



SHOVELTOWN HOME INSPECTIONS LLC

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<http://shoveltowninspections.business.site/>



SHOVELTOWN HOME INSPECTION REPORT

1234 Main St.
North Easton Massachusetts 02356

Buyer Name

02/12/2019 9:00AM



Inspector

Dean Murphy

MA Lic Home Inspector #802

774-218-3288

dean@shoveltowninspections.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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1: INSPECTION DETAILS

Information

In Attendance

Buyer(s), Buyers Agent

Temperature (approximate)

70 Fahrenheit (F)

End Time

3:00

Weather Conditions

Partly Cloudy

Type of BuildingSingle Family, Detached, Attached
Garage

Temperature (approximate)

2: ROOF

		IN	NI	NP	O
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			
2.4	Chimney Exterior, Skylights & Other Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Roof Observation Method(s)

Ground w/Binoculars

Roof Drainage Systems: Roof Drainage Type

Gutters and downspouts

Chimney Exterior, Skylights & Other Roof Penetrations:

Chimney Material(s)

Brick

Coverings: Material

Asphalt - Architectural

Roof showing normal wear with good life expectancy unless otherwise stated.

The life expectancy of a roof varies between different roof materials. Here is the averages:

Asphalt Shingles, 3-tab - 15 to 20 years

Asphalt Shingles, Architectural - 24 to 30 years

Galvalume (metal) - 30 to 45 years

Concrete Tile - 35 to 50 years

Built-Up or Modified Bitumen - 10 to 16 years

EPDM (rubber) - 10 to 16 years

Average lifespan estimates are based on average conditions. Many factors contribute to a longer or shorter life of the roof; so a particular roofs life can vary sometimes significantly from the average. Here is a list of conditions that affect roof longevity:

Color of roof - A dark roof absorbs more heat, which shortens the lifespan.

Angle of roof slope - Higher pitch roofs tend to last longer. Orientation of roof surface - A roof slope facing south will get more sunlight, and have a shorter life.

Roof Drainage Systems: Gutter Material

Aluminum

Gutters need to be kept clean so roof water can be properly brought to ground and away from foundation.

Roof Drainage Systems: Downspout discharge

On Ground, In-ground receptors

Monitor in-ground receptors to ensure taking roof water away from house. Gutters that discharge on ground should do so 6 feet away from foundation.

Flashings: Material

Most Flashing Not Readily Viewable, Aluminum

Most flashing's are not readily viewable. As such, they are not inspected or rated.

Limitations

General

SOLAR PANELS

Unable to view or inspect areas covered by solar panels.

Flashings

MOST FLASHING NOT VIEWABLE

Most flashing not viewable, not rated.

Observations

2.1.1 Coverings

Recommendation

ORGANIC GROWTH - MOSS LICHENS

Roof shingles display organic growth, moss and lichen which can reduce roof life. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair including metal roof strips. See link below:

Moss Removal

Recommendation

Contact a qualified roofing professional.

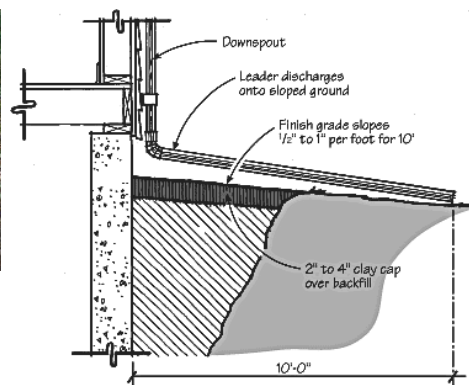


2.2.1 Roof Drainage Systems

Recommendation

DOWNSPOUTS DISCHARGE TOO CLOSE TO FOUNDATION

Recommend adding 6' downspout extensions to move roof water at least 6' away from foundation. This will aid in keeping water/moisture out of basement.



Proper Downspout Extensions

2.2.2 Roof Drainage Systems

Recommendation

DOWNSPOUTS DISCHARGE INTO IN-GROUND RECEPTORS

Monitor in-ground receptors as signs they are not taking water is present. Discharge on ground is better than backup.



2.2.3 Roof Drainage Systems

Recommendation

GUTTERS OVERFLOWING

FRONT LEFT

Ensure gutters are clean and operational. Overflowing gutters cause damage to structure from splash-up and invite wood boring insects.



3: EXTERIOR

		IN	NI	NP	O
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors and Windows	X			X
3.3	Walkways, Patios & Driveways	X			
3.4	Decks, Balconies, Porches & Steps	X			X
3.5	Vegetation, Grading, Drainage & Retaining Walls	X			X

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Information

Inspection Method

Visual, From ground

Siding, Flashing & Trim: Wall cladding material(s)

Wood clapboard

Siding, Flashing & Trim: Trim Materials

Wood, Metal Wrap

Siding, Flashing & Trim: Wall Flashings

Drip Caps

Most flashing's nor readily visible.

Exterior Doors and Windows: Exterior Doors

Vinyl/metal clad, Swing, Sliding

Exterior Doors and Windows: Window Type/Material

Double Hung, Vinyl, Wood

Walkways, Patios & Driveways: Driveway Material

Asphalt

Seal asphalt driveways to extend usable life.

Walkways, Patios & Driveways: Walkway/Patio Materials

Brick

Decks, Balconies, Porches & Steps: Appurtenance

Deck, Porch

Decks, Balconies, Porches & Steps: Material

Wood, Masonry

Limitations

General

IRRIGATION SYSTEMS

Not inspected. Ask seller for history of operation and servicing contractor. Irrigation systems must be properly winterized to prevent freeze-up damage.

Exterior Doors and Windows

INSULATED GLASS/GLAZING

Due to window dirt and stains, not always able to ensure integrity of thermal window seals.

Observations

3.1.1 Siding, Flashing & Trim

 Recommendation

DETERIORATED WOOD TRIM AND PRIOR REPAIRS

Some deteriorated wood trim and/or siding noted. Keep all wood trim well painted. Recommend replacing all damaged wood trim with PVC type materials. Replace any heavily damaged siding.

Recommendation

Contact a qualified general contractor.

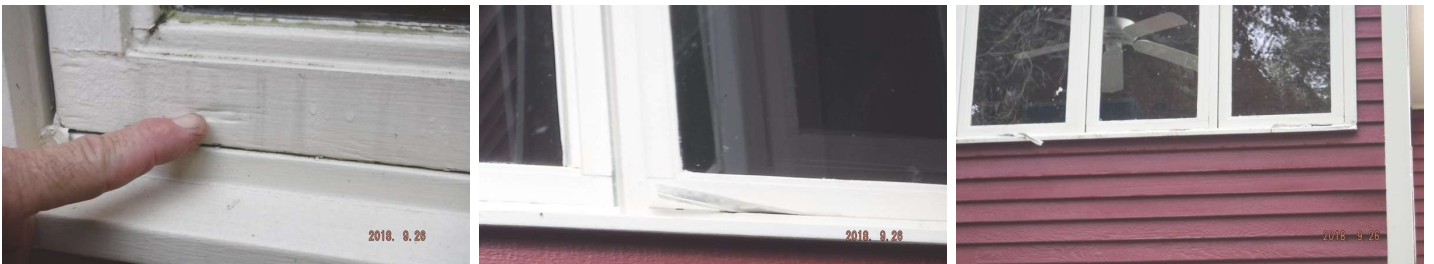


3.2.1 Exterior Doors and Windows

 Recommendation

WATER DAMAGE TO WINDOW/DOOR TRIM/FRAME/SASHES

Water damage to door/frame/sashes noted. Recommend having contractor evaluate and repair or replace as needed. Damaged jambs/frames/sashes may require replacement.





3.2.2 Exterior Doors and Windows

WINDOW WELLS - MISSING

Window wells not present. Recommend installing window wells to protect basement windows and allow for proper grading.

Recommendation

Contact a qualified general contractor.



3.4.1 Decks, Balconies, Porches & Steps

PRIOR REPAIRS

Have contractor wash off mortar residue.

Recommendation

Contact a qualified professional.



3.5.1 Vegetation, Grading, Drainage & Retaining Walls

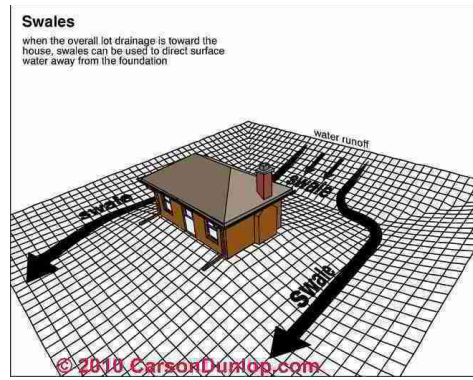
NEGATIVE GRADING

VARIOUS

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.





4: ATTACHED GARAGE

		IN	NI	NP	O
4.1	Structure	X			
4.2	Flame and Fume Retarding	X			X
4.3	Vehicle Doors and Closer	X			

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Information

Garage Type

Attached

Structure: Floor Material

Concrete, Cracked surface

Structure: Foundation

Concrete

Flame and Fume Retarding: Walls and Ceilings on Attached Garages

Voids noted

See Garage Safety Information Below:

[Fire/Fume Separation](#)

[Garage Fires](#)

[Garage Dangers](#)

Vehicle Doors and Closer: Garage Doors

Metal/Fiberglass Clad, Door Openers, Safety Cables @ Springs

Wood and composite garage doors are very vulnerable to water damage and deterioration. Keep doors well painted to minimize deterioration.

Vehicle Doors and Closer: Garage Door Operators

Functioning Properly, Reversing Properly, Safety Eyes Present

Garage doors should auto-reverse when they meet resistance from people or objects. Garage door down-pressure can usually be adjusted at closer.

See Garage Door Safety Information at link below:

[DASMA](#)

Limitations

General

STORED ITEMS

Inspection limited by stored items.

Structure

STORED ITEMS

Stored items limit inspection. Inspection limited to viewable areas only.

Observations

4.2.1 Flame and Fume Retarding

 Safety Concern/Immediate Attention

VOIDS NOTED

LAUNDRY ROOM

Ensure all walls attached to living spaces are fully covered with wall board and fire-tape to minimize/slow fume and flame spread to living space.



5: STRUCTURE

		IN	NI	NP	O
5.1	Foundation	X			X
5.2	Basement	X			X
5.3	Bulkhead	X			
5.4	Floor Structure	X			
5.5	Wall Structure	X			
5.6	Roof Structure & Attic	X			X

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Information

Foundation Type

Basement

Foundation: Material

Concrete

Basement: Basement floor material(s)

Concrete

Bulkhead: Material

Walk out

Monitor water management at open bulkheads.

Floor Structure: Floor Structure Material(s)

Wood Joists, Metal lally columns, Wood Beams

Floor Structure: Sub-floor

Plywood

Wall Structure: Material

Wood frame

Roof Structure & Attic: Material

Rafters, Ceiling joists, Plywood

Roof Structure & Attic: Attic Inspection Method

Walked, Entered

Basement: Signs of previous and/or active water penetration noted

Ensure gutters and downspouts are working properly to bring roof water to the ground and move at least 6' away from foundation. Regrade exterior to create positive slope away from foundation for 6 plus feet.

Limitations

General

FINISHED FLOORS, WALLS AND CEILINGS

Due to finished floors, walls and ceilings, not able to fully view or inspect components. Inspection limited to readily viewable components only.

General

INSULATION

Limits ability to inspect structure.

General

STORED ITEMS

Storage of personal belongings limits ability to fully inspect structure.

Foundation

INSPECTION LIMITED TO READILY VIEWABLE COMPONENTS ONLY

Basement

BASEMENT FULLY OR PARTIALLY FINISHED

Not able to access and inspect structure due to being other unit, finished floors, walls and ceiling. Inspection limited to readily viewable components only.

Floor Structure

INSULATION AND FINISHES

Insulation and finished areas restricts ability to fully view structural components.

Wall Structure

INSPECTION LIMITED TO READILY VIEWABLE COMPONENTS ONLY

Observations

5.1.1 Foundation

FOUNDATION - MINOR CRACKS

Recommendation

Minor shrinkage cracks noted at the foundation. This is common defect that occurs as concrete cures and shrinks. Recommend filling with hydraulic cement and monitor for any future movement.

Recommendation

Contact a handyman or DIY project

5.2.1 Basement

ACTIVE WATER SEEPAGE

Recommendation

BASEMENT FRONT LEFT

Ensure gutters and downspouts are working properly to bring roof water to the ground and move at least 6' away from foundation. Regrade exterior to create positive slope away from foundation for 6 plus feet.

Recommendation

Contact a qualified professional.



5.2.2 Basement

MOLD-LIKE GROWTH

 Safety Concern/Immediate Attention

Extensive mold-like growth noted throughout basement with recent unprofessional attempts at covering up several areas. Recommend having environmental specialist evaluate, remediate and provide all documentation. Abatement will most likely involve removal of walls and finishes in effected area. Risk of concealed damage.

Recommendation

Contact a qualified environmental contractor



5.6.1 Roof Structure & Attic

WATER STAINS

 Maintenance Item

Water stains near noted at gable ends near vents. Monitor and contact contractor with any active water seepage.

Recommendation

Contact a qualified professional.



6: ELECTRICAL

		IN	NI	NP	O
6.1	Service Entrance Conductors	X			
6.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
6.3	Branch Wiring Circuits, Breakers & Fuses	X			
6.4	Lighting Fixtures, Switches & Receptacles	X			X
6.5	GFCI & AFCI	X			X
6.6	Smoke and Carbon Monoxide Detectors		X		

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

**Service Entrance Conductors:
Electrical Service Entrance**

Below Ground, 220 Volts,
Aluminum

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Disconnect Location

Basement

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type

Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location

None

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Addition power supply

Solar

Supplemental electric power supply systems not operated or tested. Have Electrical contractor evaluate and instruct users on proper use and limits supplemental electric power supply systems, prior to use.

GFCI & AFCI: GFCI's Present

Exterior, Garage, Basement, Kitchen, Bathroom

GFCI protection is recommended in all wet locations to avoid shock hazards associated with water and electricity.

Limitations

General

INSPECTION LIMITED TO READILY VIEWABLE COMPONENTS ONLY

General

SOLAR PANELS

Solar panels and all associated components not included in inspection. Recommend obtaining information from seller on system ownership and associated transfer of ownership.



Branch Wiring Circuits, Breakers & Fuses

INSPECTION LIMITED TO VIEWABLE COMPONENTS ONLY

Concealed wiring not inspected or rated.

Smoke and Carbon Monoxide Detectors

SMOKE AND CARBON MONOXIDE DETECTORS NOT INSPECTED

Smoke and Carbon Monoxide Detectors are not inspected. Prior to closing, sellers or their agent will have fire department perform a smoke certification to ensure all smoke and carbon monoxide detectors are operational and in the correct location. You will receive a Smoke Certification at closing.

Always ensure smoke and carbon monoxide detectors are functioning to protect from dangers of fires, smoke and carbon monoxide.

Observations

6.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

DOUBLE TAPPING

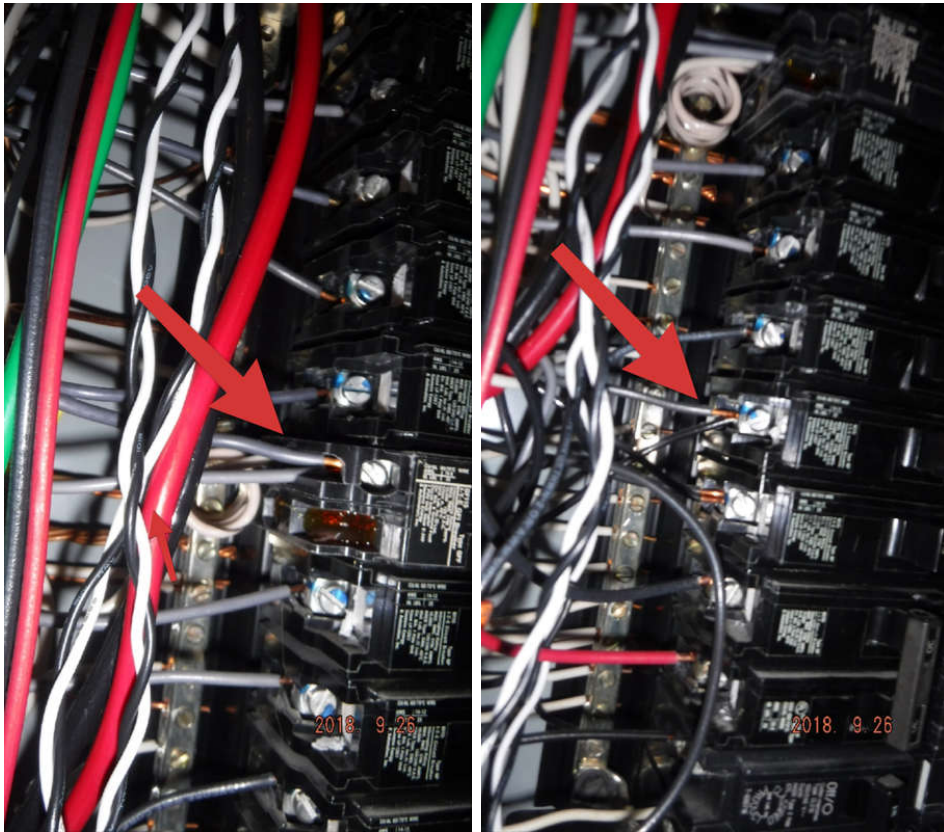
Double Tapping at Breakers noted. This breaker is not manufactured to accept multiple wires connected to one breaker. Have Lic Electrician remove all double tap conditions.

Recommendation

Contact a qualified electrical contractor.



Safety Concern/Immediate Attention



6.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

 Recommendation

PANEL FULLY UTILIZED

Future electrical needs to require main panel replacement or additional sub panel. Have license electrician price panel replacement.

Recommendation

Contact a qualified electrical contractor.



6.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

 Recommendation

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.



6.4.2 Lighting Fixtures, Switches & Receptacles

LIGHT FIXTURE BROKEN/DAMAGED/CORRODED

KITCHEN UNDERCABINET LUGHTS

Broken or damaged fixture. Have license electrician repair or replace.

Recommendation

Contact a qualified professional.



6.5.1 GFCI & AFCI

AFCI'S NOT PRESENT

AFCI's not present. Recommend upgrading circuit breakers to arc fault protected circuits.

[AFCI's](#)

Recommendation

Contact a qualified electrical contractor.



7: PLUMBING

		IN	NI	NP	O
7.1	Main Water Shut-off Device	X			
7.2	Water Supply, Distribution Systems & Fixtures	X			X
7.3	Drain, Waste, & Vent Systems	X			
7.4	Hot Water Systems, Controls, Flues & Vents	X			
7.5	Fuel Storage & Distribution Systems	X			X
7.6	Sump Pump			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Main Water Shut-off Device:

Location

Basement

Water Supply, Distribution

Systems & Fixtures: Water Supply/Service Material

Copper

Water Supply, Distribution

Systems & Fixtures: Water Distribution Material

Copper



Drain, Waste, & Vent Systems:

Material

PVC

Hot Water Systems, Controls,

Flues & Vents: Capacity

40 gallons

Hot Water Systems, Controls,

Flues & Vents: Power

Source/Type

Oil, Indirect

Hot Water Systems, Controls, Flues & Vents: Type

Indirect Storage, Tank

Recommend servicing on-demand water heaters annually.

Water source

Public

Private well testing and equipment not part of inspection. Recommend obtaining well quantity and quality testing done by well professional. See link below:

[MA DEP Private Well Guidelines](#)

Waste System

Unknown

Private septic systems are not part of home inspection. In most cases the seller will have a Title V Inspection done and you should receive a copy of this report. See Link below:

[MA Title V Regulations](#)

Hot Water Systems, Controls, Flues & Vents: Manufacturer

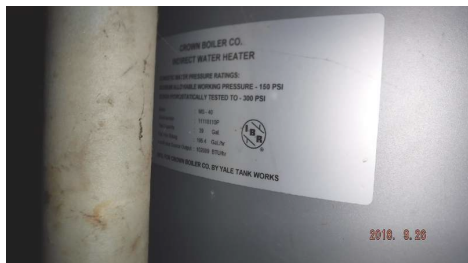
Crown

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Hot Water Systems, Controls, Flues & Vents: Manufactured Year

2011

Ask seller for age and history. Average life expectancy of water heaters is 8-15 years. Water heaters in excess of 7 years old should be monitored for leaks and plan and budget for replacement.



Fuel Storage & Distribution Systems: Fuel tank type

Oil tank

Propane tanks may be owned or rented. Ask seller for ownership rights and transfer-ability.

Limitations

General

PRIVATE SEPTIC SYSTEM

Private septic systems are not part of home inspection. Title V typically done by seller. Obtain Title V report and review.

[MA Title V](#)

General

MOST PIPING NOT READILY VIEWABLE

Inspection limited to readily viewable components only.

Main Water Shut-off Device

SHUT-OFFS ARE NOT OPERATED

Water Supply, Distribution Systems & Fixtures

BURIED AND NON-VIEWABLE COMPONENTS

Inspection limited to readily viewable components only. Buried and piping not viewable is not inspected or rated.

Drain, Waste, & Vent Systems

CAST IRON PIPING NOT FULLY VIEWABLE

Most cast iron waste piping not viewable. Inspection limited to viewable components only.

Sump Pump

SUMP PUMPS NOT PART OF INSPECTION

Ask seller for sump pump and water seepage history. If basement is prone to water seepage, ensure sump pump is professionally installed with back-up power supply.

Observations

7.2.1 Water Supply, Distribution Systems & Fixtures

 Recommendation

TOILET FLUSH LEAKING/NOT FUNCTIONING PROPERLY

Repair or replace.

Recommendation

Contact a qualified plumbing contractor.



7.5.1 Fuel Storage & Distribution Systems

 Recommendation

OIL DRIPS ON FLOOR

Have oil delivery contractor evaluate fill pipes and reseal as necessary.

Recommendation

Contact a qualified professional.



8: HEATING

		IN	NI	NP	O
8.1	Equipment - Hydronic	X			X
8.2	Distribution System	X			X
8.3	Normal Operating Controls	X			
8.4	Vents, Flues & Chimneys	X			X
8.5	Fireplace	X			
8.6	Gas/LP Firelogs & Fireplaces			X	
8.7	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Heat Type(s)

Hydronic

Equipment - Hydronic: Heat Plant

Hot water boiler

Equipment - Hydronic: Energy Source

Oil

Equipment - Hydronic: Hydronic Type

Baseboard, Multiple zones

Equipment - Hydronic: Piping Material

Copper, Not Insulated

Vents, Flues & Chimneys: Flue Pipe Material

Metal, Masonry Chimney

Fireplace: Type

Wood Fireplace

Fireplace: Fireplace Damper

Present & Operational

Equipment - Hydronic: Heat Plant Age - Approximate

20-30 years

Average life expectancy of heat equipment:

[ASHRAE Equipment Life Expectancy chart](#)

Fireplace: Fuel

Wood

Recommend having wood fireplace cleaned and inspected prior to use and annually thereafter.

Limitations

General

HOT WEATHER - OPERATED - NOT LOAD TESTED

Heating system run only to the point of detecting heat at radiator/baseboards/diffusers, due to high temperature. Have Heating contractor service system prior to use and every other year thereafter.

Vents, Flues & Chimneys

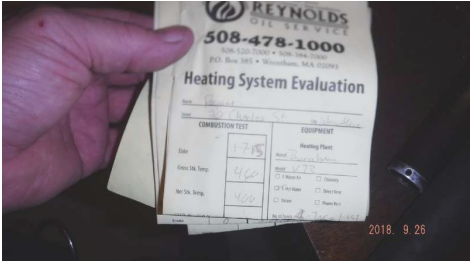
INTERIORS OF CHIMNEYS NOT VIEWED OR INSPECTED

Observations

8.1.1 Equipment - Hydronic

OIL BOILER - OUTDATED/MISSING SERVICE TAGS

 Recommendation



Oil Boiler with outdated /Missing service tags. Recommend having Oil Burner Technician service and evaluate boiler prior to use and annually thereafter.

[Beckett Servicing Information](#)

Recommendation

Contact a qualified heating and cooling contractor

8.1.2 Equipment - Hydronic

RUST AND CORROSION

 Recommendation

Boiler has history of servicing yet boiler has excessive rust and corrosion at piping and components. Recommend having competent heating contractor fully evaluate and repair or replace any damage components.

Recommendation

Contact a qualified professional.



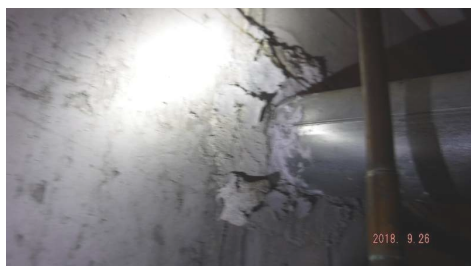
8.4.1 Vents, Flues & Chimneys

FLUE PIPE NOT SEALED PROPERLY

 Safety Concern/Immediate Attention

Recommendation

Contact a qualified heating and cooling contractor



9: COOLING

		IN	NI	NP	O
9.1	Cooling Equipment	X			
9.2	Distribution System	X			
9.3	Normal Operating Controls	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Cooling Equipment: Configuration
Central AC

Cooling Equipment: Compressor Age
10-15 years

Cooling Equipment: System Operated and Produced Good Cooling

Recommend servicing AC system annually, prior to seasonal use.



Distribution System: Ductwork
Insulated

Normal Operating Controls: System Operated and Produced Decent Temperature Drop

Cooling Equipment: Condensate System
Pan, Drain Line, Float Switch

AC systems create condensation. This liquid needs to be properly managed to prevent damage to equipment and structure. Monitor condensate system when system is in use.

10: GENERAL INTERIOR CONDITIONS

		IN	NI	NP	O
10.1	Walls & Ceilings	X			
10.2	Floors	X			
10.3	Steps, Stairways & Railings	X			
10.4	Baths/Showers	X			X
10.5	Countertops & Cabinets	X			
10.6	Doors and Windows	X			X
10.7	Built-in appliances	X			X
10.8	Laundry Connectons	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Walls & Ceilings: Ceiling Material

Plaster

Walls & Ceilings: Wall Material

Plaster

Floors: Floor Coverings

Wood, Carpet, Tile

Doors and Windows: Window Type

Vinyl/Metal Clad, Double-hung, Vinyl, Casement, Wood

Doors and Windows: Interior Doors

Swing, Bi-fold

Built-in appliances: Cooking Power Source

Natural Gas

Radon Test Set

Buyers agent to make arrangements to retrieve test kit and send to lab. Results typically arrive via email about 5 days after inspection.



Built-in appliances: Built-in Appliances

Microwave, Range, Dishwasher

Built-in appliances checked for basic operation only. Not able to check all functions/cycles.

Laundry Connectons: Laundry Connections

110 volt, Hot and Cold Water, Waste Standpipe, Dryer Vent to Exterior

Recommend installing No-Burst washer hoses and use rigid metal dryer vent pipe.

Laundry Connectons: Dryer Vent

Discharge to Exterior

Dryer vents should discharge to exterior of building. Dryer vent piping should be rigid or flexible metal/aluminum, to minimize risk of fire spread, if lint fire occurs.

Limitations

Countertops & Cabinets

STORED ITEMS IN CABINETS

Inspection limited by stored items in cabinets.

Laundry Connectons

WASHERS AND DRYERS ARE NOT PART OF INSPECTION.

The inspection is limited to built-in appliances only.

Observations

10.4.1 Baths/Showers

FAUCET NOT FUNCTIONING/LEAKING/DAMAGED/LOOSE

2ND FLOOR BATHROOM

Have plumbing contractor repair or replace.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation



10.6.1 Doors and Windows

WEATHERSTRIPPING MISSING/DAMAGED

REAR SUNROOM FRONT DOOR

Repair or replace to obtain tight seal at windows and doors.

 Recommendation



10.6.2 Doors and Windows

DOOR DAMAGE

Repair or replace.

Recommendation

Contact a qualified professional.

 Recommendation



10.7.1 Built-in appliances

MICROWAVE NOT FUNCTIONING/DAMAGED

 Recommendation

Microwave appears to have power to Unit but not functioning. Have appliance repair person repair or replace.

Recommendation

Contact a qualified professional.



11: INSULATION, VENTILATION AND ATTIC

		IN	NI	NP	O
11.1	Attic Access	X			
11.2	Insulation	X			
11.3	Attic Ventilation	X			
11.4	Exhaust Systems	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Insulation: Floor Insulation

Fiberglass

Insulation: Attic Insulation

Fiberglass, Cellulose

Insulation: Wall Insulation

Not Viewable

MassSave

Recommend contacting Mass Save for free Energy Audit. See link below.

[MassSave](#)

Attic Ventilation: Attic Ventilation Type

Gable Vents, Ridge Vents

Roof ventilation is necessary to prevent excessive moisture, condensation and possibility of mold growth at roof and attic. See link below:

[Roof Ventilation BSC](#)

Attic Ventilation: No Visible Ventilation Defects Noted

No visible ventilation defects noted. Periodically monitor attic for high moisture.

Exhaust Systems: Exhaust Fans

Range Hood-Recirculating, Bath Fan-Ducted

Bathroom exhaust fans for baths and showers should terminate at exterior of building with proper vent caps. This prevents excessive moisture build-up in attic space, that often leads to mold growth. See link below:

[Bathroom Exhaust Fan](#)

Limitations

Insulation

INSPECTION LIMITED TO READILY ACCESSIBLE AREAS ONLY

Observations

11.2.1 Insulation

INSULATION LESS THAN TODAY'S STANDARDS



Recommendation

Insulation depth was inadequate. Recommend a qualified insulation contractor install additional insulation. Contact MassSave for energy audit.

Recommendation

Contact a qualified insulation contractor.

11.4.1 Exhaust Systems

BATHROOM FAN DISCHARGING IN ATTIC

This can lead to high levels of moisture and associated mold growth. Have contractor properly terminate all exhaust fans at exterior of building.

Recommendation

Contact a qualified general contractor.



Recommendation



11.4.2 Exhaust Systems

NOISY FAN

Replace may be needed.

Recommendation

Contact a qualified electrical contractor.



Recommendation



STANDARDS OF PRACTICE

Roof

(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.

Exterior

(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.

(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;

Structure

(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.

Electrical

(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.

Plumbing

(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.

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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.

Heating

(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;
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.

Cooling

(7) System: Cooling Central 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.

General Interior Conditions

(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.

Insulation, Ventilation and Attic

(9) System: Insulation and Ventilation.

(a) The inspector shall Observe and Report on:

1. exposed insulation in unfinished spaces;
2. ventilation of attics and under 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.