COASTAL BOSTON PROPERTY INSPECTIONS
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RESIDENTIAL INSPECTION

1234 Main St.
Arlington Ma. 02474

Buyer Name
03/16/2019 9:00AM

Inspector
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Agent
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1: INSPECTION DETAILS

Information

Occupancy
Occupied, Utilities On

In Attendance
Client, Listing Agent, Client's Agent

Building Characteristics : Year Built
1961
01/01/1961

Building Characteristics : Type of Building
Single Family

Building Characteristics : Stories
2

Building Characteristics : Style
Ranch

Building Characteristics : Space Below Grade
Basement

Building Characteristics : Square Footage
1621

Climate Conditions: Weather Conditions
Clear

Climate Conditions: Soil Conditions
Snow Covered, Wet

Climate Conditions: Temperature (approximate)
60 Fahrenheit (F)

Utility Service: Water Source
Public

Utility Service: Sewer Disposal
Public

Utility Service: Utilities Status
All On

2: RESIDENTIAL DRIVEWAY/SITE/GROUNDS

Information

Driveways: **Driveway Material**
Asphalt

Accesibility: **Not Accessible**
Foliage, Vegetation, Snow/Ice, Stored Items

General Comments: **Repair or replace as needed consult proper contractor for estimate of repairs.**

Limitations

Driveways
RATINGS
Limited Repair

Walkway
RATINGS
Defective

Site Grading, Grade At Foundation
RATINGS
Acceptable, Not Accessible

Fences
RATINGS
Defective

Landscaping
RATINGS
Limited Repair

Deficiencies

2.2.1 Driveways

Recommendation

DRIVEWAY CRACKING

Cracks observed. Fill in the cracks in seal to extend the life expectancy. Recommend concrete contractor evaluate and repair.

Recommendation
Contact a qualified driveway contractor.

2.3.1 Walkway

IRREGULAR SURFACE

Recommendation

Cracking and trip hazards are present.

Recommendation

Contact a qualified professional.

2.7.1 Fences

DAMAGED NOTED

Recommendation

Recommendation

Contact a qualified fencing contractor

2.7.2 Fences

FENCE PANEL IMPROPERLY SECURED

Recommendation

Recommendation

Contact a qualified professional.

2.8.1 Landscaping

Recommendation

SHRUBS

Shrubs are in close contact with structure, older roots may be in contact with foundation. Shrubs should be trimmed or removed

Recommendation

Contact a qualified landscaping contractor

3: ROOF

Information

Access
Binoculars

Chimneys: Materials
Masonry

Roof: Roof Covering Materials
Asphalt Shingles

Flashings: Material
Lead

Chimneys: Number Of Chimneys
3

Roof Drainage Systems: Gutter Material
Aluminum

Limitations

Roof
RATINGS
Defective, Not Accessible

Chimneys
RATINGS
Limited Repair

Flashings
RATINGS
Limited Repair, Not Accessible

Plumbing Vent Stack
RATINGS
Acceptable

Roof Drainage Systems
RATINGS
Defective

Deficiencies

3.1.1 Roof

Recommendation

NORMAL AGING

Signs of aging are present. Regular maintenance and inspections are advised. The roof is approaching the end of its anticipated serviceable life.

Recommendation

Contact a qualified roofing professional.

3.1.2 Roof

Recommendation

MOSS

Moss algae and lichen are noted growing on the roof surface. The moss and lichen can grow into the roof and damage the shingles. Improper removal of the moss and lichen growth may may also remove the granular surface of the shingle. A zinc strip may eliminate moss, algae and lichen.

Recommendation

Contact a qualified roofing professional.

3.2.1 Chimneys

Recommendation

NO RAIN HAT

The chimney does not have a rain hat or spark arrestor. Installation of a spark arrestor and rain hat is recommended.

Recommendation

Contact a qualified chimney contractor.

3.3.1 Flashings

Recommendation

SEALED FLASHING

Flashing Covered with asphalt or outer sealant

Recommendation

Contact a qualified roofing professional.

3.7.1 Roof Drainage Systems

Recommendation

SPILL OVER NOTED

Staining indicates the gutters have been spilling over. Keep the gutters free of debris to prevent spill over.

Recommendation

Contact a qualified gutter contractor

3.7.2 Roof Drainage Systems

Recommendation

DOWNSPOUTS MISSING EXTENTION

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Extensions should be added. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

4: EXTERIOR

Information

Exterior Wall Cladding: Siding Material
Wood

Exterior Wiring: Wire Type
Copper

Limitations

Trim
RATINGS
Limited Repair

Steps, Stoops, and Landings
RATINGS
Acceptable

Windows
RATINGS
Limited Repair

Exterior Doors
RATINGS
Limited Repair

Exterior Plumbing
RATINGS
Limited Repair

Exterior Switches and Lights
RATINGS
Acceptable

Exterior Outlets
RATINGS
Defective, Safety Hazard

Exterior Wiring

RATINGS

Acceptable, Not Accessible

Deficiencies

4.1.1 Exterior Wall Cladding

Recommendation

DETERIORATED

The siding is in contact with the ground and roof, moisture damage is present, peeling paint present and there are voids that are in properly sealed.

Recommendation

Contact a qualified siding specialist.





4.2.1 Trim

Recommendation

DETERIORATED

The trim has peeling paint, moisture damage and signs of deterioration are present.

Recommendation

Contact a qualified siding specialist.

4.5.1 Windows

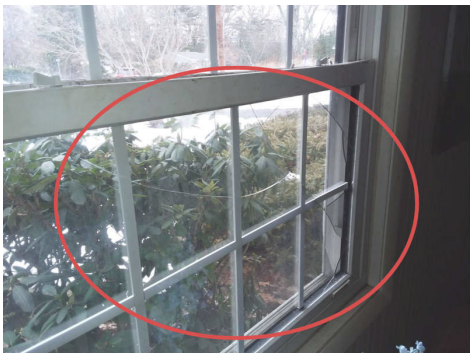
Safety Hazard

BROKEN GLASS

Window broken or cracked

Recommendation

Contact a qualified window repair/installation contractor.



4.5.2 Windows

Recommendation

SLIDE SPRING

The spring or slide that holds the window in the up position is nonfunctional. It needs to be replaced.

Recommendation

Contact a qualified window repair/installation contractor.

4.5.3 Windows

Recommendation

ENERGY

The windows do not conform to current standards of energy efficiency. Replace older windows with an energy efficient window.

Recommendation

Contact a qualified window repair/installation contractor.

4.6.1 Exterior Doors

Recommendation

RUBS AND STICKS

Trim is improperly secured or loose. Improper weather stripping and daylight is seeing under the door.

Recommendation

Contact a qualified door repair/installation contractor.

4.6.2 Exterior Doors

Recommendation

ENERGY

Door does not conform to current standards of energy efficiency.

Recommendation
Contact a qualified professional.

4.7.1 Exterior Plumbing

Maintenance Item

EXTERIOR PLUMBING OUTDATED

Exterior plumbing is not frost free nor does it have an anti siphon device.

Recommendation
Contact a qualified plumbing contractor.

4.9.1 Exterior Outlets

Safety Hazard

GFI MISSING

Exterior outlets have improper weatherproof covers. They were not functioning at the time of the inspection, and are not GFCI protected. Consult and electrician for further review and estimate of repairs.

Recommendation
Contact a qualified electrical contractor.

5: GARAGE

Information

Type
Attached

Floor: Material
Concrete

Limitations

Floor
RATINGS
Limited Repair

Garage Door Opener
RATINGS
Limited Repair

Walls & Firewalls
RATINGS
Acceptable, Not Accessible

Occupant Door (From garage to inside of home)
RATINGS
Acceptable

Garage Switches and Lighting Fixtures
RATINGS
Acceptable, Not Accessible

Garage Electrical Outlets
RATINGS
Limited Repair

Garage Wiring
RATINGS
Acceptable, Not Accessible

Deficiencies

5.6.1 Floor

Recommendation

CRACKING

Cracking visible in the garage floor. I recommend a structural engineer evaluate.

Recommendation

Contact a qualified professional.

5.6.2 Floor

Recommendation

STAINING

Garage floor shows visible staining from oil/grease. Recommend scrubbing with a degreaser or cleaning solution.

Here is a DIY resource to help.

5.8.1 Garage Door Opener

Recommendation

OUTLET NOT GFI PROTECTED

Outlet should be GFI protected.

Recommendation

Contact a qualified electrical contractor.

5.13.1 Garage Electrical Outlets

Recommendation

GFCI MISSING

Outlets are not GFI protected or did not function as intended.

Recommendation

Contact a qualified electrical contractor.

6: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Type
No Basement

Foundation: Material
Concrete

Limitations

Foundation
RATINGS
Acceptable, Not Accessible

7: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Overhead

Service Entrance Conductors: Materials
Aluminum, Cloth Jacket

Main Disconnect Amps/Volts/Overcurrent Devices: Phase
Single

Main Disconnect Amps/Volts/Overcurrent Devices: Amps
100 amps

Main Disconnect Amps/Volts/Overcurrent Devices: Volts
120/240

Main Disconnect Amps/Volts/Overcurrent Devices: Overcurrent Devices
Circuit Breakers

Main Service Panel: Location
Garage

Branch Wiring Circuits: Branch Wiring
Copper, Cloth Jacket, BX Armored Cable

Wire to Central Heating: Type Wiring
Copper

Limitations

Service Entrance Conductors
RATINGS
Defective, Safety Hazard

Grounding
RATINGS
Acceptable

Main Service Panel
RATINGS
Limited Repair

Branch Wiring Circuits
RATINGS
Acceptable, Not Accessible

Lighting Fixtures, Switches
RATINGS
Acceptable

Ceiling Fan
RATINGS
Acceptable

Electrical Outlets
RATINGS
Defective, Safety Hazard

Wire to Central Heating
RATINGS
Acceptable, Not Accessible

Deficiencies

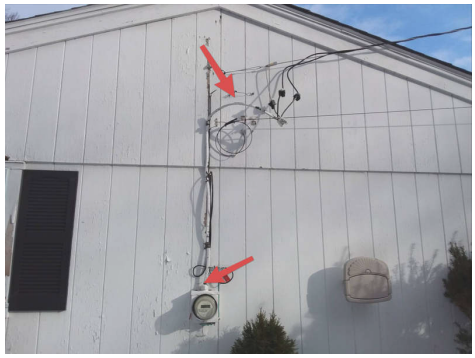
7.1.1 Service Entrance Conductors

Safety Hazard

IMPROPERLY SECURED CABLE

Improperly secured to the building. The sheathing is frayed and worn. It is improperly sealed at the meter.

Recommendation
Contact a qualified electrical contractor.



7.4.1 Main Service Panel

Recommendation

AFCI NOT FULLY INSTALLED

Combination type AFCI protection is not present for all the recommended locations.

Recommendation
Contact a qualified electrical contractor.

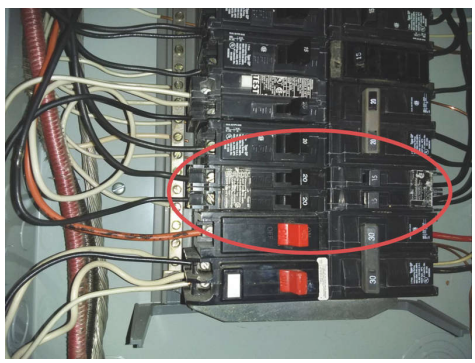
7.4.2 Main Service Panel

Recommendation

MINI BREAKERS

Mini breakers may not be compatible with this panel.

Recommendation
Contact a qualified electrical contractor.



7.4.3 Main Service Panel

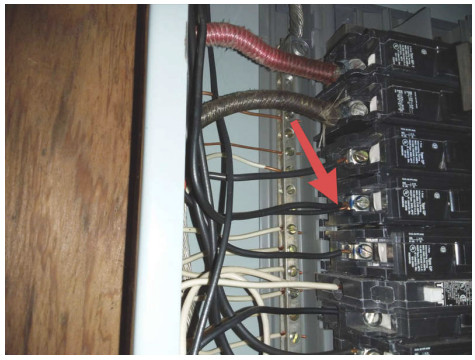
Recommendation

DOUBLE TAPS

Multiple wires are connected to a single lug on the circuit breaker. Only one wire should be connected.

Recommendation

Contact a qualified electrical contractor.



7.4.4 Main Service Panel

Recommendation

NO ROOM

The panel has no room for expansion.

Recommendation

Contact a qualified electrical contractor.

7.9.1 Electrical Outlets

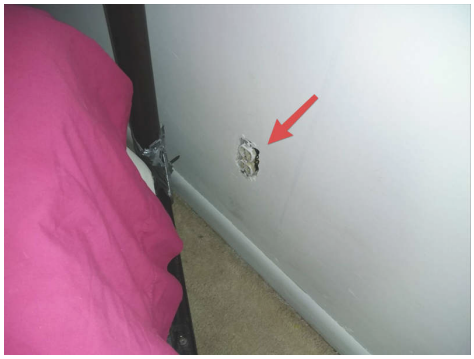
Safety Hazard

GFI NOT PRESENT

Cracked and broken outlets present. Outlets are missing covers.

Recommendation

Contact a qualified electrical contractor.



8: PLUMBING

Information

Water Source
Public

Main Water Shut-off Device: Location
Front, Left Side

Main Water Shut-off Device: Materials
Galvanized

Main Water Shut-off Device: Functional Flow
Adequate

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

Drain, Waste, & Vent Systems: Material
Copper, Cast Iron, PVC

Drain, Waste, & Vent Systems: Function
Adequate

Water Heater Systems, Controls, Flues & Vents: Power Source/Type
Oil

Water Heater Systems, Controls, Flues & Vents: Capacity
Thankless

Water Heater Systems, Controls, Flues & Vents: Location
Utility Room

Water Heater Systems, Controls, Flues & Vents: Flue Material
Metal

Water Heater Systems, Controls, Flues & Vents: Chimney
Masonry

Toilets: Location
First Floor Bathroom

Dryer Fuel System: Dryer Fuel System
Electricity

Dryer Vent: Material
Foil

Limitations

Main Water Shut-off Device

RATINGS
Limited Repair

Water Supply, Distribution Systems & Fixtures

RATINGS
Limited Repair, Not Accessible

Drain, Waste, & Vent Systems

RATINGS
Acceptable, Not Accessible

Water Heater Systems, Controls, Flues & Vents

RATINGS
Acceptable

Kitchen Sink
RATINGS
Acceptable

Bathroom Sink
RATINGS
Limited Repair

Toilets
RATINGS
Acceptable

Tub/Shower Fixtures
RATINGS
Limited Repair

Bathroom Ventilation
RATINGS
Limited Repair

Laundry Hose Bibs/Connections
RATINGS
Acceptable

Laundry Drain Pipes
RATINGS
Acceptable, Not Accessible

Dryer Fuel System
RATINGS
Acceptable

Dryer Vent
RATINGS
Defective, Safety Hazard

Deficiencies

8.1.1 Main Water Shut-off Device

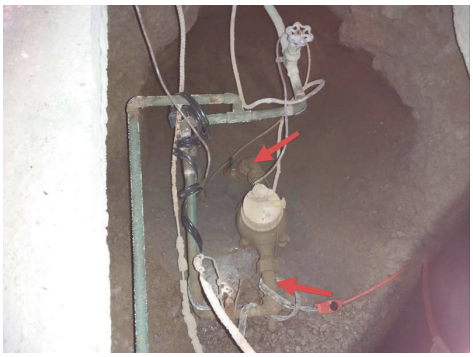
Recommendation

NO BONDING JUMPER

The electrical system is not attached to both the city and dwelling side of the water meter.

Recommendation

Contact a qualified professional.



8.4.1 Water Supply, Distribution Systems & Fixtures

Recommendation

NOT INSULATED

Install insulation on supply pipes.

Recommendation

Recommended DIY Project

8.11.1 Bathroom Sink

Recommendation

FLEX DRAIN

Improper Flex tube noted at the drain.

Recommendation

Contact a qualified plumbing contractor.

8.13.1 Tub/Shower Fixtures

Recommendation

MECHANICAL STOPPER DEFECTIVE

The mechanical stopper does not functional intended.

Recommendation

Contact a qualified plumbing contractor.

8.14.1 Bathroom Ventilation

Maintenance Item

DIRTY

The fan cover is dirty. Dirty or clogged fan/cover may cause the motor to overheat. Clean the fan.

Recommendation

Recommended DIY Project

8.19.1 Dryer Vent

Safety Hazard

IMPROPER MATERIAL

This type of vent may trap lint and may be a fire hazard. It is improperly connected.

Recommendation

Contact a qualified professional.

9: HEATING

Information

Heating Type
Forced Hot water

Age
20-25, Boiler Life Expectancy 20-30 years

Location
Utility

Exposed Flue Pipe: Material
Metal

Chimney: Material
Masonry Material

Draft Regulator: Type
Damper

Combustion Air: Source
Interior

Fuel System: Fuel
Oil

Circulator Pump: Circular Pump
Sealed Unit

Heat Source: Type
Hydronic Baseboard

Limitations

Burner
RATINGS
Acceptable

Fire Box Liner
RATINGS
Acceptable, Not Accessible

Electric baseboard Heating
RATINGS
Defective, Safety Hazard

Combustible Surface
RATINGS
Acceptable

Gauges
RATINGS
Acceptable

Temperature/Pressure Relief Valve
RATINGS

Acceptable

Back Flow Preventor

RATINGS

Acceptable

Pressure Reducing Valve

RATINGS

Acceptable

Low Water Cutoff

RATINGS

Acceptable, Not Accessible

Expansion Tank

RATINGS

Acceptable

Firematic Fuse

RATINGS

Acceptable

Exposed Flue Pipe

RATINGS

Defective, Safety Hazard

Chimney

RATINGS

Acceptable, Not Accessible

Draft Regulator

RATINGS

Acceptable

Combustion Air

RATINGS

Acceptable

Fuel System
RATINGS
Defective

Circulator Pump
RATINGS
Acceptable

Pipes/Valves/Fittings
RATINGS
Limited Repair

Heat Source
RATINGS
Acceptable, Not Accessible

Normal Operating Controls
RATINGS
Defective

Deficiencies

9.4.1 Electric baseboard Heating

Safety Hazard

ELECTRICAL OUTLET ABOVE

At least one of the electrical baseboard heating strips has an electrical outlet installed above it. This is considered a serious fire hazard and needs to be corrected immediately.

Recommendation

Contact a qualified electrical contractor.

9.15.1 Exposed Flue Pipe

Safety Hazard

FLUE CONDITION

The flu is in properly sealed where meets the chimney. Flu gasses may back oup into the house.

Recommendation

Contact a qualified heating and cooling contractor

9.19.1 Fuel System

Recommendation

VENT/FILL PIPE LEAKS

vent and fill pipe shows signs of leakage, possible due to over fill. The system is fully depreciated, it has outlived its manufacturers serviceable life.

Recommendation

Contact a qualified heating and cooling contractor

9.21.1 Pipes/Valves/Fittings

Recommendation

NOT INUSLATED

Pipes are not insulated. Insulate the pipes.

Recommendation

Recommended DIY Project

9.25.1 Normal Operating Controls

Recommendation

NOT PROGRAMABLE

A programmable thermostat can result in energy savings. The client should consider upgrading to a programmable thermostat.

Recommendation

Contact a qualified heating and cooling contractor

10: COOLING

Information

Cooling Equipment: Primary Type
None

Limitations

Cooling Equipment
RATINGS
Not Present

11: ATTIC, INSULATION & VENTILATION

Information

Method Of Observation
The Attic Was Observed From Attic Access

Access Method : Type
Hatch In Closet

Ventilation: Ventilation Type
Gable Vents, Ridge Vents

Attic Insulation: Insulation Type
Fiberglass

Attic Insulation: Depth/R Factor
ND

Limitations

Structure
RATINGS
Defective, Not Accessible

Ventilation
RATINGS
Defective

Attic Insulation
RATINGS
Not Inspected, Not Accessible

Deficiencies

11.2.1 Structure
STAINING

Recommendation

Visible staining indicate moisture problems. Further review is recommended.

Recommendation
Contact a qualified mold inspection professional.

11.3.1 Ventilation

Recommendation

DISCOLORATION - POSSIBLE MOLD

Attic showed areas of discoloration and possible mold growth. Recommend a mold lab analysis to prevent spread of potential mold and damage to home or health risk. I also recommend finding source of moisture or lack of ventilation in attic space.

Recommendation

Contact a qualified mold inspection professional.

12: INTRERIOR

Information

Floors: Flooring Condition
Worn, Frayed, stained, Cracked, Improperly Secured

Fireplace/Wood Stove: Material/Type
Masonry

Tub/Shower/Bathroom Walls, Ceilings and Floors: Location
1st Floor Bathroom

Fireplace/Wood Stove: Location
Living Room

Limitations

Egress
RATINGS
Acceptable

Interior Doors
RATINGS
Limited Repair

Walls
RATINGS
Limited Repair

Ceilings
RATINGS
Limited Repair

Floors
RATINGS
Defective

Tub/Shower/Bathroom Walls, Ceilings and Floors
RATINGS
Limited Repair

Fireplace/Wood Stove

RATINGS

Defective, Safety Hazard

Deficiencies

12.2.1 Interior Doors

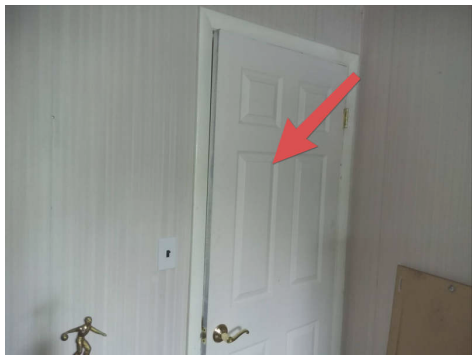
Recommendation

RUB/STICK

Door will not latch.

Recommendation

Contact a qualified professional.



12.3.1 Walls

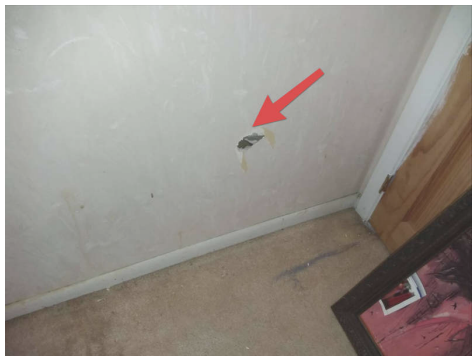
Recommendation

VOIDS

Walls have voids, holes and gaps.

Recommendation

Contact a qualified handyman.



12.3.2 Walls

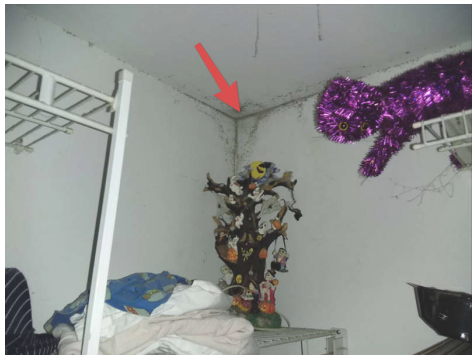
Recommendation

VISIBLE STAINING

Visible staining indicates moisture problem.

Recommendation

Contact a qualified mold inspection professional.



12.4.1 Ceilings

Recommendation

PRIOR LEAK

Evidence of prior water penetration.

Recommendation

Contact a qualified professional.

12.5.1 Floors

Maintenance Item

DETERIORATED

Recommendation

Contact a qualified professional.

12.5.2 Floors

Safety Hazard

9X9 ASBESTOS TILES

9x9 composition tiles may or may not contain asbestos.

Recommendation

Contact a qualified professional.

12.6.1 Tub/Shower/Bathroom Walls, Ceilings and Floors

Maintenance Item

TILE DAMAGE-WALL AND FLOOR

Loose tile, cracks, loose grout.

Recommendation

Contact a qualified professional.

12.6.2 Tub/Shower/Bathroom Walls, Ceilings and Floors

Maintenance Item

MOISTURE

Moisture damage is seen at the ceiling/wall area.

Recommendation

Contact a qualified professional.

12.8.1 Fireplace/Wood Stove

Recommendation

DAMPER FTO

Damper is not operational.

Recommendation

Contact a qualified fireplace contractor.

12.8.2 Fireplace/Wood Stove

Safety Hazard

INADEQUATE HEARTH

The hearth does not extend 16 inches to the front and 8 inches to the side of the firebox.

Recommendation

Contact a qualified fireplace contractor.

13: KITCHEN

Limitations

Range/Cooktop/Oven
RATINGS
Defective

Ventilation
RATINGS
Acceptable

Refrigerator
RATINGS
Defective

Dishwasher
RATINGS
Defective

Garbage Disposal
RATINGS
Defective

Microwave
RATINGS
Acceptable

Kitchen Cabinets And Counters
RATINGS
Defective

Deficiencies

13.1.1 Range/Cooktop/Oven
FULLY DEPRECIATED

Recommendation

This appliance is approaching the end of its economic life. Older appliances typically use more energy than modern energy star rated appliances.

Recommendation

Contact a qualified appliance repair professional.

13.3.1 Refrigerator

Recommendation

FULLY DEPRECIATED

This appliance is approaching the end of its economic life. Older appliances typically use more energy than modern energy star rated appliances.

Recommendation

Contact a qualified professional.

13.4.1 Dishwasher

Maintenance Item

IMPROPERLY SECURED

Dishwasher is improperly secured.

Recommendation

Contact a qualified handyman.

13.4.2 Dishwasher

Recommendation

FULLY DEPRECIATED

This appliance is approaching the end of its economic life and was not functioning at the time of the inspection. Older appliances typically use more energy than modern energy star rated appliances.

Recommendation

Contact a qualified appliance repair professional.

13.5.1 Garbage Disposal

Recommendation

GARBAGE DISPOSAL FTO

Garbage disposal is functioning however it is out of balance and vibrates the whole counter.

Recommendation

Contact a qualified appliance repair professional.

13.7.1 Kitchen Cabinets And Counters

Recommendation

FULLY DEPRECIATED

This appliance is approaching the end of its economic life. Older appliances typically use more energy than modern energy star rated appliances.

Recommendation

Contact a qualified cabinet contractor.

14: ADDITIONAL INFORMATION

Information

When Things Go Wrong

There may come a time that you discover something wrong with the house, and you may be upset or disappointed with your home inspection.

Intermittent Or Concealed Problems

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets were lifted, furniture is moved or finishes are removed.

No Clues

These problems may have existed at the time of the inspection but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We Always Miss Some Minor Things

Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the $200 problems; it is to find the $2,000 problems. These are the things that affect peoples decisions to purchase.

Contractors Advice

The main source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors opinions often differ from ours. Dont be surprised when three roofers all say the roof needs replacement when we said that, with some minor repairs, the roof will last a few more years.

Last Man In Theory

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the Last Man In Theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether the roof leak is his fault or not. Consequently, he wont want to do a minor repair with high liability when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best

There is more to the Last Man In Theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of First Man In and consequently it is our advice that is often disbelieved.

Why Didnt We See It

Contractors may say I cant believe you had this house inspected, and they didnt find this problem. There are several reasons for these apparent oversights:

1. Conditions During Inspection

It is difficult for homeowners to remember the circumstances in the house, at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere in the basement or that the furnace could not be turned on because the air conditioning was operating, et cetera. Its impossible for contractors to know what the circumstances were when the inspection was performed.

2. The Wisdom Of Hindsight

When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 inches of water on the floor. Predicting the problem is a different story.

3. A Long Look

If we spent 1/2 an hour under the kitchen sink or 45 minutes disassembling the furnace, wed find more problems too. Unfortunately, the inspection would take several days and would cost considerably more.

4. Were Generalists

We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do.

5. An Invasive Look

Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We dont perform any invasive or destructive tests.

Not Insurance

In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection

15: STATE MANDATED INFORMATION

Information

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 homereduced 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 energysaving 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.

Definitions

266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS 266 CMR 2.00: DEFINITIONS Section 2.01: Definitions 2.01: Definitions As used in 266 CMR, 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 manufacturers warranty, and is reaching the end of its serviceable life. The Item/System has no dollar or salvage value, and replacement should be anticipated. Functional Drainage. A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously. Functional Flow. A reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously. (MA REG. # 1355, Dated 12-29-17) 266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS 2.01: continued Home Inspection. The process by which a Home Inspector observes and provides, pursuant to the sale and transfer of a residential building, a written evaluation of the following readily accessible components of a residential building: heating, cooling, plumbing and electrical systems, structural components, foundation, roof, masonry structure, exterior and interior components and any other related residential housing components. A home inspection shall, at a minimum, conform with standards of practice promulgated by the Board. Home Inspector. A person licensed pursuant to M.G.L. c. 112, 222. Household Appliances. Kitchen and laundry appliances, room air conditioners, and similar appliances. Indirect Supervision. The oversight of activities, other than direct observation, performed by the Supervisor in order to provide guidance to the Associate Home Inspector. These activities may include meeting with the supervisee; reviewing Reports prepared by the supervisee; reviewing and evaluating the supervisee's activities in connection with home inspections; and having supervisory conferences that may be conducted by telephone. In Need of Repair. Does not adequately function or perform as intended and/or presents a Safety Hazard. Installed. Attached or connected such that the installed item requires tools for removal. Inspect/Inspected. To observe the Readily Accessible systems or components as required by 266 CMR 6.04: Scope of the Home Inspection. Mock Inspection. A Board approved simulated home inspection carried out for training purposes only. Observable. Able to be observed at the time of the inspection without the removal of fixed or finished coverings and/or stored materials. Primary Windows and Doors. Windows and exterior doors that are designed to remain in their respective openings year round. Provider. A person approved by the Board to offer

training and/or continuing education hours. Readily Accessible. Capable of being reached quickly for visual inspection without requiring the Inspector to climb over or remove any personal property, to dismantle, to use destructive measures, to resort to portable ladders and/or any action which will likely involve risk to persons or property. Readily Operable Access Panel. A panel provided for homeowner inspection and maintenance, which has removable or operable fasteners or latch devices in order to be lifted, swung open, or otherwise removed by one person, and its edges and fasteners are not painted in place. (The panel must be within normal reach and not blocked by stored items, furniture or building components.) Readily Observable Signs. Conditions of deterioration on the surface including, but not limited to: water stains, wood destroying fungi, insect infestation and deterioration suggesting the potential for concealed damage. Recreational Facilities. Whirlpools, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other entertainment or athletic facilities. Registrant. "Register", "registered", "Registrant", and "registration" shall be used interchangeably with the words "license", "licensed", "licensee", and "licensure". Report. A written or digitally produced document setting forth findings of the Home Inspection unless otherwise specified in 266 CMR 2.00. 266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS 2.01: continued Report On. A written or digitally produced description of the condition of the systems and components observed. The Inspector must state in his or her Report whether the System or Component has Readily Observable Signs indicating that it is need of repair or requires further investigation. Residential Building. A structure consisting of one to four dwelling units. Safe Access. Access free of any encumbrances, hazardous materials, health and Safety Hazards such as climbing and/or standing on anything other than the ground and/or floor which may jeopardize the Inspector as determined by the Inspector. Safety Hazard. A condition in a Readily Accessible installed system or component, which is judged by the Inspector to be unsafe, or of significant risk of personal injury during normal day-to-day use. (The risk may be due to damage, deterioration, improper installation or a change in the accepted residential construction standards.) Shut Down. A piece of equipment or a system is shut down when the device or control cannot be Operated in a manner that a homeowner should normally use to Operate it. (Inspectors are prohibited from operating the equipment or system). Solid Fuel Heating Device. Any wood, coal, or other similar organic fuel-burning device including, but not limited to, fireplaces (whether masonry or factory built), fireplace inserts, stoves, central furnaces, and any combination of these devices. Sufficient Lighting. Fully lighted with a minimum of 50-lumens in all areas to be inspected. Supervisor. The licensed Home Inspector, approved by the Board and designated to oversee and supervise the training of an Associate Home Inspector and/or Trainee. System. A combination of interacting or interdependent components assembled to carry out one or more functions. Technically Exhaustive. An inspection is technically exhaustive when it involves the use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations. Trainee. A person in the Associate Home Inspector Training Program for the purpose of meeting the requirements of M.G.L. c. 112, 223 to qualify for licensure as an Associate Home Inspector. REGULATORY AUTHORITY 266 CMR 2.00: M.G.L. c. 13, 96; c. 112, 221 through 226.

16: USEFUL TIPS

Information

EPA Home Buyer's and Seller's Guide to Radon

https://www.epa.gov/radon/home-buyers-and-sellers-guide-radon

Board Of Registration Of Home Inspectors

https://www.mass.gov/orgs/board-of-registration-of-home-inspectors

EPA Guide To Mold

https://www.epa.gov/mold

EPA Guide To Asbestos

https://www.epa.gov/asbestos

Lead Paint Guide

https://www.mass.gov/service-details/lead-safe-renovation-for-homeowners

STANDARDS OF PRACTICE

Residential Driveway/Site/Grounds
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump

systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.