



**Metro Boston Property Inspections**  
575 Washington Street Unit 2C  
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877-543-9300  
office@metrobostonpropertyinspections.com  
www.metrobostonpropertyinspections.com

**Inspection reference: 0000-Sample**

# **Confidential Inspection Report**

**1 Any Street**  
**Sharon, MA 02067**

**September 15, 2019**



**Prepared for: Walter Sample**

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



Inspection: 0000-Sample Address: 1 Any Street

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September 16, 2019

Walter Sample

RE: 1 Any Street  
Sharon, MA 02067



Dear Sample:

At your request, a visual inspection of the above referenced property was conducted on September 15, 2019 . An earnest effort was made on your behalf to discover all visible defects. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

**SUMMARY OF ITEMS REQUIRING LIMITED REPAIR OR MAINTENANCE**

**IMPORTANT:** The Summary is provided to allow the reader a brief overview of those conditions requiring limited repair or maintenance. This page is not encompassing, and is not a substitute for reading the report in entirety. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. **This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property.** Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. All repairs when implemented by the buyer, seller, and/or homeowner shall comply with applicable requirements of the governing codes and sound construction practice. Consult with qualified professions to determine full extent of repairs and cost. All estimates for repair should be secured prior to closing of escrow. .

**Residential Driveway/Site/Grounds**

Walks

*Comments*

- 1. Maintenance Required, The walk, is cracked, repair as needed.

Landscaping:

*Comments:*

- 2. Maintenance Required, The trees, are touching or overhanging the building. Damage is possible. these trees should be trimmed

**Residential Roof**

Roof:

*Comments:*

- 3. Maintenance Required, Fully Depreciated. the asphalt shingle roof surface has missing or damaged shingles A



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qualified roofing contractor is recommended for further evaluation and to estimate repairs.

#### Plumbing Vent Stacks

##### *Comments:*

4. Maintenance Required, The bathroom fan vent pipe is leaning and improperly secured. Repair or replace as needed, A qualified contractor is recommended for further evaluation and to estimate repairs.

#### Exposed Roof Drainage:

##### *Comments:*

5. Maintenance Required, The downspouts are, discharging water at the foundation. Extensions should be added to direct roof water away from the foundation.

### **Exterior**

#### Exterior Wall Cladding:

##### *Comments:*

6. Maintenance Required, The following conditions were noted, The siding is cracked/split, Repair or replace as needed, A qualified contractor is recommended for further evaluation and to estimate repairs.

#### Porch:

##### *Comments:*

7. Maintenance Required, The columns are, improperly secured, Repair or replace as needed, A qualified contractor is recommended for further evaluation and to estimate repairs.

#### Exterior Plumbing:

##### *Comments:*

8. Maintenance Required, The hose bib is, not operational, These conditions are located at the, front.

### **Structure/Basement/Under Floor Crawl Space**

#### Foundation:

##### *Comments:*

9. Maintenance Required, The foundation has, Water penetration/efflorescence, Cracks, the cracks are vertical. These cracks may allow water penetration and should be sealed.

### **Electrical**

#### Main Service Panel:

##### *Comments:*

10. Maintenance Required, The panel, The panel has no room for expansion.

### **Plumbing/Bathrooms/Laundry**

#### Bathroom Sinks

##### *Comments:*

11. Maintenance Required, The drain, is leaking, Repair or replace as needed. A qualified licensed plumber is recommended for further evaluation and to estimate repairs.

#### Bathroom Ventilation

##### *Comments:*

12. Maintenance Required, the vent pipe in the attic is improperly secured, Repair or replace as needed.

### **Central Cooling/Heat Pump**

#### Refrigerant pipes

##### *Comments:*

13. Maintenance Required, The insulation for the cold gas line is damaged/deteriorated, Repair or replace as needed.



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**Interior**

Tub/Shower/Bathroom Walls Ceilings and Floors

*Comments:*

14. Maintenance Required, water damage noted at the bathroom fans, Repair or replace as needed. A qualified licensed contractor is recommended for further evaluation and to estimate repairs.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Tod Whiting  
Metro Boston Property Inspections



### SUMMARY OF DEFECTIVE CONDITIONS AND SAFETY HAZARDS

**IMPORTANT:** The Summary is provided to allow the reader a brief overview of those conditions requiring substantial repair or replacement or that are a safety hazard. This page is not encompassing, and is not a substitute for reading the report in entirety. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. **This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property.** Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. All repairs when implemented by the buyer, seller, and/or homeowner shall comply with applicable requirements of the governing codes and sound construction practice. Consult with qualified professions to determine full extent of repairs and cost. All estimates for repair should be secured prior to closing of escrow. .

#### Exterior

##### Steps, Stoops, and Landings

###### *Comments:*

1. Repair/Replace/ Upgrade, The hand and or guard railings are, not graspable, Repair or replace as needed, A qualified contractor is recommended for further evaluation and to estimate repairs.

##### Windows:

###### *Comments:*

2. Repair/Replace/ Upgrade, The glass is Fogged, Repair or replace as needed, A qualified contractor is recommended for further evaluation and to estimate repairs.

##### Exterior Switches and Light Fixtures

###### *Comments:*

3. Repair/Replace/ Upgrade, The light fixtures are, missing at some doors, steps and landings.

##### Exterior Electrical Outlets

###### *Comments:*

4. Repair/Replace/ Upgrade, Safety Hazard, The exterior outlets, The GFCI protection failed to function as intended, Repair or replace as needed. A qualified electrician is recommended for further evaluation and to estimate repairs.

#### Structure/Basement/Under Floor Crawl Space

##### Basement Doors:

###### *Comments:*

5. Repair/Replace/ Upgrade, The door and frames are have improper weather stripping, daylight is visible around the door frame, not plumb, The doors do not conform to current standards of energy efficiency, Replace door with a modern energy efficient door, A qualified contractor is recommended for further evaluation and to estimate repairs.

#### Electrical

##### Ground Fault Circuit Interrupters

###### *Comments:*

6. Repair/Replace/ Upgrade, GFCI not operational at the exterior.



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### Arc Fault Circuit Interrupters

*Comments:*

7. Repair/Replace/ Upgrade, ARC Fault protected Circuits are not present in the, living room, halls, dining room, bedrooms, kitchen, AFCI protection recommended for safety.

### **Plumbing/Bathrooms/Laundry**

#### Main Water Shut Off/Meter

*Comments:*

8. Repair/Replace/ Upgrade, Valve is not present on the street side of the meter. We recommend the installation of a valve on the street side of.

#### Tub/Shower Fixtures

*Comments:*

9. Maintenance Required, Safety Hazard Water temperature is too hot at the shower, scalding is possible, Repair or replace as needed.

A qualified licensed plumber is recommended for further evaluation and to estimate repairs.

#### Dryer Vent

*Comments:*

10. Repair/Replace/ Upgrade, Safety Hazard, This type of vent may trap lint which is a fire hazard. This type of vent may rupture allowing moist air, lint and combustion fumes to enter the dwelling, replace with a smooth metal vent. The dryer vent is an excessive length, The dryer vent has multiple turns of 90 degree or more, Repair or replace as needed.

### **Heating**

#### Normal Operating Controls

*Comments:*

11. Repair/Replace/ Upgrade, The thermostat is not programmable. A programmable thermostat can result in energy savings. The client should upgrade to a programmable thermostat

### **Central Cooling/Heat Pump**

#### Compressor/Condenser

*Comments:*

12. Fully Depreciated. Although operational at the time of the inspection, the age and/or condition of this unit is such that you may need to replace it in the near future. The condenser is not plumb. Update the condensers.

#### Normal Operating Controls

*Comments:*

13. Repair/Replace/ Upgrade, The thermostat is not programmable. A programmable thermostat can result energy savings. The client should upgrade to a programmable thermostat

### **Attic/Ventilation/Insulation**

#### Insulation

*Comments:*

14. Repair/Replace/ Upgrade, Insufficient. The amount of insulation does not conform to modern standards of energy efficiency, Additional insulation is recommended.

### **Kitchen**



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Range/ Cooktop / Oven:

*Comments:*

15. Repair/Replace/ Upgrade, Safety Hazard, Stove has not been secured as required by manufacturer's installation instructions. A tip-over hazard exists. Stove should be properly secured right-away. Repair or replace as needed. A qualified licensed contractor is recommended for further evaluation and to estimate repairs.

**IMPORTANT:** This Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding these or other items in the inspection report or the home, please feel free to call us.

Sincerely,

Tod Whiting  
Metro Boston Property Inspections





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## GENERAL INFORMATION

### Client & Site Information:

*Inspection Date & Time:* Inspection Date: 9/15/2019  
 Start Time: 9:30 AM  
 End Time: 11:00 AM.

*Client:* Mr. Walter Sample

*Inspection Site:*  
 1  
 1 Any Street  
 Sharon, MA 02067

*Dwelling Occupied?* Yes.

*People Present:* Client, Client's agent.

*Comments:* The subject property is an apartment or townhouse condominium. The inspection is limited to the interior of the unit and those readily accessible areas of the common areas directly affecting the subject. The client should consult with the condominium association in regards to condominium documents, budget and repair schedule.

### Inspectors Information

*Inspector* Tod E. R. Whiting, Robert Madzar.

*License Number* 258.

*Signature*

### Building Characteristics:

*The Main Entry Faces* East.

*Year Built:* 1999.

*Building Type:* Condominium, Single Family.

*Stories:* 1.

*Space Below Grade:* Crawl space.

*Building Size (SF):* 1200 as noted on the listing sheet.

### Climatic Conditions:

*Weather:* Clear.

*Soil Conditions:* Damp.

*Outside Temperature (F):* 70-80.

### Utility Services:

*Water Source:* Public as noted on listing sheet.

*Sewage Disposal:* Private as noted on listing sheet.

*Utilities Status:* All utilities on.

### How to Read Your Report

It is important to read and understand this report in its entirety including the attached Inspection Contract. The Inspection Contract along with this page clearly explains the scope and limitations of the inspection, and how to read and understand the report.

At any point in this report where the inspector has recommended repairs or further review or evaluation of any nature, it is our strong recommendation that the client obtain at least three estimates for the repairs or replacement.



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A rating of "Limited Repair" or "Defective" for any component in this report requires further investigation by the client to obtain specialty contractors and professionals to determine the exact scope of work required for the component or system. In many cases, the extent of the damage or deterioration, or normal wear, is greater than what can be observed during a non-invasive visual inspection. A rating of "not accessible" used through-out the report states the inspector was unable to ascertain the adequacy of the system or component identified during the inspection. It is the responsibility of the client when the component(s) or system(s) is/are rated "not accessible" in the report to obtain the proper professionals or contractors to ascertain the condition of the inaccessible system or components of the home. Any reference to a safety hazard in the report is considered a significant defect and requires immediate repair or replacement of the component or system as described in the report.

If at any time, either during the inspection or after, you (client) have difficulty understanding the reports content or the inspectors comment, please notify the inspector as soon as possible to clarify any confusion. If you find the report unclear or difficult to understand, ask the inspector to include an additional narrative to clarify any confusion.

As each component is inspected in the home, one of the five ratings is placed in the left side column of the page which corresponds to each component inspected. When a rating is applied for a particular component, the inspector is making a statement that includes the full definition of the respective rating as defined in the ratings glossary. Each individual component is listed in the respective major category as it was inspected, along with a brief description of the component and a description of any defect or condition observed.

Many components in the report are described as being located in the front side of the home, the left, right, or rear side of the home. The side referenced in the report is determined as viewed from the street which the home is addressed to.

## About Rated Items

### *Ratings*

Items not found in this report are outside the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

**ACC = "Acceptable"** = A component receiving this rating is functioning consistently with its original purpose at the time of inspection, however it may exhibit normal wear and tear. Lack of maintenance can create conditions that require costly repairs or even replacement of the component(s) or system(s) more frequently. Maintenance, acts of God, environmental conditions, etc., may impact the remaining economic life of the system or component.

**M = "Maintenance Required"** = A component receiving this rating requires limited repairs or maintenance NOW. It is important to conduct these repairs as soon as possible in order to avoid continued deterioration of the component(s) or system(s). Even deferred maintenance items should be repaired as soon as possible. Items of this nature left unattended may result in costly repairs or replacement at some future date. In many cases the extent of the damage or deterioration is greater than can be observed during this non invasive visual inspection.

**R-R-U = "Repair/Replace/ Upgrade"** = A component receiving this rating requires substantial repair, replacement or upgrade. This inspection and report recommends THE CLIENT have these areas reviewed and repaired by an appropriate specialty contractor familiar with the type of work which may be required to remediate, repair, or replace that system or component. In some cases it may be appropriate to have the defective system or component reviewed by an engineer or other expert. In many cases the extent of the damage or deterioration is greater than what can be observed during a noninvasive visual inspection. The condition may be due to damage, deterioration, improper installation or a change in the accepted residential construction standard. **Further evaluation is needed by a qualified licensed contractor or specialty tradesman**



Inspection: 0000-Sample Address: 1 Any Street

dealing with that item or system.

**FD = "Fully Depreciated"** The item inspected is no longer under the manufacturers warranty, is reaching the end of its serviceable life. Although the component is operational at the time of the inspection, the age and/or condition of this component is such that it may require replacement in the near future.

**SAF = "Safety Concern"** = A condition in a readily accessible, installed system or component, which is judged to be of significant risk of personal injury during normal, day to day use. The risk may be due to damage, deterioration, improper installation or a change in the accepted residential construction standard.  
a rating of defective

**NP = "Not Present"** = This rating indicates the component listed is not present and is not required to be present. If the component is required to be present and is not it would receive

**NI = "Not Inspected"** = The component was not inspected

**NA = "Not Readily Accessible"** = The component was not accessible as the component was not able to be 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.

This report utilizes terms derived from the Massachusetts Standard of Practice for Home Inspections. A copy of these definitions is included in this report

Right and left as noted in the report are determined as if looking at the component from the main entrance of the subject property

Photographs may be included in this report. Photographs, when used, are simply a tool to convey our findings and observations. Photographs are not intended to enhance those findings or diminish any finding not photographed. The client is advised to thoroughly read the complete report as all conditions reported may not be represented by a photograph.

All repairs when implemented by the buyer, seller, and/or homeowner shall comply with the applicable requirements of the governing codes and sound construction practice. Consult with qualified professions to determine full extent of repairs and cost. All estimates for repair should be secured prior to closing of escrow.

#### Payment Information:

Total Fee: 0.00.

Paid By: Credit Card.

#### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with the Massachusetts standard of practice 266 CMR 6.01 - 6.08, a copy of which is included with this report.



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Systems and conditions which are not within the scope of the inspection include, but are not limited to: Chinese drywall, assurance of dry basements or against roof leaks, repair cost estimates or building value appraisals, system or component life expectancy, adequacy or efficiency of systems or components, lead paint; urea formaldehyde; radon gases; asbestos; algae, mold, mildew, any and all environmental hazards and defects; odors or noise, hazardous waste, PCB's, toxins, flammable chemicals, proximity to toxic waste sites, sheds, insects, outlets blocked by furniture or appliances, electromagnetic fields, security devices and systems and alarms; intercom systems, smoke alarms and fire systems, sprinkler systems; solar installations; private water supply & quality; filtrations systems, water purifiers or softeners, private waste disposal and flood prevention systems; swimming pools and equipment; spas, hot tubs, saunas, steam baths, fountains, geological or soil testing, wave action or hydrological stability, engineering & analysis, proximity to railroad tracks or airports or easements or boundaries or rights of way, proximity to adjoining properties or neighborhoods or wet lands, thermostatic or time controls, radio controlled devices, automatic gates, elevators, lifts, dumbwaiters, locks, all household appliances; free standing appliances, central vacuum systems; through the wall air conditioning; telephone; cable TV, furnace heat exchangers, concealed furnace / boiler parts, underground fuel tanks; chimney flues and liners; solid fuel stoves; concealed wiring; flooring beneath carpeting, winterized systems, recalled components, concealed insulates; insulation effectiveness; fire escapes; code compliance; and auxiliary electrical systems which are not part of the primary electrical distribution system.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## Residential Driveway/Site/Grounds

### Rating Glossary

#### *Rating Definitions*

The following rating definitions are abbreviated from the full glossary at the beginning of the report and are intended to assist you in understanding the report. For the full definition of the rating please turn to the "About Rated Items" section of the report

**ACC= "Acceptable"** = A component receiving this rating is functioning consistently with its original purpose at the time of inspection, however it may exhibit normal wear and tear. Lack of maintenance can create conditions that require costly repairs or even replacement of the component(s) or system(s) more frequently. Maintenance, acts of God, environmental conditions, etc., may impact the remaining economic life of the system or component..

**M = "Maintenance Required"** = A component receiving this rating requires limited repairs or maintenance NOW. It is important to conduct these repairs as soon as possible in order to avoid continued deterioration of the component(s) or system(s). Even deferred maintenance items should be repaired as soon as possible. Items of this nature left unattended may result in costly repairs or replacement at some future date. In many cases the extent of the damage or deterioration is greater than can be observed during this non invasive visual inspection.

**R-R-U = "Repair/Replace/ Upgrade"** = A component receiving this rating requires substantial repair, replacement or upgrade. This inspection and report recommends THE CLIENT have these areas reviewed and repaired by an appropriate specialty contractor familiar with the type of work which may be required to remediate, repair, or replace that system or component. In some cases it may be appropriate to have the defective system or component reviewed by an engineer or other expert. In many cases the extent of the damage or deterioration is greater than what can be observed during a noninvasive visual inspection. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**FD = "Fully Depreciated"** The item inspected is no longer under the manufacturers warranty, is reaching the end of its serviceable life, and replacement should be anticipated.

**SAF = "Safety Concern"** = A condition in a readily accessible, installed system or component, which is judged to be of significant risk of personal injury during normal, day to day use. The risk may be due to damage, deterioration, improper installation or a change in the accepted residential construction standard

**NP = "Not Present"** = This rating indicates the component listed is not present and is not required to be present.

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### Driveway:

*Comments*

Acceptable.



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**Walks**

*Comments*

Maintenance Required, The walk, is cracked, repair as needed.



**Patio**

*Comments*

Not Present.

**Site Grading/Grade at Foundation:**

*Comments:*

Acceptable.

**Landscaping:**

*Comments:*

Maintenance Required, The trees, are touching or overhanging the building. Damage is possible. these trees should be trimmed



**General Comments**

*FURTHER  
RECOMMENDED*

*REVIEW* All repairs when implemented by the buyer, seller, and/or homeowner shall comply with the applicable requirements of the governing codes and sound construction practice. Consult with qualified professions to determine full extent of repairs and cost. All estimates for repair should be secured prior to closing of escrow.

The inspector recommends the client consult with the Condominium Owners Association and pertinent documents for information pertaining to maintenance and repair of the common areas.

## Residential Roof

### Rating Glossary

#### *Rating Definitions*

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### Roof:

*Roof Access:*

The inspector viewed the roof from the ground with binoculars.

*Style:*

Gable.

*Roof Covering Material :*

asphalt composition shingles.



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Comments:

Maintenance Required, Fully Depreciated. the asphalt shingle roof surface has missing or damaged shingles A qualified roofing contractor is recommended for further evaluation and to estimate repairs.



**Roof Flashing**

Comments:

Acceptable.

**Skylights:**

Comments:

Not Present.

**Plumbing Vent Stacks**

Comments:

Maintenance Required, The bathroom fan vent pipe is leaning and improperly secured. Repair or replace as needed, A qualified contractor is recommended for further evaluation and to estimate repairs.



**Other Roof Penetrations**

Type

Bathroom or dryer vent.

Comments:

Acceptable.

**Exposed Roof Drainage:**

Material

The gutters and down spouts are constructed of the following materials, metal.

Comments:

Maintenance Required, The downspouts are, discharging water at the foundation. Extensions should be added to direct roof water away from the foundation.

**General Comments**

FURTHER  
RECOMMENDED

REVIEW All repairs when implemented by the buyer, seller, and/or homeowner shall comply with the applicable requirements of the governing codes and sound construction practice. Consult with qualified professions to determine full extent of repairs and cost. All estimates for repair should be secured prior to closing of escrow.





## Exterior

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

### Rating Glossary

#### *Rating Definitions*

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**Exterior Wall Cladding:**

*Materials:*

Vinyl siding

*Comments:*

Maintenance Required, The following conditions were noted, The siding is cracked/split, Repair or replace as needed, A qualified contractor is recommended for further evaluation and to estimate repairs.



**Trim**

*Comments:*

Acceptable.

**Steps, Stoops, and Landings**

*Comments:*

Repair/Replace/ Upgrade, The hand and or guard railings are, not graspable, Repair or replace as needed, A qualified contractor is recommended for further evaluation and to estimate repairs.



**Porch:**

*Location*

rear.

*Material*

The porch is constructed of, Poured concrete footings, The structure is constructed of pressure treated materials.

*Comments:*

Maintenance Required, The columns are, improperly secured, Repair or replace as needed, A qualified contractor is recommended for further evaluation and to estimate repairs.

**Windows:**

*Comments:*

Repair/Replace/ Upgrade, The glass is Fogged, Repair or replace as needed, A qualified contractor is recommended for further evaluation and to estimate repairs.



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**Basement Windows**

*Comments:* Acceptable.

**Exterior Doors:**

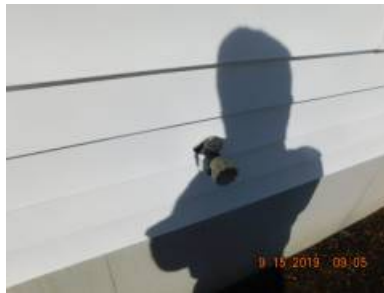
*Comments:* Acceptable.

**Storm Doors**

*Comments:* Acceptable.

**Exterior Plumbing:**

*Comments:* Maintenance Required, The hose bib is, not operational, These conditions are located at the, front.



**Exterior Switches and Light Fixtures**

*Comments:* Repair/Replace/ Upgrade, The light fixtures are, missing at some doors, steps and landings.



**Exterior Electrical Outlets**

*Comments:* Repair/Replace/ Upgrade, Safety Hazard, The exterior outlets, The GFCI protection failed to function as intended, Repair or replace as needed. A qualified electrician is recommended for further evaluation and to estimate repairs.



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**Exterior Wiring**

*Comments:* Acceptable.

**Accessibility**

*Accessibility* The components in this section were not fully accessible due to: space lower than 48", lattice.

**General Comments**

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## Structure/Basement/Under Floor Crawl Space

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. The inspector does not enter any area with headroom under 48 inches.

### Rating Glossary

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**TYPE**

*Below Grade Area*

Under floor crawl space.

**Basement Doors:**

*Location*

rear.

*Comments:*

Repair/Replace/ Upgrade, The door and frames are have improper weather stripping, daylight is visible around the door frame, not plumb, The doors do not conform to current standards of energy efficiency, Replace door with a modern energy efficient door, A qualified contractor is recommended for further evaluation and to estimate repairs.



**Basement Stairs**

*Comments:*

Acceptable.

**Bulkhead**

*Comments:*

Acceptable.

**Basement Floor**

*Material*

Concrete.

*Comments:*

Acceptable. The floor has, Cracks. The cracks have been sealed.

**Foundation:**

*Materials:*

The structure is supported by, a permanent foundation, The foundation is constructed of: Poured concrete.

*Comments:*

Maintenance Required, The foundation has, Water penetration/efflorescence, Cracks, the cracks are vertical. These cracks may allow water penetration and should be sealed.



**Columns, Posts, Piers, Bearing Walls**

*Comments:*

Acceptable.

**Beams and Girders**

*Comments:*

Acceptable.

**Sill**

*Comments:*

Acceptable.

**Sill Anchors**

*Material*

bolts.

*Comments:*

Acceptable.



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**Structure:**

*Comments:* Acceptable, Not accessible.

**Sub-Floor**

*Comments:* Acceptable, Not accessible.

**Bridging**

*Material* metal.

*Comments:* Acceptable, Not accessible.

**Insulation**

*Material* fiberglass bats.

*Comments:* Acceptable.

**Moisture Control**

*Disclaimer* During a limited visual inspection the inspector is unable to predict all possible water events. The inspector recommends the client consult with the seller or the sellers representative about the properties history of water penetration.

*Sump Pump Location and Type* Not noted.

*Comments:* The basement has evidence of dampness, A dehumidifier is in operation, continued use of a dehumidifier is recommended.

**Accessibility**

*Accessibility* The components in this section were not fully accessible due to, insulation.

**General Comments**

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## Electrical

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters and AFCI interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

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**Service Entrance Cable:**

*Location:* under ground.  
*Material:* aluminum, in a plastic conduit.  
*Comments:* Acceptable.

**Grounding**

*Comments:* Acceptable.

**Main Disconnect Amps/Volts/Overcurrent Devices**

*Electrical Service Rating* Phase: Single phase  
 Amps: 100 amps  
 Volts: 120/240 Volt  
 Over current Devices: circuit breakers.

**Main Service Panel:**

*Location:* Basement.  
*Comments:* Maintenance Required, The panel, The panel has no room for expansion.

**Ground Fault Circuit Interrupters**

*Comments:* Repair/Replace/ Upgrade, GFCI not operational at the exterior.

**Arc Fault Circuit Interrupters**

*Comments:* Repair/Replace/ Upgrade, ARC Fault protected Circuits are not present in the, living room, halls, dining room, bedrooms, kitchen, AFCI protection recommended for safety.

**Branch Wiring**

*Type* Copper, plastic insulated non-metallic.  
*Comments:* Acceptable, Not accessible.

**Switches and Light Fixtures**

*Comments:* Acceptable.

**Ceiling Fans**

*Comments:* Acceptable.

**Electrical Outlets**

*Comments:* Acceptable.

**Wiring to Central Heating**

*Type* Copper, Rigid conduit.  
*Comments:* Acceptable.

**Wiring to Central Cooling**

*Type* has an electrical disconnect present, The service is 220 Volt.  
*Comments:* Acceptable.



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**Accessibility**

*Accessibility*

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**General Comments**

*FURTHER  
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## Plumbing/Bathrooms/Laundry

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

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**Main Water Shut Off/Meter**

*Location:* The water meter is located at the, Front.  
*Material:* combination of materials, copper, plastic.  
*Functional Flow* The functional flow appears adequate.  
*Comments:* Repair/Replace/ Upgrade, Valve is not present on the street side of the meter. We recommend the installation of a valve on the street side of.



**Supply Lines/Valves/Fittings:**

*Material:* Copper.  
*Comments:* Acceptable, Not accessible.

**Waste/Drain/Vent Pipes:**

*Material:* PVC.  
*Functional drainage* adequate.  
*Comments:* Acceptable, Not accessible.

**Water Heater:**

*Power Source:* Gas.  
*Capacity:* 45 gallons.  
*Approximate Age:* The water heater system is approximately, 1 year in age.  
*Location:* basement.  
*Comments:* Acceptable.

**Kitchen Sink:**

*Comments:* Acceptable.

**Bathroom Sinks**

*Comments:* Maintenance Required, The drain, is leaking, Repair or replace as needed. A qualified licensed plumber is recommended for further evaluation and to estimate repairs.



Inspection: 0000-Sample Address: 1 Any Street



**Toilets**

*Comments:* Acceptable.

**Tub/Shower Fixtures**

*Comments:* Maintenance Required, Safety Hazard Water temperature is too hot at the shower, scalding is possible, Repair or replace as needed. A qualified licensed plumber is recommended for further evaluation and to estimate repairs.

**Bathroom Ventilation**

*Comments:* Maintenance Required, the vent pipe in the attic is improperly secured, Repair or replace as needed.



**Laundry Hose Bibbs/Connections**

*Observations:* Acceptable.

**Laundry Drain Pipes**

*Comments:* Acceptable.

**Dryer Fuel System**

*Type* Natural gas.

*Comments:* Acceptable.

**Dryer Vent**

*Material* A foil covered spring

*Comments:* Repair/Replace/ Upgrade, Safety Hazard, This type of vent may trap lint which is a fire hazard. This type of vent may rupture allowing moist air, lint and combustion fumes to enter the dwelling, replace with a smooth metal vent. The dryer vent is an excessive length, The dryer vent has multiple turns of 90 degree or more, Repair or replace as needed.



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**Accessibility**

*Accessibility*

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## Heating

The inspector can only open readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

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**Type:**

*Heating System Type* A forced hot air furnace.

**Boiler:**

*Approximate Age:* The heating system is.

**Furnace**

*Location:* basement.

*Approximate Age:* 20 - 25 years in age.

*Comments:* Fully Depreciated. The sheet metal housing, is oxidized, anticipate the need for replacement in the near future, A qualified contractor is recommended to evaluate and estimate repairs



**Exposed Flue Pipe**

*Material* High efficiency direct vent, The flue/vent pipe is constructed of, PVC.

*Comments:* Acceptable.

**Draft Regulator**

*Type* An induction fan. Secondary air is mixed with the burnt gases through an induced draft fan.

*Comments:* Acceptable.

**Combustion Air**

*Source* Combustion air is provided, from the exterior, via induction fan.

*Comments:* Acceptable.

**Fuel System:**

*Type:* natural gas.

*Comments:* Acceptable.





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## Blower

*Comments:* Acceptable.

## Ducts

*Plenum/Ducts / Air Supply:* Insulated sheet metal, Flexible Round insulated plastic.

*Comments:* Acceptable.

## Heat source

*Type:* The primary heat source for the rooms is, forced air diffusers.

*Comments:* Acceptable.

## Normal Operating Controls

*Comments:* Repair/Replace/ Upgrade, The thermostat is not programmable. A programmable thermostat can result in energy savings. The client should upgrade to a programmable thermostat

## Accessibility

*Accessibility* The components in this section were not fully accessible due to, finished walls, finished ceilings, floor coverings, insulation, stored items and personal possessions, furniture.

## General Comments

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**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.

## Central Cooling/Heat Pump

### Rating Glossary

#### Ratings

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### Primary Type:

*Primary Type:*

The cooling system is, Central split system.

### Compressor/Condenser

*Location*

left side.

*Approx. Age:*

20 - 25 years in age,  
The anticipated serviceable life of a condenser is 15-20 years.

*Comments:*

Fully Depreciated. Although operational at the time of the inspection, the age and/or condition of this unit is such that you may need to replace it in the near future. The condenser is not plumb. Update the condensers.



Inspection: 0000-Sample Address: 1 Any Street



**Refrigerant pipes**

*Comments:*

Maintenance Required, The insulation for the cold gas line is damaged/deteriorated, Repair or replace as needed.



**Air Handler**

*Approx. Age:*

20 - 25 years in age.

*Location:*

basement.

*Comments:*

Fully Depreciated. Although operational at the time of the inspection, the age and/or condition of this unit is such that you may need to replace it in the near future. Update the air handlers.

**Condensate Pump/Line**

*Comments:*

Acceptable.

**Distribution System**

*Plenum/Ducts / Air Supply:*

Same as heat supply, see heat distribution.

**Cooling Source**

*Comments:*

Acceptable.

**Normal Operating Controls**

*Comments:*

Repair/Replace/ Upgrade, The thermostat is not programmable. A programmable thermostat can result energy savings. The client should upgrade to a programmable thermostat

**General Comments**

*FURTHER  
RECOMMENDED*

*REVIEW* All repairs when implemented by the buyer, seller, and/or homeowner shall comply with applicable requirements of the governing codes and sound construction practice. Consult with qualified professions to determine full extent of repairs and cost. All estimates for repair should be secured prior to closing of escrow **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.



## Attic/Ventilation/Insulation

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

### Rating Glossary

#### *Rating Definitions*

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**ACC= "Acceptable"** = A component receiving this rating is functioning consistently with its original purpose at the time of inspection, however it may exhibit normal wear and tear. Lack of maintenance can create conditions that require costly repairs or even replacement of the component(s) or system(s) more frequently. Maintenance, acts of God, environmental conditions, etc., may impact the remaining economic life of the system or component.

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**R-R-U = "Repair/Replace/ Upgrade"** = A component receiving this rating requires substantial repair, replacement or upgrade. This inspection and report recommends THE CLIENT have these areas reviewed and repaired by an appropriate specialty contractor familiar with the type of work which may be required to remediate, repair, or replace that system or component. In some cases it may be appropriate to have the defective system or component reviewed by an engineer or other expert. In many cases the extent of the damage or deterioration is greater than what can be observed during a noninvasive visual inspection. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**FD = "Fully Depreciated"** The item inspected is no longer under the manufacturers warranty, is reaching the end of its serviceable life, and replacement should be anticipated.

**SAF = "Safety Concern"** = A condition in a readily accessible, installed system or component, which is judged to be of significant risk of personal injury during normal, day to day use. The risk may be due to damage, deterioration, improper installation or a change in the accepted residential construction standard

**NP = "Not Present"** = This rating indicates the component listed is not present and is not required to be present.

**NI = "Not Inspected"** = The component was not inspected

**NA = "Not Accessible"** = The component was not accessible as the component was not able to be 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



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property.

### Access

*Method of Observation:* The attic was observed from the attic access.  
*Type:* pull down ladder.  
*Comments:* Acceptable.

### Structure:

*Comments:* Acceptable.

### Ventilation

*Type:* a ridge vent, and soffit vents.  
*Comments:* Acceptable.

### Insulation

*Type/Depth:* The visible insulation consists of, Cellulose- Blown in type.  
*Comments:* Repair/Replace/ Upgrade, Insufficient. The amount of insulation does not conform to modern standards of energy efficiency, Additional insulation is recommended.



### Accessibility

*Access* The attic was not fully accessible due to Viewing was limited, No walk boards are provided. Inspecting the attic would require walking rafter to rafter which is an unsafe condition for the inspector and could cause damage to finished ceilings. insulation.

### General Comments

*FURTHER RECOMMENDED* **REVIEW** Repair this component. All repairs when implemented by the buyer, seller, and/or homeowner shall comply with applicable requirements of the governing codes and sound construction practice. Consult with qualified professions to determine full extent of repairs and cost. All estimates for repair should be secured prior to closing of escrow.



## Interior

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

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**Egress**

Comments: Acceptable.

**Interior Doors**

Comments: Acceptable.

**Walls**

Comments: Acceptable, Not accessible.

**Ceilings**

Comments: Acceptable.

**Floors**

Comments: Acceptable, Not accessible.

**Tub/Shower/Bathroom Walls Ceilings and Floors**

Comments: Maintenance Required, water damage noted at the bathroom fans, Repair or replace as needed. A qualified licensed contractor is recommended for further evaluation and to estimate repairs.



**Fireplace/Wood Stove**

Location: A fire place is present in the, living room.

Material/Type: Prefabricated metal, and is designed to use gas fuel.

Comments: Acceptable.

**Accessibility**

Accessibility: The components in this section were not fully accessible due to, stored items and personal possessions, furniture, Items attached to the wall.

**General Comments**

FURTHER RECOMMENDED REVIEW All repairs when implemented by the buyer, seller, and/or homeowner shall comply with the applicable requirements of the governing codes and sound construction practice. Consult with qualified professions to determine full extent of repairs and cost. All estimates for repair should be secured prior to closing of escrow.



## Kitchen

As a courtesy to our clients we may operate kitchen appliances to determine basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

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**NA = "Not Accessible"** = The component was not accessible as the component was





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not able to be 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.

**Range/ Cooktop / Oven:**

*Comments:*

Repair/Replace/ Upgrade, Safety Hazard, Stove has not been secured as required by manufacturer's installation instructions. A tip-over hazard exists. Stove should be properly secured right-away. Repair or replace as needed. A qualified licensed contractor is recommended for further evaluation and to estimate repairs.



**Ventilation:**

*Comments:*

Acceptable.

**Refrigerator:**

*Observations:*

Acceptable.

**Dishwasher:**

*Comments:*

Acceptable.

**Microwave:**

*Comments:*

Acceptable.

**Kitchen Cabinets and Counters:**

*Comments:*

Acceptable.

**General Comments**

*FURTHER  
RECOMMENDED*

*REVIEW* All repairs when implemented by the buyer, seller, and/or homeowner shall comply with the applicable requirements of the governing codes and sound construction practice. Consult with qualified professions to determine full extent of repairs and cost. All estimates for repair should be secured prior to closing of escrow.

## ADDITIONAL INFORMATION

### Additional Information

*When Things Go Wrong*

#### **When Things Go Wrong:**

There may come a time when you discover something wrong with the house you purchased, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

#### **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 are 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 people's decisions to purchase.

#### **Contractors Advice:**

A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

#### **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 or not the roof leak is his fault. Consequently, he won't 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 Didn't We See It?**

Contractors often say, I can't believe you had this house inspected, and the inspector did not find this problem. There are several reasons for these **apparent** oversights:

**Most Contractors Have No Clue What Inside or Outside The Scope Of A Standard Home Inspection:** All of our inspections are conducted in accordance with the Standards of Practice of The American Society of Home Inspectors. The Standards of Practice specifically state what included and excluded from the standard home

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inspection. Most contractors have no clue this document exists and many of them have a tendency to "blame the Home Inspector" for any issue found, regardless of whether the issue is within the "scope" of the standard home inspection.

**Conditions During The 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 or that the furnace could not be turned on because the air conditioning was operating, etc. Its impossible for contractors to know what the circumstances were when the inspection was performed.

**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 feet of water on the floor. Predicting the problem is a different story.

**A Long Look:** If we spent half 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.

**Were Generalists:** We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.

**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 don not perform invasive or destructive tests.

**Not Insurance:** In conclusion, a home inspection is designed to better your odds of not purchasing a "money pit". 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.



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## STATE MANDATED INFORMATION

### STATE MANDATED INFORMATION

*REQUIRED*                      *HANDOUT*      **REQUIRED HANDOUT PURSUANT TO 266 CMR 6.08**  
*PURSUANT TO 266 CMR 6.08*

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

#### **CONCERNED ABOUT RISING ENERGY COSTS? MASSSAVE CAN HELP.**

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

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

**Get started today. Call MassSave at 866-527-7283 or go to [www.masssave.com](http://www.masssave.com) for more information or to schedule your home energy audit.**



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## USEFUL LINKS

### [Board of Registration of Home Inspectors](#)

*Website*

<http://www.mass.gov/ocabr/licensee/dpl-boards/hi/>

### **Radon**

*Home Buyers and Sellers Guide to* [<http://www.epa.gov/radon/pubs/hmbyguid.html>](http://www.epa.gov/radon/pubs/hmbyguid.html)

*Radon*

*Consumers Guide to Radon* <http://www.epa.gov/radon/pubs/consguid.html>.

*Reduction*

### **Mold**

*EPA Mold Moisture and Your* [<http://www.epa.gov/mold/moldguide.html>](http://www.epa.gov/mold/moldguide.html)

*Home*