Company, Address & Phone

American Home Inspections, Inc.
672 Main Street, Suite #21
Holden, MA 01520
(508) 829-5809

Company's Business Lic. No.

Date of Inspection: 07/06/2017

Address of Property Inspected

30 Chiltern Hill Drive
Worcester, MA

Inspector's Name, Signature & Certification, Registration, or Lic. #

Richard J. Contonio License #28569

Structure(s) Inspected: House

Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

- ☑ **A. No visible** evidence of wood destroying insects was observed.
- ☐ **B. Visible** evidence of wood destroying insects was observed as follows:
  - ☐ 1. Live insects (description and location): _____
  - ☐ 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): _____
  - ☐ 3. **Visible** damage from wood destroying insects was noted as follows (description and location): _____

NOTE: This is not a structural damage report. **If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present.** If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes ☐ No ☑ It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment: _____

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

- ☑ No treatment recommended: (Explain if Box B in Section II is checked) _____
- ☐ Recommend treatment for the control of: _____

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- ☑ Basement: Majority of sill area and portions of framing. #7, 11, 13, 14, 24
- ☐ Crawlspace
- ☐ Main Level
- ☑ Attic: #10
- ☐ Garage
- ☑ Exterior: Base of wood siding where below grade at front.
- ☐ Porch
- ☐ Addition
- ☐ Other

The inspector may write out obstructions or use the following optional key:

1. Fixed ceiling
2. Suspended ceiling
3. Fixed wall covering
4. Floor covering
5. Insulation
6. Cabinets or shelving
7. Stored items
8. Furnishings
9. Appliances
10. No access or entry
11. Limited access
12. No access beneath
13. Only visual access
14. Cluttered condition
15. Standing water
16. Dense vegetation
17. Exterior siding
18. Window well covers
19. Wood pile
20. Snow
21. Unsafe conditions
22. Rigid foam board
23. Synthetic stucco
24. Duct work, plumbing, and/or wiring

Section V. Additional Comments and Attachments

(these are an integral part of the report) _____

Wood to earth contact evident. Areas VERY conducive to infestation. Concealed issues possible. Suggest removing earth from base of siding, repair as needed and evaluation/treatment by a licensed pest control operator.

Attachments _____

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Form NPCA-1 is obsolete after 12/31/04.

Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

1. **About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. ***For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.*** **This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. This shall not be construed as a 90-day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.**

2. **Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites — but no activity — are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites — but no activity — if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.

3. **Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.

4. **Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.

5. **Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**

REQUIRED HANDOUT PURSUANT TO 266 CMR 6.08

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

CONCERNED ABOUT RISING ENERGY COSTS? MASSSAVE CAN HELP.

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

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

Get started today. Call MassSAVE at 866-527-7283 or go to www.masssave.com for more information or to schedule your home energy audit.

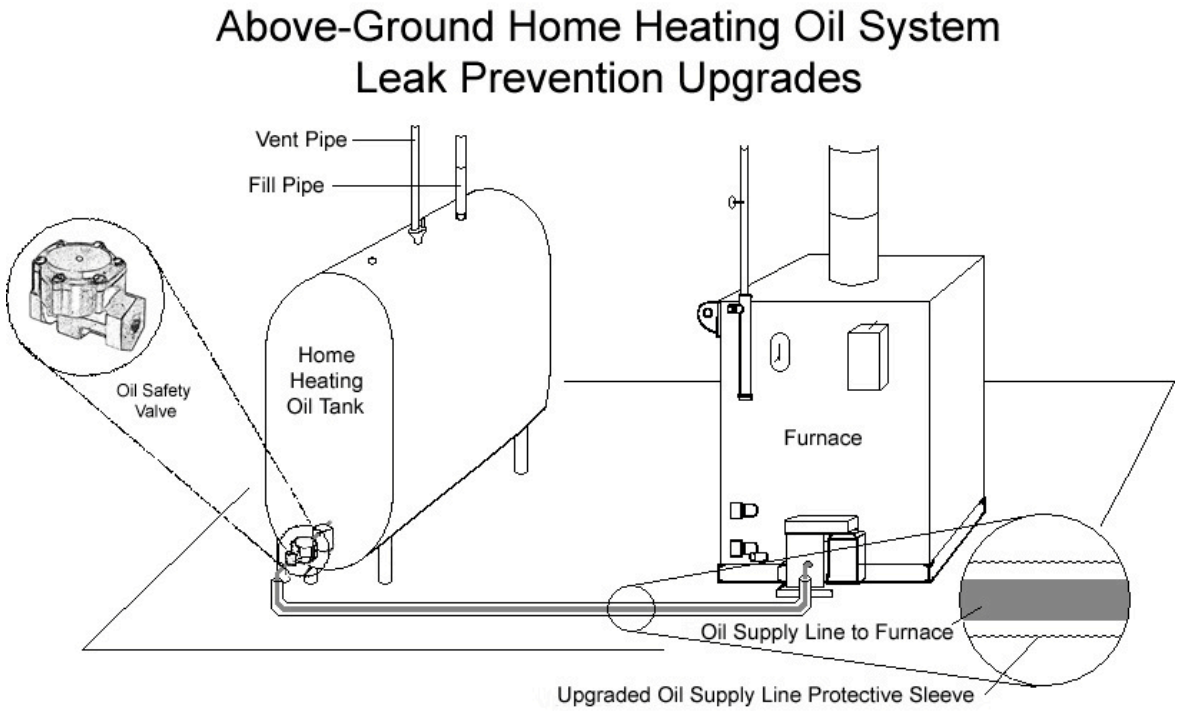
HOMEOWNER OIL HEATING SYSTEM UPGRADE AND INSURANCE LAW

This fact sheet contains important information for those who heat their homes with oil. By July 1, 2010, you must upgrade your home heating system equipment to prevent leaks from tanks and pipes that connect to your furnace. By making a relatively small expenditure now, you can prevent a much greater expense in the future.

Massachusetts has a new law to address oil leaks from home heating systems (see Chapter 453 of the Acts of 2008). This law has two major provisions that require:

- the **installation of either an oil safety valve** or **an oil supply line with protective sleeve** on systems that do not currently have these devices; and
- insurance companies that write homeowner policies to offer **coverage for leaks** from heating systems that use oil.

Most homeowner policies do not currently include such coverage, leaving many to pay for costly cleanups out of their own pocket. Although it is mandatory that insurance companies offer this coverage, the insurance is an optional purchase for homeowners. The effective date for both provisions is **July 1, 2010**.



Who must take action?

Owners of 1- to 4-unit residences that are heated with oil must already have or install an oil safety valve or an oil supply line with a protective sleeve, as shown in the diagram above. Installation of these devices must be performed by a licensed oil burner technician. Technicians are employed by companies that deliver home heating oil or are self-employed. It is important to note that heating oil systems installed on or after January 1, 1990 most likely are already in compliance because state fire codes implemented these requirements on new installations at that time.

Who is exempt?

Homeowners are exempt from taking these leak prevention steps if:

- the oil burner is located above the oil storage tank and the entire oil supply line is connected to and above the top of the tank OR
- an oil safety valve or oil supply line with protective sleeve was installed on or after January 1, 1990, AND
- those changes are in compliance with the oil burning equipment regulations; a copy of the oil burner permit from the local fire department may be used to demonstrate compliance.

Why comply? Not only is complying with the new law required, it makes good financial and environmental sense. Homeowners who take these preventive measures can avoid the disruption and expense that can be caused by heating oil leaks. A leak may result in exposure to petroleum vapors in your home. If the leak reaches the soil or groundwater beneath your house, then a cleanup must be performed to restore your property to state environmental standards. Leaks that affect another property or impact drinking water supply wells can complicate the cleanup and increase the expense. Each year, several hundred Massachusetts families experience some kind of leak.

What will an upgrade cost?
The typical cost of installing either an oil safety valve or oil supply line with a protective sleeve ranges from $150 - $350 (including labor, parts, and local permit fees).

What could it cost to cleanup a leak?
The cleanup cost for a "simple" leak can be as much as $15,000. In cases where the leak impacts the groundwater or is more extensive, the cleanup costs can reach $250,000 or more.

What kind of insurance is available?
To be eligible for the new insurance coverage, homeowners must ensure that their oil heating systems are in compliance with the new law. Homeowners who have been certified to be in compliance with (or exempt from) the leak prevention measures qualify to purchase insurance that:

- provides "first party coverage" of at least $50,000 for the cost of cleaning up a leak to soil, indoor air, or other environmental media from a home heating system at the residence itself and reimbursement for personal property damage, AND
- provides "third party coverage" of at least $200,000 for the cost of dealing with conditions on and off the insured's property because the leak from this system has or is likely to impact groundwater or someone else's property. The coverage also includes costs incurred for legal defense, subject to a deductible not to exceed $1,000 per claim.

What should I do next?

- **Determine whether you have had an oil safety valve or new oil supply line with protective sleeve installed since January 1, 1990.** If you have, your permit from the fire department for the installation can be used to document your compliance. You can request a copy from the fire department if the permit is on file, or a licensed oil burner technician can certify that status on a form.
- **If you do not have an oil safety valve or oil supply line with protective sleeve in place, have one or the other installed and certified.** Either contact your oil delivery company to ask if they employ a licensed oil burner technician or find a service person in your area. (A list of licensed technicians can be viewed at http://db.state.ma.us/dps/licenseelist.asp. Click on the "individuals" tab, scroll down to and then select "Oil Burner – Technical Certificate" in the "select a license type" box, type in your city or zip code, and click "select").
- **Consider buying insurance coverage for the cleanup of a leak.**
  - ✓ Determine whether your existing policy provides oil leak coverage.
  - ✓ If it does not, consider calling your homeowner insurance agent to amend the policy to include this coverage.

Find more information at
http://www.mass.gov/dep/cleanup/laws/hhsl.htm

Massachusetts Department of ENVIRONMENTAL PROTECTION

January 2010

266 CMR 6.00: Standards of Practice

By the Division of Professional Licensure

6.01: **Access**

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

6.02: **Purpose**

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

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

6.03: **General Requirements**

(1) Inspectors shall:

(a) Use a written contract and provide only the Client with an original copy of the contract unless otherwise directed by the Client.

(b) Observe Readily Accessible and Observable installed systems and components listed in 266 CMR 6.04.

(c) Submit a confidential written Report only to the Client, which shall:

1. Identify those components specified to be identified in 266 CMR 6.04.

2. Indicate which systems and components designated for inspection in 266 CMR 6.04 have not been inspected.

3. Indicate the condition of systems and components so Inspected including those that were found to be in need of repair, require additional investigation, and areas that have a potential for concealed damage.

4. Record the Inspector's name (and the Trainee's name if applicable).

5. Record the Client's name and the address of the property inspected.

6. Record the on-site Inspection start and finish times.

7. Record the weather conditions at the time of the inspection.

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

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

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

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

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

(a) The scope of the repair(s) is unknown, or

(b) There is potential for and it is suspected that there is concealed damage, or

(c) The subject area is beyond the scope of the Home Inspector's expertise.

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

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

(a) Does the dwelling have a history of seepage, dampness, and/or water penetration into the Basement and/or Under Floor Crawl Space? If so please explain.

(b) Has a sump pump ever been installed or used in the Basement/Under Floor Crawl Space?

(c) Do you use any type of dehumidification in any part of the dwelling?

(d) Are you aware of any mold and/or air quality issues in the dwelling?

(e) Is the dwelling on a private sewage system?

1. If the waste system is private, has a Title V inspection been completed, and is the completed Title V Report available for review?

2. Has the dwelling ever been inspected and/or treated for insect infestation?

a. If so, when?

b. What were the chemicals used?

(f) Has the dwelling ever been tested for radon gas and/or lead paint?

1. If so when?

2. What were the results?

(g) Has the dwelling ever been inspected by an Inspector?

1. If so, when?

2. Were any problems noted?

3. Is a copy of the inspection Report available?

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

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

1. If so, when?

2. What areas were involved?

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

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

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

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

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

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

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

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

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

6.04: **Scope of the Home Inspection**

(1) System: Roofing.

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

1. Roof coverings.

2. Exposed roof drainage systems

3. Flashings.

4. Skylights, chimneys, and roof penetrations.

5. Signs of leaks on building components.

(b) The Inspector shall Identify:

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

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

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

4. the methods used to Observe the roofing.

(c) The Inspector shall Report on:

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

2. The following exposed Readily Accessible and Observable roofing components: the roof covering, exposed roof drainage systems, exposed flashings, skylights, exterior of chimney(s), roof penetrations.

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

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

2. Observe and Report On:

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

b. The interior of chimney flues.

(2) System: Exterior.

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

1. Wall cladding.

2. Entryway doors and windows.

3. Garage door operators.

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

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

6. Flashings

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

(b) The Inspector shall Identify:

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

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

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

1. Wall cladding.

2. Entryway doors and windows.

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

4. The exposed trim.

5. Flashings.

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

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

(d) The Inspector shall:

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

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

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

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

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

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

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

3. Safety glazing.

4. Geological conditions (Engineering services).

5. Soil conditions (Engineering services).

6. Recreational facilities.

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

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

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

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

(a) Basement/Under Floor Crawl Space:

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

    a. The exposed portions of the foundation.

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

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

    d. The exposed portions of the columns and posts.

2. The Inspector shall Identify:

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

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

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

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

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

    a. The foundation.

    b. The floor system.

    c. The superstructure system.

    d. The columns and posts

4. The Inspector shall:

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

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

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

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

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

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

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

c. Enter the Under Floor Crawl Space

i. If it is not Readily Accessible,

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

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

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

(b) Attic Space.

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

2. The Inspector shall Identify:

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

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

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

3. The Inspector shall Report On:

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

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

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

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

c. The presence of a light.

4. The Inspector shall:

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

b. Note the presence of a light.

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

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

a. Enter the Attic Space:

i. If it is not Readily Accessible,

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

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

b. Walk on the exposed and/or insulation covered framing members.

c. Collect engineering data such as the size, span, spacing, species, section modulus, slenderness ratio and/or modulus of elasticity of the structural members. (Engineering services).

d. Provide access to the items being inspected.

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

(4) System: Electrical.

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

1. The exterior of the exposed service entrance conductors.

2. Exterior receptacles.

3. The service equipment, grounding system, main overcurrent device, and the interior of the service and distribution panels (by removing the enclosure covers).

4. The exterior of the exposed branch circuit and feeder conductors, their overcurrent devices, and the compatibility of their ampacities and voltages.

5. Random interior receptacles.

6. The number of branch circuits and overcurrent devices in the panel enclosures.

(b) The Inspector shall Identify:

1. The service as being overhead or underground, cable, encased in conduit, other.

2. The type of service, feeder, and branch-circuit conductor materials (copper, copper-cladded aluminum, aluminum, other).

3. The type of Interior Wiring (Armored Cable, Conduit, Tubing, Nonmetallic Cable, Knob and Tube, Flat Cable Assemblies, Other).

4. The location of the service and distribution panels and indicate whether they are Readily Accessible and Observable.

5. The ampacity and the voltage of the main service disconnect (30, 60, 100, 125, 150 and/or 200 amp, other service, 120, 120/240, 120/208-volt system).

6. Any of the overcurrent devices that are in the off position.

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

1. The electrical service equipment including the service and distribution panels.

2. Undedicated exterior and interior electrical receptacles and polarity, grounding and ground fault protection issues (if any)

3. Any polarity or grounding issues of the receptacles required to be tested.

4. The exposed and Readily Accessible and Observable interior wiring.

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

(d) The Inspector shall:

1. Test:

a. The polarity and grounding of a representative sample of the Readily Accessible two and three-prong receptacles throughout the dwelling.

b. The polarity and grounding of all un-dedicated bathroom and kitchen countertop receptacles.

c. The polarity and grounding of all Readily Accessible, non-dedicated receptacles in the attached garage and on the exterior of inspected structures and in unfinished basements, and check to see if they are ground fault protected.

d. The operation of all Readily Accessible Ground-fault Circuit Interrupters.

e. The operation of all Readily Accessible Arc Fault Current Interrupters.

f. All bathroom and kitchen countertop receptacles to see if those receptacles are ground fault protected.

2. Note:

a. The reason(s) for not removing any panel covers.

b. The location of the service and distribution panels.

c. The presence of aluminum wiring, and

i. If the exposed and Readily Accessible and Observable aluminum conductor terminations are coated with a termination compound, and

ii. If the overcurrent devices are identified for use with aluminum wire.

d. If the electrical system is attached to both the city and dwelling side of the water piping and/or a ground rod.

e. If the water piping is not bonded to the electrical system within the first five feet of its entry into the Basement.

f. If the neutral and equipment-ground terminal bars are bonded to the panel enclosures.

g. The compatibility of the overcurrent devices and the size of the protected conductor (Over-fusing).

h. The functionality of ground-fault and arc fault protected receptacles, if any, as determined by the required testing.

i. The existence of ground fault protection devises on all bathroom, kitchen countertop, exterior, unfinished basement, laundry and undedicated attached garage receptacles.

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

1. Collect engineering data on the compatibility of the overcurrent devices with the panel and/or determine the short circuit interrupting current capacity. (Engineering services).

2. Determine the adequacy of the ground and/or the in place systems to provide sufficient power to the dwelling, or reflect on the sufficiency of the electric distribution system in the Dwelling (Engineering/Electrical Services).

3. Insert any tool, probe, or testing device inside the panels.

4. Test or Operate any overcurrent device except Ground-fault Circuit Interrupters and Arc Fault Interrupters.

5. Dismantle any electrical device or control other than to remove the covers of the service and distribution panels. However, the Inspector is not required to remove the covers of the service and distribution panels if the panel covers are not Readily Accessible, if there are Dangerous or Adverse Situations present, or when removal would damage or mar any painted surface and/or covering materials.

6. Observe or Report On:

a. The quality of the conductor insulation. (Electrical Services).

b. Test for Electro-Magnetic fields. (Electrical Services).

c. Low voltage systems, doorbells, thermostats, other.

d. Smoke and carbon monoxide detectors (Seller's responsibility, M.G.L. c. 148, ' 26E and 527 CMR 31.06).

e. Telephone, security alarms, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

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

(5) System: Plumbing.

(a) The Inspector shall Observe:

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

a. Piping materials, including supports and insulation.

b. Fixtures and faucets.

c. Functional Flow.

d. Leaks.

e. Cross Connections.

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

a. Traps; drain, waste, and vent piping; piping supports and pipe insulation.

b. Leaks.

c. Functional Drainage.

3. Hot water systems including:

a. Water heating equipment.

b. Normal Operating Controls.

c. The presence of Automatic Safety Controls.

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

(b) The Inspector shall Identify:

1. The type(s) and condition of water distribution piping materials (Brass, Copper, Steel, Lead, Plastic, Other).

2. The type(s) and condition of drain, waste, and vent piping materials (Brass, Copper, Cast Iron, Galvanized, Lead, Plastic, Steel, Other).

3. The type of water heating equipment (Gas, Electric, Oil, Tankless, Solar, Other), and the nameplate capacity of the water heating equipment (gallons and/or gallons per minute).

4. The location of the main shut off valve.

(c) The Inspector shall Report On

1. The water heater.

2. The exposed flue piping and the existence of thimbles in the chimney.

3. The Readily Accessible and Observable waste and water distribution systems.

(d) The Inspector shall:

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

2. Note:

a. The presence of a pressure/temperature valve and vacuum relief valve at the water heater.

b. The existence of Cross Connections if Readily Accessible and Observable.

c. The existence of any visible leaks.

d. conditions that prevented him/her from inspecting any of the Plumbing Components and Systems

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

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

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

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

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

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

6. Observe, Operate, or Report On:

a. The exterior hose bibs.

b. Water conditioning systems.

c. Fire and lawn sprinkler systems.

d. On-site or public water supply quantity and quality.

e. On-site (Title V Inspection, 310 CMR 15.00) or public waste disposal systems.

f. Foundation sub drainage systems.

g. whirlpool tubs, except as to functional flow and functional drainage.

h. interior of flue linings.

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

j. Equipment related to on-site water supply systems.

k. Water filtration Components and Systems.

(6) System: Heating.

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

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

2. Normal operating controls

3. Automatic Safety Controls.

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

5. Solid fuel heating devices.

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

7. Insulation.

8. The presence of an installed heat source in each habitable room including kitchens and bathrooms.

9. The exposed flue piping and the existence of a thimble(s).

10 The presence of a fireplace(s) and the operation of their damper(s).

(b) The Inspector shall Identify:

1. The type of energy source (Coal, Electric, Gas, Heat Pump, Oil, Wood, Other).

2. The heating equipment (Electric, Hot Air, Hot Water, Steam, Other).

3. The type of distribution system:

a. Piping: (Black Iron, Copper, Other).

b. Duct work: (Aluminum, Fiberglass, Steel, Other).

(c) The Inspector shall Report On the following permanently installed and Readily Accessible and Observable heating system components:

1. The heating equipment.

2. The distribution system.

3. The flue piping and the existence of a thimble(s).

4. The fireplace hearth(s)

5. The fireplace damper(s).

(d) The Inspector shall:

1. Note:

a. The absence of an installed heat source in habitable rooms including kitchens and bathrooms.

b. The existence of insulation.

c. The presence of exposed flues in the smoke chamber being utilized by other appliances.

d. The operation (only) of fireplace dampers.

e. The existence of abandoned oil tanks.

f. Any observed evidence of underground oil tanks. (Exposed abandoned oil lines, meters, etc.) Abandoned oil tanks and associated piping must be removed per 527 CMR.

2. If possible, have the Seller and/or the Seller's Representative Operate the systems using Normal Operating Controls. If not possible for Seller or Seller's Representative to Operate system, the Inspector shall Operate system using Normal Operating Controls and Report On condition of the heating equipment.

3. Open Readily Accessible and Operable Access Panels provided by the manufacturer or installer for routine homeowner maintenance.

(e) Exclusions: Including but not limited to 266 CMR 6.04(7)(e)1. through 7., the Inspector shall not be required to:

1. Test and/or inspect the heat exchanger. This requires dismantling of the furnace cover and possible removal of controls. (Engineering services/Heating services).

2. Collect engineering data on the size of the heating equipment and/or the size or length of the distribution systems. (Engineering/Heating services).

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

4. Operate heating systems when weather conditions or other circumstances may cause equipment damage, or when the electrical and/or fuel supply to the unit is in the off position.

5. Ignite or extinguish solid fuel and/or gas fires.

6. Identify the type of insulation coverings.

7. Observe, Identify, or Report On:

a. The interior of flues with the exception of exposed flues serving other appliances as

Observed in the smoke chamber of the fireplace.

b. Fireplace inserts flue connections.

c. Humidifiers.

d. Electronic air filters.

e. Active underground pipes, tanks, and/or ducts. However, the Inspector must Report their existence if it is known.

f. Active oil tanks.

g. The uniformity or adequacies of heat supply to the various rooms.

(7) System: Central Air Conditioning.

(a) The Inspector shall Observe:

1. The following exposed Readily Accessible and Observable central air conditioning components:

a. Cooling and air handling equipment.

b. Normal operating controls.

2. The following exposed Readily Accessible and Observable distribution systems: Fans, pumps, ducts and piping, with supports, dampers, insulation, registers, fan-coil units, condensers, the presence of insulation on the distribution system.

(b) The Inspector shall Identify the type of distribution system (Duct work: Aluminum, Fiberglass, Steel, Other).

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

1. The distribution system

2. The insulation on the exposed supply ductwork.

3. The condition of the condenser and air-handling unit.

(d) The Inspector shall:

1. If possible, have the Seller and/or the Seller's Representative Operate the systems using Normal Operating Controls

2. Open Readily Accessible Operable Access Panels provided by the manufacturer or installer for routine homeowner maintenance and Report On conditions Observed.

3. Note

a. Whether or not the cold gas line is insulated.

b. Whether there is, a service receptacle and a visible service disconnect switch in the area of the condenser and air handling equipment.

(e) Exclusions: Including but not limited to 266 CMR 6.04(7)(e)1. through 7., the Inspector shall not be required to:

1. Collect engineering data on the size of the cooling equipment, the size or length of the distribution systems.

2. Identify the type of insulation coverings.

3. Observe, Identify, or Report On air filters and/or their effectiveness.

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

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

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

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

(8) System: General Interior Conditions.

(a) The Inspector shall Observe:

1. Walls, ceiling, and floors.

2. Steps, stairways, balconies, hand and guard railings.

3. Counter tops and a representative number of cabinets.

4. A representative number of doors and windows.

5. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.

(b) The Inspector shall Identify:

1. The type of exposed floor material (brick, carpet, ceramic tile, linoleum, slate, vinyl tile, wood, other).

2. The type of exposed wall materials (brick, ceramic tile, fiberglass, laminates, paneled, plaster, gypsum wallboard, plastic tile, other).

3. The type of exposed ceiling materials (acoustical tile, gypsum wallboard, plaster, wood, other).

(c) The Inspector shall Report On:

1. The floor.

2. The walls.

3. The ceilings.

4. The condition of the interior stairs, hand and guard railings.

5. Signs of water penetration.

6. The interior doors Observed and tested.

7. The windows

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

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

1. Observe and Report On the following:

a. Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors.

b. Draperies, blinds, or other window treatments.

c. Household appliances.

2. Determine the fire safety rating of any walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.

(9) System: Insulation and Ventilation.

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

1. Exposed insulation in unfinished spaces.

2. Ventilation of Attics and Under Floor Crawl Space areas.

3. Bathroom venting systems

(b) The Inspector shall Identify:

1. The type of ventilation in the attic space (None, Ridge, Soffit, Area, Power Vent, Gable, Eave, Mushroom, Turbine, Other).

2. The existence and/or absence of bathroom ventilation other than a window(s).

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

1. Exposed insulation in unfinished spaces.

2. Ventilation of attics and Under Floor Crawl Space areas.

3. Bathroom venting systems.

(d) The Inspector shall Note:

1. The absence of insulation in unfinished space at Conditioned Surfaces.

2. The absence of ventilation of an Under Floor Crawl Space.

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

1. The type(s) and/or amounts of insulation and/or its material make-up.

2. Concealed insulation and vapor retarders.

3. Venting equipment that is integral with household appliances.

4. The venting of kitchens.

5. The adequacy, uniformity and capacity of the in place system(s) to ventilate the various areas of the dwelling (Engineering/Heating services).

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

(1) General Limitations.

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

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

(2) General Exclusions.

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

1. The remaining life expectancy of any component or system.

2. The causes of the need for repair.

3. The materials for corrections of the problem.

4. The methods of repair other than to indicated the repair should comply with applicable requirements of the governing codes and sound construction practices.

5. Compliance or non-compliance with applicable regulatory requirements unless specifically contracted for in writing.

6. Any component or system not covered by 266 CMR 6.04.

7. Cosmetic items.

8. Items that are not Readily Accessible and Observable, underground items, or items not permanently installed.

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

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

1. Offer warranties, guarantees and/or insurance policies of any kind on the property being inspected.

2. Collect any engineering data (the size of structural members and/or the output of mechanical and/or electrical equipment).

3. Inspect spaces that are not Readily Accessible and Observable. Enter any area or perform any procedure, which may damage the property or its components, or be dangerous and unsafe to the Inspector or other persons, as determined by and Reported by the Inspector.

4. Disturb or move insulation, stored and/or personal items, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

5. Determine the effectiveness of any system installed to control or remove suspected hazardous substances

6. Predict future conditions, including but not limited to failure of Components. (See Additional Services)

7. Project operating costs of Components.

8. Determine extent or magnitude of damage or failures noted.

9. Operate any System or Component which does not respond to normal operating controls.

10. Test for radon gas.

11. Determine the presence or absence of pests including but not limited to: rodents or wood destroying insects.

12. Determine the energy efficiency of the dwelling as a whole or any individual system or component within the dwelling.

13. Perform Environmental Services including determining the presence or verifying the absence of any micro organisms or suspected hazardous substances including, but not limited to, carbon monoxide, latent surface and/or subsurface Volatile Organic Compounds, PCB's, asbestos, UFFI, toxins, allergens, molds, carcinogens, lead paint, radon gas, electromagnetic radiation, noise, odors, or any contaminants in soil, water, air wet lands and/or any other environmental hazard not listed in 266 CMR 6.05(2)(a) and (b).

14. Evaluate acoustical characteristics of any system or component.

15. Inspect surface and subsurface soil conditions.

6.06: **Prohibitions**

Inspectors are prohibited from:

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

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

(3) Testing Automatic Safety Controls.

(4) Activating the sump pumps and/or dehumidifiers.

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

(8) However, nothing in 266 CMR 6.06 shall prohibit the Inspector and/or his/her/firm from offering consulting services on a Dwelling, and/or Residential Building his/her firm has not inspected as long as the consulting service is not pursuant to the sale and/or transfer of the property and/or dwelling.

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

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

6.07: **Optional Fee Based Services**

There are certain risks inherent in the purchase of property and a Home Inspection is inherently limited in its scope and depth. The information gained from Home Inspection

conforming to 266 CMR 6.04 may reduce some of those risks, but the Home Inspection is not intended to provide the Client with protection from all of the risks involved.

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

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

6.08: **Required Distribution of Energy Audit Documents**

(1) Purpose and Scope. The purpose of 266 CMR 6.08 is to promote the informed use of energy audits by providing a document, outlining the procedures and benefits of a home energy audit, to buyers of residential dwellings at or before the time of closing.

(2) Requirement. Home Inspectors shall provide a document outlining the procedures and benefits of a home energy audit to all Clients purchasing a single-family residential dwelling, a multiple-family residential dwelling with less than five dwelling units, or a condominium unit in a structure with less than five dwelling units.

(3) Distribution of Document -Availability, Timing, and Format. The Board shall make a copy of the document to be distributed available on its website. The document must be provided to the buyer of the real estate at or before closing.

(4) Prohibition of Additional Fees. No additional fees shall be imposed upon or collected from the buyer or seller of the real estate in connection with the provision of such document.

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 YY½, who has a written contractual agreement or a written agency disclosure between the buyer and the real estate broker specifying that the real estate broker is acting exclusively for the buyer as a buyer's broker.

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

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

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

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

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

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

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

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.

REGULATORY AUTHORITY

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

REQUIRED HANDOUT PURSUANT TO 266 CMR 6.08

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

CONCERNED ABOUT RISING ENERGY COSTS? MASSSAVE CAN HELP.

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

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

Get started today. Call MassSAVE at 866-527-7283 or go to www.masssave.com for more information or to schedule your home energy audit.