



## American Home Inspections, Inc.

672 Main Street, Suite #21

Holden, MA 01520

Ph#: (508) 829-5809

---

Inspection #: 06198668      Inspector: Rick Contonio

Date: 6/10/2019

Property Address: 5 Pleasant Street  
Shrewsbury, MA 01545

Client Name: Catherine Voucher





## American Home Inspections, Inc.

672 Main Street, Suite #21

Holden, MA 01520

Ph#: (508) 829-5809

### TABLE OF CONTENTS

SECTION	PAGE
DEFINITION OF TERMS .....	3
GENERAL INFORMATION .....	3
GENERAL CONDITIONS .....	4
Exterior .....	4
Roof.....	9
Attic.....	10
Basement.....	12
Laundry Area .....	16
Crawlspace.....	17
Heating.....	18
Air Conditioning .....	19
Plumbing .....	20
Water Heater .....	22
Electrical Service .....	23
Kitchen.....	25
Bathroom.....	26
Living Room .....	27
Porch .....	27
Other Room.....	28
Other Room #2.....	28
Bedroom.....	29
Bedroom 2.....	30



## American Home Inspections, Inc.

672 Main Street, Suite #21

Holden, MA 01520

Ph#: (508) 829-5809

---

## 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

## GENERAL CONDITIONS

1.	Structure Type	Single family.
2.	Reported Year Built	Unable to determine. None reported.
3.	Levels	One.
4.	Lot Type	Flat.
5.	Weather Conditions	Sunny.
6.	Occupant Status	Vacant.
7.	Time In	8:10 AM.
8.	Time Out	10:20 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.
102.	Walkways (Including stairs, stoops)	Asphalt. Exterior steps are concrete.
103.	Fences/Gates	Wood and chain link.
104.	Siding (Wall cladding)	Vinyl with brick at front. Vinyl in contact with grade at rear. Damage evident.



Unable to determine if deterioration has occurred behind vinyl. Suggest confirming, removing earth from base of siding and managing water away from this area to prevent water penetration and deterioration.



# **Inspection Report**

- |      |  |  |
|------|--|--|
| 105. | Trim (Including eaves, soffits, fascias and corner boards) | Vinyl and aluminum.  |
| 106. | Windows (Including exterior frames and trim)               | Vinyl and metal frame, single and double pane, double hung, awning, casement and fixed pane. Cracked glass evident. Defective thermopane seals noted. Suggest repair/replacing as needed by a qualified glass installer or contractor. |
| 107. | Electrical   | Main electric service entrance is overhead. Insulation deteriorated on main electric service feed wire.  |



Meter box loose. Suggest repair/replacing as needed by a licensed electrician. Exterior outlets are not ground fault circuit interrupter (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.

- |      |                      |  |
|------|----------------------|--|
| 108. | Gutters & Downspouts | None present. Suggest installing to manage water away from the structure.  |
| 109. | Hosebibs             | Located at front and rear. Bib at front inoperable. Possibly closed for seasonal reasons. Suggest confirming.  |
| 110. | Bell/Chime           | Located at front and rear. Door bells/chimes are not within the scope of our report.   |
| 111. | Exterior Doors       | Wood and metal with aluminum storms. Auto closer missing at front storm door. Double sided keyed deadbolt(s) were noted on exterior doors. Suggest installing interior knob controlled deadbolts to prevent entrapment in the event of a fire. |

112. Chimney

Masonry. One flue. Chimney exterior appears in serviceable condition. Unable to view inside chimney from roof due to rain cap.

113. Lot/Grade  
Drainage

Home is built on flat lot. Grade at foundation appears to be adequate. Recommend utilizing gutters and downspouts to manage roof water away from the foundation.

114. Gas Meter

N

115. Exposed  
Foundation

Concrete block. Surface deterioration evident in areas.



116. Window Wells

Suggest repair as needed.  
N

117.      Comments

Deterioration evident at rear concrete block wall.



Suggest repair as needed. Storage shed present and is not within the scope of our inspection.



## 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	Hip.
302.	Covering	Asphalt composition shingle.
303.	How Observed	From on top of the roof.
304.	Number of Layers	Appears to be two.
305.	Flashing	Where visible, appears intact.
306.	Conditions	Roof covering shows normal wear for its age and type; appears to be in serviceable condition.
307.	Skylights	N
308.	Roof Penetrations	Sealant noted at plumbing vent stack.




Leakage possible sometime in the past. Unable to determine if active. Suggest monitoring/repair as needed.

309.	Comments	None.
------	----------	-------

## 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	Pull down stairs located at rear hall. Access to attic area was extremely limited due to ducting, insulation, air handler and size constraints. 
402.	Roof Structure	Concealed issues may exist. Rafters. Limited view/access due to ducting, insulation, air handler and size constraints.
403.	Collar Ties	Present.
404.	Sheathing	Board.

405. Evidence of Leakage

Yes. Staining noted. Cups present adjacent to chimney.



Underside of roof sheathing sealed with what appears to be roof cement.



Unable to determine if active. Possibly from previous roof. Suggest confirming/repair as needed.

406. Insulation

Loose cellulose and fiberglass batts. Where visible, approximate thickness is four to ten inches depending on location. Vapor barrier appears trapped between layers of insulation.



Suggest removing all vapor barrier material other than layer against heated space below and insulating over pull down stairs.

407. Ventilation  
408. Electrical

Soffit and ridge vents.  
S

## Inspection Report

409.	Lighting	S
410.	HVAC Ducts	Appear intact.
411.	Comments	None.

### 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 rear. Deteriorated wood evident. Repair noted adjacent to base of door. Towel present at base of door.



		Water penetration evident sometime in the past. Floor drain present in this area. Unable to determine effectiveness or where drain terminates. Suggest repair as needed.
422.	Stairs	Located off living room.
423.	Railings	S
424.	Floor	Concrete and finished.
425.	Walls/Ceilings	Walls are concrete block. Ceiling is open framing. (See also finished room comments.)



426. Exposed  
Foundation

Concrete block. Efflorescence/water staining noted.



This indicates moisture and/or water penetration sometime in the past. Unable to view foundation where walls are finished or blocked by stored items.

427. Floor Joists

2x8, approximately 16 inch on center. Unable to view where ceilings are finished.

428. Support  
Posts/Columns

Metal. Corrosion evident.



Portions of these columns appear to have been replaced with temporary style jack columns.



Suggest installing approved, permanent type columns with proper footings below this beam.

429. Beams  
430. Sills

Wood. Unable to view where walls/ceilings are finished.

Sills are non-pressure treated wood. Unable to access large portion of sill area due to piping, wiring, size constraints and finished walls/ceilings.

431. Windows  
432. Electrical

Metal frame.

Several overhead lights inoperable. Possible burned out bulbs. Damaged fixture(s) evident. Suggest repair as needed.

433. Insulation

Fiberglass batts, present in portion of basement only. Vapor barrier appears improperly installed.



Suggest repositioning against heated space above and insulating where not present.

434. Heat/Cooling  
Source

See finished room comments.

435. Sump Pit

N

436. Dehumidifier

None found.

437. Evidence of Water  
Penetration

Yes. Staining noted.



438. Comments

Unable to determine frequency or amount.  
Limited view due to 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	Basement right rear.
602.	Cabinets	N
603.	Laundry Sink/Tub	N
604.	Electrical	S
605.	Washer H/U	Spring loaded vent device installed to vent this fixture.




These devices are generally not permitted as they can fail allowing waste gas entry into the area. Suggest installing an approved air admittance valve or extending this vent piping to the exterior by a licensed plumber.

606.	Dryer H/U	240 volt electric.
607.	Heat/Cooling Source	N
608.	Comments	None.




## Crawlspace

Step #	Component	Comment
451.	Location	Below right side porch.
452.	Access	Unable to open access door to area below right side steps.
		
		Concrete pavers blocking base of access door. Area inaccessible. Concealed issues may exist. Area viewed through window in basement only.
453.	Floor	Inaccessible.
454.	Floor Joists	Inaccessible.
455.	Support Posts/Columns	Inaccessible.
456.	Beams	Inaccessible.
457.	Electrical	Inaccessible.
458.	Ventilation	None present. Suggest consulting a qualified contractor to determine best way to ventilate this area to prevent moisture accumulation and damage.
459.	Insulation	None present/visible.
460.	Vapor Barrier	Inaccessible.
461.	Plumbing	Inaccessible.
462.	Comments	None.

# Inspection Report

## 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 right rear. Three zones with three circulators. Electrical disconnect provided near this unit.
902.	Fuel source	Oil.
903.	Oil tank	275 gallon, located at basement. Oil tank appears installed in 2013.
		
904.	Heating Conditions	Suggest confirming presence/location of previous tank and, if underground, confirming condition and/or removal. Unable to determine age of boiler. Unit old and may be approaching 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	Operable. Located at basement left rear room, living room, right side porch and rear hall.
907.	Distribution Piping	Copper.
908.	Ducting	Rigid metal and flexible ducting. Present in attic for air conditioning only.
909.	Comments	Suggest maintaining an annual cleaning and maintenance schedule with a licensed HVAC contractor.

## Air Conditioning

Step #	Component Type	Comment
951.	Type	Compressor/condenser located at exterior rear. Electrical disconnect provided near this unit.
952.	Temperature Differentials	Supply air temperature: 65 degrees. Return air temperature: 78 degrees. Temperature difference was NOT WITHIN the 15 to 22 degree normal operating range at time of inspection. Suggest confirming reason/repair as needed by a qualified, licensed HVAC contractor.
953.	Conditions	Condensate leakage likely sometime in the past into overflow panel below attic evaporator unit.



954.	Comments	Suggest monitoring/repair as needed. Primary and secondary condensate drain lines connected together.
------	----------	--



Appears improper. Suggest review/repair as needed by a licensed HVAC contractor.

## 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 front. Supply piping, where visible, is copper with a copper main.
1002.	Supply Comments	Pressure gauge at basement front corroded.



		Suggest replacing. Portions of basement piping not well supported. Unable to view supply piping in basement where 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.



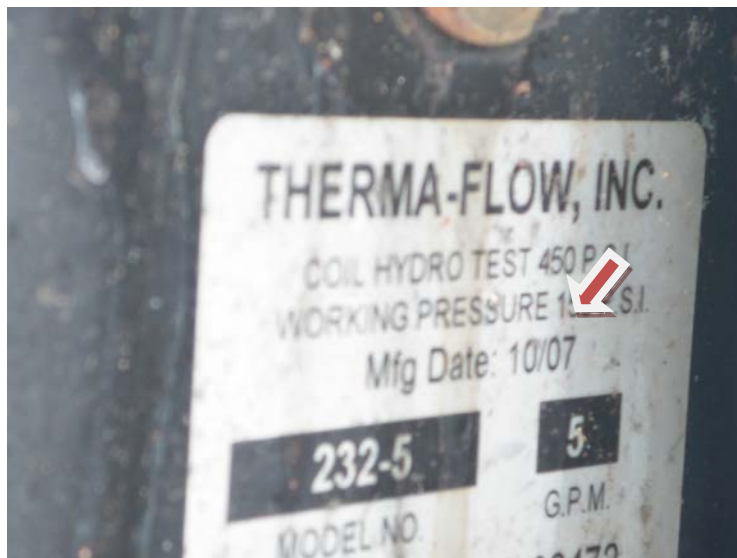
1004. Waste Comments Corrosion/leakage evident at portions of basement drain lines.



Suggest review/repair as needed by a licensed plumber.

## Water Heater

Step #	Component	Comment
1051.	Water Heater	Internal tankless coil. Two present inside boiler. One appears installed in 2007, one in 2008.



1052.	Venting	Client should anticipate replacement. We do not warrant the amount of hot water tankless coils will provide. With age, these coils can corrode and become restricted. N
-------	---------	--

## Inspection Report

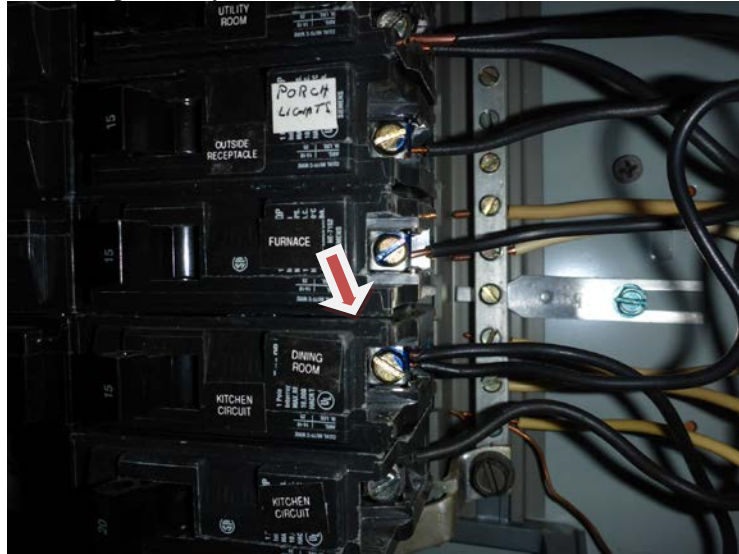
### Electrical Service

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 left front. 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 eleven 120 volt, four 240 volt.
1104.	Number of Over-current Protection Devices	Approximately eleven 120 volt, four 240 volt.
1105.	Wiring Method	Non-metallic sheathed conduit.
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	N
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.

1110. Comments

Doubled up circuitry noted.



Generally, this condition is not allowed or approved as the termination lugs are not designed for multiple wires being attached and should be independently fused for better protection. Suggest confirming adequacy/repair as needed by a licensed electrician.



# Inspection Report

## Kitchen

We perform a operational/visual check of cook tops, ovens, 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	Plaster and/or gypsum board.
1304.	Doors	N
1305.	Windows	Double hung.
1306.	Cabinets	Wood.
1307.	Counter Tops	Plastic laminate.
1308.	Electrical	Unable to determine how to operate overhead light. Outlets do not appear ground fault protected. Suggest installing approved ground fault protection for safety.
1309.	Sinks	Stainless steel.
1310.	Faucets	S
1311.	Traps/Drain System	S
1312.	Disposal	N
1313.	Dishwasher	Maytag, operable.
1314.	Stove/Cook Top	Whirlpool, electric, operable.
1315.	Oven	Whirlpool, electric, operable. Oven was noted as having a self cleaning device. It is beyond the scope of this inspection to report on such devices.
1316.	Hood/Fan/Light	S
1317.	Microwave	N
1318.	Heat/Cooling Source	Baseboard heat source and forced air register present.
1319.	Comments	None.

## 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.

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
1401.	Location	Hall.
1402.	Floor	Resilient.
1403.	Walls	Plaster and/or gypsum board.
1404.	Ceiling	Plaster and/or gypsum board.
1405.	Doors	S
1406.	Windows	Double hung.
1407.	Electrical	No outlet found.
1408.	Exhaust Fan	S
1409.	Heat/Cooling Source	Baseboard heat source and forced air register present.
1410.	Tub/Surround	S
1411.	Tub Enclosure	N
1412.	Tub Faucet	S
1413.	Shower	S
1414.	Shower Door	N
1415.	Shower Faucet	S
1416.	Sink	S
1417.	Sink Faucet	S
1418.	Traps/Drain Supply	S
1419.	Toilet	S
1420.	Counter	S
1421.	Comments	None.

## 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	Plaster and/or gypsum board.
1604.	Doors	S
1605.	Windows	Casement.
1606.	Electrical	S
1607.	Fireplace	N
1608.	Heat/Cooling Source	Baseboard heat source and forced air register present.
1610.	Comments	None.

## Porch

Step #	Component	Comment
1901.	Location	Right side.
1902.	Floor	Resilient.
1903.	Walls	Wood paneling.
1904.	Ceiling	Wood paneling. Stains noted. Unable to determine cause or if active. Suggest confirming/repair as needed.
1905.	Doors	Unable to open rear entry door. Key locked at time of inspection.
1906.	Windows	Awning.
1907.	Electrical	S
1908.	Fireplace	N
1909.	Heat/Cooling Source	Baseboard heat source observed.
1910.	Comments	None.

## Other Room

Step #	Component	Comment
2301.	Location	Basement left center.
2302.	Floor	Carpeted.
2303.	Walls	Wood paneling.
2304.	Ceiling	Acoustic tile.
2305.	Doors	S
2306.	Windows	Casement and fixed pane. One crank mechanism damaged. Suggest repair as needed and confirming these windows meet all fire egress requirements if this room is to be used as a sleeping area.
2307.	Electrical	S
2308.	Fireplace	N
2309.	Heat/Cooling Source	Baseboard heat source and forced air register present.
2310.	Comments	None.

## Other Room #2

Step #	Component	Comment
2301.2.	Location	Basement left rear.
2302.2.	Floor	Carpeted.
2303.2.	Walls	Wood paneling.
2304.2.	Ceiling	Acoustic tile.
2305.2.	Doors	S
2306.2.	Windows	Casement. One crank mechanism damaged. Suggest repair as needed and confirming these windows meet all fire egress requirements if this room is to be used as a sleeping area.
2307.2.	Electrical	S
2308.2.	Fireplace	N
2309.2.	Heat/Cooling Source	Baseboard heat source observed.
2310.2.	Comments	None.



## 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.

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
3151.	Location	Left center.
3152.	Floor	Carpeted.
3153.	Walls	Plaster and/or gypsum board.
3154.	Ceiling	Plaster and/or gypsum board.
3155.	Doors	S
3156.	Windows	Double hung.
3157.	Electrical	S
3158.	Fireplace	N
3159.	Heat/Cooling Source	Baseboard heat source and forced air register present.
3160.	Closet	S
3161.	Comments	None.

**Bedroom 2**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
3201.	Location	Rear.
3202.	Floor	Carpeted.
3203.	Walls	Plaster and/or gypsum board.
3204.	Ceiling	Plaster and/or gypsum board. Stains noted.



		Unable to determine cause or if active. Suggest confirming/repair as needed.
3205.	Doors	S
3206.	Windows	Double hung.
3207.	Electrical	S
3208.	Fireplace	N
3209.	Heat/Cooling Source	Baseboard heat source and forced air register present.
3210.	Closet	S
3211.	Comments	None.

# Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

## Section I. General Information

Inspection Company, Address & Phone

Company's Business Lic. No.

Date of Inspection

Address of Property Inspected

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



Structure(s) Inspected

## 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

☐ Crawlspace

☐ Main Level

☐ Attic

☐ Garage

☐ Exterior

☐ Porch

☐ Addition

☐ Other

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

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

## Section V. Additional Comments and Attachments (these are an integral part of the report)

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

# 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](http://www.masssave.com) for more information or to schedule your home energy audit.**



## 266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS

### 266 CMR 2.00: DEFINITIONS

#### Section

#### 2.01: Definitions

#### 2.01: Definitions

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

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

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

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

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

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

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

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

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

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

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

Division. The Division of Professional Licensure.

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

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

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

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

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

2.01: continued

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.01: continued

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

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

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

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

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

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

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

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

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

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

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

REGULATORY AUTHORITY

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

## 266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS

### 266 CMR 6.00: STANDARDS OF PRACTICE

#### Section

- 6.01: Access
- 6.02: Purpose
- 6.03: General Requirements
- 6.04: Scope of the Home Inspection
- 6.05: General Limitations and Exclusions of the Home Inspection
- 6.06: Prohibitions
- 6.07: Required Distribution of Energy Audit Documents

#### 6.01: Access

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

#### 6.02: Purpose

(1) The purpose of 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 Engineering study of the dwelling in question.

#### 6.03: General Requirements

- (1) Inspectors shall:
  - (a) Use a written or digital contract and provide only the Client with a copy of the contract unless expressly authorized in writing 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 that are present and designated for inspection in 266 CMR 6.04 which have not been inspected;
    - 3. Indicate the condition of systems and components that were inspected, including those that were found to be in need of repair;
    - 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; and
    - 8. Record the existence of obstructions and/or conditions that prevented the inspection of the installed systems and components.
- (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 or her 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 or her seal on and/or attach his or her name and license number to a Report only if his or her certificate of registration is in full force, and if he or she is the author of such Report or is in charge of its' preparation.

6.03: continued



- (3) The Report shall inform the Client if additional investigation is required when:
  - (a) The scope of the repair(s) is unknown;
  - (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 Home Inspector shall not be held liable for the accuracy of third party information.

6.04: Scope of the Home Inspection

- (1) System: Roofing.
  - (a) The inspector shall Observe and Report On:
    - 1. Roof coverings;
    - 2. Exposed roof drainage systems;
    - 3. Flashings;
    - 4. Skylights, chimneys;
    - 5. Chimneys; and
    - 6. Roof penetrations.
  - (b) The inspector shall Identify:
    - 1. The type of roof covering materials;
    - 2. The roof drainage system; and
    - 3. The chimney materials.
  - (c) The inspector shall:
    - 1. note the methods used to Observe the roofing; and
    - 2. note any signs of previous and/or active leaks.
  - (d) Exclusions: The Inspector shall not be required to:
    - 1. Walk on the roof unless in the opinion of the Home 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; and
      - b. The interior of chimney flues.
- (2) System: Exterior.
  - (a) The inspector shall Observe and Report On:
    - 1. Wall cladding;
    - 2. Trim;
    - 3. Doors/Windows;
    - 4. Garage Doors (if the garage is attached to the main dwelling);
    - 5. Decks/Balconies/porches/stoops/landings/steps;
    - 6. Railings/guardrails;
    - 7. Areaways/window wells;
    - 8. Flashings; and
    - 9. Driveways, walkways, vegetation, grading, site drainage, and retaining walls with respect to their effect on the condition of the dwelling and their ability to provide safe egress.



## 6.04: continued

- (b) The inspector shall Identify:
  1. Wall cladding materials;
  2. deck component materials; and
  3. porch component materials.
- (c) 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 garage doors (if the garage is attached to the main dwelling), manually or by using permanently installed controls of any garage door operator.
  3. Report whether or not any garage door operator will automatically reverse or stop when meeting resistance during closing.
- (d) 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, irrigation systems;
  3. Safety glazing;
  4. Recreational facilities;
  5. Any other dwelling units or addresses in multi unit buildings;
  6. Outbuildings and detached garages; and
  7. Underground utilities, pipes, buried wires, or conduits.

(3) System: Structure.

- (a) The inspector shall Observe and Report On:
  1. The foundation;
  2. The floor structure;
  3. The wall structure;
  4. The ceiling structure; and
  5. the roof structure.
- (b) The inspector shall Identify:
  1. The foundation materials; and
  2. The Basement floor.
- (c) The inspector shall:
  1. 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;
  2. Note the methods used to Observe under floor crawl spaces;
  3. Note the methods used to Observe attics; and
  4. 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.
- (d) Exclusions: the inspector shall not be required to:
  1. Collect engineering data such as the size, span, spacing, species, section modulus, slenderness ratio and/or modulus of elasticity of the structural members; or
  2. Provide access to the items being inspected (Responsibility of Client/seller/seller's representative).
  3. Enter the under floor crawl space.
    - a. If it is not Readily Accessible;
    - b. If access is obstructed and/or if entry could damage the property;
    - c. If a dangerous or adverse situation is suspected and Reported by the Inspector; or
    - d. Observe and Report On Wood destroying insects, rodents and/or vermin unless specifically contracted for in writing.
- (e) Attic Space.
  1. The inspector shall not be required to enter the attic space:
    - a. If it is not Readily Accessible;
    - b. If access is obstructed and/or if entry could damage the property; or
    - c. If a dangerous or adverse situation is suspected and Reported by the inspector.
  2. Walk on the exposed and/or insulation covered framing members.

## 6.04: continued

(4) System: Electrical.

## (a) The inspector shall Observe and Report On:

1. the service entrance conductors;
2. the service equipment, including the main overcurrent device;
3. the grounding system device;
4. the service and distribution panels by removing the enclosure cover;
5. the branch circuit, overcurrent devices, and conductor capability; and
6. a representative number of interior and exterior receptacles.

## (b) The inspector shall Identify:

1. The service as being overhead or underground;
2. The type of Interior Wiring; and
3. The ampacity of the main service disconnect;

## (c) The inspector shall test:

1. The polarity and grounding of a representative number of receptacles;
2. The operation of all Readily Accessible ground fault circuit interrupters.

(d) 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.
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.
3. Insert any tool, probe, or testing device inside the panels.
4. Test or Operate any overcurrent device except ground fault circuit 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;
  - c. Low voltage systems, doorbells, thermostats, other;
  - e. Telephone, security alarms, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; and
  - f. Underground utilities, pipes, buried wires, or conduits.
  - g. The Home Inspector shall not be required to test or operate Arc Fault Circuit Interrupters.

(5) System: Plumbing.

## (a) The inspector shall Observe and Report On:

1. The water supply and distribution system:
  - a. Piping, including supports and insulation.
  - b. Fixtures;
  - c. Faucets.
2. The drain waste and vent system:
  - a. Piping, including supports; and
  - b. Traps; drain, waste, and vent piping; piping supports and pipe insulation.
3. Hot water systems including:
  - a. Water heating equipment;
  - b. Normal Operating Controls;
  - c. The presence of Automatic Safety Controls;
  - d. Flue piping.

## (b) The Inspector shall Identify:

1. The type(s) of water distribution piping materials;
2. The type(s) of drain, waste, and vent piping; and
3. The type of water heating equipment, and the nameplate capacity of the water heating equipment (gallons and/or gallons per minute).
4. The location of the main shut off valve.

## 6.04: continued

(c) The inspector shall operate all plumbing fixtures where practical, including their faucets if Readily Accessible.

(d) Exclusions: The Inspector shall not be required to:

1. Test the operation of any valve except 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; or
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;
4. State the effectiveness of anti siphon devices;
5. Determine whether water supply and waste disposal systems are public or private
6. Observe, operate, or Report On:
  - a. The exterior hose bibs;
  - b. Fire suppression systems;
  - c. irrigation systems;
  - d. water quality;
  - e. Wells and their related equipment;
  - f. Foundation sub drainage systems;
  - g. interior of flue linings;
  - h. Underground utilities, pipes, buried wires, or conduits; and
  - i. Water conditioning and filtration components and Systems.
  - j. Operate any laundry equipment, including washing machines and dryers.

(6) System: Heating.

(a) The inspector shall Observe and Report On:

1. Heating equipment;
2. Normal operating controls;
3. Automatic Safety Controls;
4. The exterior of the chimneys, flue piping and vents;
5. Heating distribution systems;
6. Insulation;
7. The presence of an installed heat source in each habitable room including kitchens and bathrooms; and
8. The presence of a fireplace(s) and the operation of their damper(s).

(b) The inspector shall identify:

1. The type of energy source;
2. The heating equipment;
3. The type of distribution system:
  - a. Piping; and
  - b. Duct work.

(c) The inspector shall note:

1. The absence of an installed heat source in habitable rooms including kitchens and bathrooms;
2. The presence of exposed flues in the smoke chamber being utilized by other appliances;
3. The existence of abandoned oil tanks; and
4. Any observed evidence of underground fuel storage tanks.

(d) 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.

(e) Open Readily Accessible and operable access panels provided by the manufacturer or installer for routine homeowner maintenance.

(f) 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;
2. Collect engineering data on the size of the heating equipment and/or the size or length of the distribution systems;
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;

## 6.04: continued

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. Inspect fuel storage tanks and their related components;
  8. Inspect humidifiers and electronic air filters;
  9. Inspect the interior of flues with the exception of exposed flues serving other appliances as Observed in the smoke chamber of the fireplace; and
  10. Inspect fireplace insert flue connections.
- (7) System: CoolingCentral Air Conditioning.
- (a) The inspector shall Observe and Report On the following cooling components:
    1. Cooling and air handling equipment;
    2. Normal operating controls;
    3. Cooling distribution systems; and
    4. the insulation on the exposed supply ductwork.
  - (b) The inspector shall identify the type of distribution system.
  - (c) The inspector shall:
    1. If possible, the Inspector shall have the seller and/or the seller's representative Operate the systems using normal operating controls; and
    2. Open Readily Accessible operable access panels provided by the manufacturer or installer for routine homeowner maintenance and Report On conditions Observed.
  - (d) Exclusions: 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. Report on the air filter condition or effectiveness;
    4. 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. Inspect evaporator coils; or
    6. Report On the adequacy or uniformity of the in place system(s) to cool the dwelling and/or the various rooms within the dwelling.
- (8) System: General Interior Conditions.
- (a) The inspector shall Observe and Report on:
    1. walls;
    2. ceilings;
    3. floors;
    4. steps, stairways, balconies;
    5. hand and guard railings;
    6. counter tops and a representative number of cabinets;
    7. permanently installed cooking appliances, dishwashers, and garbage disposals;
    8. a representative number of doors and windows; and
    9. separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.
  - (c) The Inspector shall:
    1. note signs of water penetration; and
    2. operate a representative number of kitchen cabinets and drawers, doors and windows.
  - (d) 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; and
      - c. Non-permanently installed 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.

6.04: continued

(9) System: Insulation and Ventilation.

(a) The inspector shall Observe and Report on:

1. exposed insulation in unfinished spaces;
2. ventilation of attics and inder floor crawl space areas;
3. bathroom venting systems; and
4. kitchen venting system.

(b) The inspector shall identify the existence and/or absence of bathroom ventilation other than a window(s).

(c) 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), amounts or adequacy of insulation and/or its material make up;
2. Concealed insulation and vapor retarders; or
3. The adequacy, uniformity and capacity of the in place system(s) to ventilate the various areas of the dwelling.

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.

(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; or
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 Ccponents. (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;



6.05: continued

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. Determine the level of sound proofing between walls, ceilings, floors, doors and between dwelling units.
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) Offering or performing any act or service contrary to law and/or 266 CMR 6.00.
- (4) Determining the cost of repairs of any item noted in their Report and/or inspected by them and/or their firm.
- (5) 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 or 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 or she represents.
- (6) However, nothing in 266 CMR 6.06 shall prohibit the Inspector and/or his or her firm from offering consulting services on a dwelling, and/or Residential Building his or 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.
- (7) 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).
- (8) 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: 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.

266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS

6.07: continued

(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.