RJ HOME INSPECTIONS
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RJ RESIDENTIAL REPORT

1234 Main St.

Buyer Name
04/23/2021 9:00AM

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Agent
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TABLE OF CONTENTS

Please read ALL of report. All the information in this report is provided for your benefit and it is in your best interest to read the entire document. See the section of Standards for explanation of the components being inspected, how they are evaluated, and how recommendations should be interpreted.

ABOUT THIS INSPECTION REPORT

READING THIS REPORT

Each section of this report addresses a specific area of this property, identified by title (i.e. Roof) and is divided into different parts. The first part of each section rates components of the property. It provides rating to identify a recommendation for action when necessary. The Information part contains factual information about the property (i.e. age of component). Included will be pictures, noted defects, examples of items that require action, and any notes/recommendations. **All recommendations, any concerns/questions about anything in this report, and any areas/items not able to be inspected at time of inspection should ALL be addressed prior to any contingency periods and/or prior to closing.**

TERMINOLOGY

DEFINITIONS OF CONDITIONS

ACCEPTABLE/OK - The item is performing its intended function as of the date of inspection in response to normal use. An Acceptable rating is determined in relation to the time it was built or installed. It is possible that there may be upgrades or better options available by current standards.

NOT INSPECTED/NOT VIEWED (aka Not visible or Inaccessible) - The item could not be inspected and/or is not viewed due to restrictions and/or limitations. Any item that is not accessible at time of inspection is recommended to be evaluated by designated professional once accessed.

NOT PRESENT - The item does not exist in the structure being inspected.

ACTION ITEM - It is recommended to take action on this item by following up with a designated professional. **Regardless of the Action Item Category, all of the action items should be reviewed by qualified professionals and fully evaluated**. Recommended actions made by the designated professional may include but are not limited to further investigation, monitoring, upgrading, correction, repair, and replacement.

ACTION ITEM CATEGORIES

Typical Defects and/or General Maintenance - Item is typical for the age/type of home and/or is in need of general maintenance repairs. It is common for items in this

category to have deferred maintenance by the homeowner and be past due for attention by a professional.

Marginal - Item is operating in less than its original intention, can be improved with more current practices, and/or is showing some deficiencies that require monitoring and/or attention by appropriate professional. It also may indicate an item is near or beyond its estimated useful life. In this case you should expect replacement soon or budget for replacement due to age.

DEFICIENT - Deficient items are in need of correction. The item is either: not operating properly, does not perform its intended function in response to normal use, significantly impeding habitability, and/or is unsafe or hazardous.

USEFUL DEFINITIONS OF GENERAL TERMS AND PHRASES

Upgrade- Indicates that the item can be improved although it may not be necessary.
Correct- Indicates that the item is damaged in some way or not operating as intended and requires a repair/correction. Any and all repairs are recommended to be done by a licensed professional.
Monitor- Indicates that there is potential for a problem in this area and should be watched closely. Relevant professionals should be consulted in these cases.
Follow up- Indicates that the evaluation of this item should not stop at what was done by the home inspector. This means that the client should perform their due diligence to get the full picture of the condition of the item being inspected whether that be further investigation for more information or consulting a professional.
Further investigate- Indicates that the client should further look into whatever is being pointed out. The item may have an unknown history of damage or repairs that are unknown.
"As needed"- This means that it cannot be determined that it is critical to perform a certain action and a professional should be consulted to determine if the action is needed. It may only require monitoring moving forward from the inspection but there is potential that an action may be needed in the future.
End of intended/expected/useful life- Certain items have an intended life span. This life span is not always consistent and it is common for items to fail before or well after the intended life. If this term is used it is intended as a guide to give an idea of when a person should budget or be prepared for corrections/replacement.

REPORT LIMITATIONS

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a guarantee that the items inspected are defect-free. This report reflects the opinions of the inspector developed from evaluations made of the **readily accessible and observable areas** at the time of inspection only. The inspection is limited to the scope within the state home inspection Standards of Practice. Anything outside of this scope or excluded from these standards is not inspected and not included in this report (unless otherwise contracted for). RJ Inspections Inc takes no responsibility for areas or items outside the scope of the inspection. This inspection report is not a comprehensive list of all defects on the property and other defects should be expected. Latent or concealed defects may exist as of the date of this inspection, may have existed in the past, and/or may exist in the future. Since the home inspector cannot know the history of

the home it is recommended for the client to investigate for any previous permits pulled with the town.

For the official inspection Standards of Practice being followed for your inspection, refer to the section labeled **STATE STANDARDS OF PRACTICE**. Any area or tabs of the report labeled simply as **STANDARDS** contains important information to know about home components being inspected and additional detail beyond the state standards of practice on how RJ inspectors inspect those items. Make sure to read ANY and ALL Standards and State Standards of Practice in order to fully understand your home inspection.

SUMMARY

1: INSPECTION DETAILS

Information

Estimated Age of Building
50 yrs

Date of Inspection
03/30/2021

Inspection Start time
830 AM

Inspection End Time
1115 AM

Structure Type
Single Family

Weather Conditions
Clear

Temperature (approximate)
40 Fahrenheit (F)

In Attendance
Client, Buyer's agent representative, Additional Inspector

Occupancy
Occupied

Radon air test (electronic continuous monitor)

Refer to separate email for radon report from electronic monitor.

Evidence of Previous Pests

Be aware there is evidence of previous pests into the property being inspected (ex attic and garage). Follow up for history. Further investigate with pest professional and correct if/as needed.

Comprehensive Water Quality Test (New England Radon)

For comprehensive water quality results go to www.newenglandradon.com.
Water bottle #: 546804 RJ, Glass vial #: 42780

2: ROOF

		OK	NI/NV	NP	Act
2.1	Coverings				X
2.2	Ventilation				X
2.3	Flashings	X			
2.4	Skylight(s)			X	
2.5	Chimney(s)				X
2.6	Drainage/Gutters				X
2.7	Other Roof Penetrations				X

OK = Acceptable NI/NV = Not Inspected/Not Viewed NP = Not Present Act = Action Item

Information

Roofing Material
Asphalt

Inspection Method
Ground

Ventilation Type
Ridge, Gable

Chimney
Brick

Chimney Flue
Not visible

Gutter Material
Metal gutters

Roof Age
~15 Years, per disclosure


Front roof


Rear Roof


Right rear corner

Ventilation: See attic page for additional Ventilation information

See attic page for evaluation and additional information above ventilation.


Gable vent


Ridge vent

Limitations

General

LIMITED VIEWING ANGLES

Not all roof coverings and exterior roof penetrations were inspected due to limited viewing angle and slope. Evaluations are based on what could be seen. Further investigate with qualified professional if/as needed.

Drainage/Gutters

GUTTERS USE UNDERGROUND DRAINAGE

Gutters drain into unknown underground drainage, evaluation of this drainage would need further investigation.

Action items

2.1.1 Coverings

Typical Defects and/or General Maintenance

ORGANIC GROWTH ON ROOFING

Organic growth viewed on areas of roof. Correct if/as needed.


Front roof above entry

2.1.2 Coverings

Marginal

SAGGING/DEFLECTION

Sagging and deflection viewed. Follow up with a licensed contractor for further evaluation and keep roof clear of excess snow loads.


Rear Roof


3 season room

2.5.1 Chimney(s)

Marginal

CHIMNEY POINTING/REPAIR

Recommend mason for pointing/repairs where needed.

2.6.1 Drainage/Gutters

Marginal

EXTEND DOWNSPOUTS

One or more downspouts drain too close to the home's foundation. Extend downspouts away from house to assist with drainage where needed.

2.7.1 Other Roof Penetrations

Marginal

DAMAGED ROOF PENETRATION

Damaged viewed. Correct where needed. Photo attached is an example of damage.

Broken vent pipe

3: EXTERIOR & GROUNDS

		OK	NI/NV	NP	Act
3.1	Siding/Walls				X
3.2	Trim/Fascia/Soffit/Flashing				X
3.3	Veneer			X	
3.4	Exterior Doors	X			X
3.5	Windows				X
3.6	Exterior Plumbing Fixtures		X		
3.7	Exterior Electric Service	X			
3.8	Drainage				X
3.9	Vegetation				X
3.10	Steps/Walkways	X			
3.11	Decks, Balconies, & Porches	X			
3.12	Driveways				X
3.13	Retaining walls			X	
3.14	Patio(s)			X	
3.15	Grading				X

OK = Acceptable NI/NV = Not Inspected/Not Viewed NP = Not Present Act = Action Item

Information

Exterior Coverings
Wood

Service Entry Type
Aerial

Window Type
Double-hung, Casement

Porch Material/Description
Wood, Composite

Deck/Porch Location(s)
Rear of house

General Photos of Exterior


Front Corner Exterior


Front Corner Exterior


Rear corner Exterior


Rear Exterior


Rear corner Exterior


Main Electric Service

Limitations

Exterior Plumbing Fixtures

NOT OPERATING

Faucets/fixtures do not have water and are not operating at time of inspection (possible winterization). Further investigate, possible winterization.

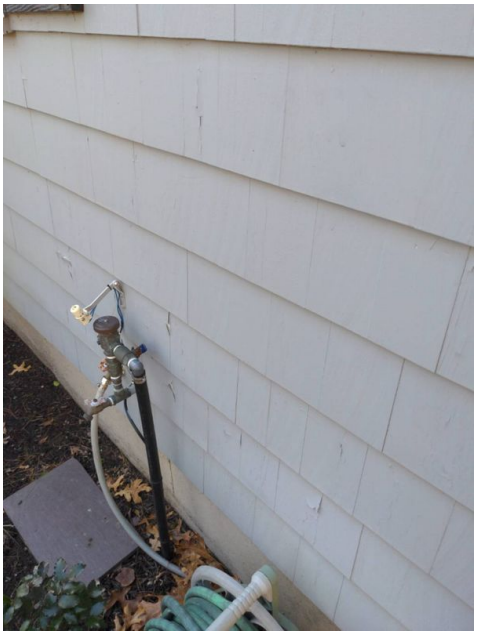
Action items

3.1.1 Siding/Walls

CHIPPING/FLAKING PAINT

Typical Defects and/or General Maintenance

Chipping/flaking paint viewed (see photo for example). Follow up with contractor for further evaluation and any needed corrections.



3.2.1 Trim/Fascia/Soffit/Flashing

Marginal

CORRECTIONS TO TRIM

Damage, gaps, and/or chipping/flaking paint viewed (see photo for example). Follow up with contractor for further evaluation and any needed corrections.

3.4.1 Exterior Doors

Typical Defects and/or General Maintenance

RESTRICTED EGRESS

Be aware egress is restricted from basement with door under deck.

3.5.1 Windows

WINDOW CORRECTIONS

Deficient

Follow up with window professional and correct where needed. See attached photos for examples of windows in need of correction.

Broken pane in lower bathroom

3.5.2 Windows

MAINTENANCE/UPGRADE

Typical Defects and/or General Maintenance

Recommend upgrading where needed per window professional (see picture for example of single pane window)

3.8.1 Drainage

Typical Defects and/or General Maintenance

AREAS NOT PITCHED PROPERLY FOR DRAINAGE

Upgrade drainage as needed at any area that is not pitched away from house per qualified professional.

3.8.2 Drainage

Marginal

POTENTIAL POOLING AT EXTERIOR

Be aware the potential for water to pool/backup at any area not pitched away from house. Upgrade as needed.

3.8.3 Drainage

Typical Defects and/or General Maintenance

UNKNOWN UNDERGROUND DRAINAGE

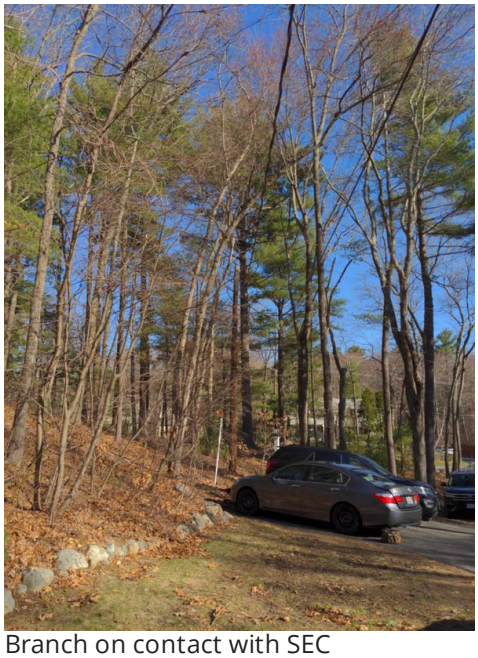
Further investigate unknown underground drainage as needed. Correct cover to drain in rear yard.

3.9.1 Vegetation

Marginal

TRIM BACK/REMOVE VEGETATION

Trim back or remove anything that is overhanging, in contact with, and/or at risk to fall on house (or electric service).



Branch on contact with SEC

3.12.1 Driveways

Typical Defects and/or General Maintenance

SETTLING/CRACKING IN DRIVEWAY

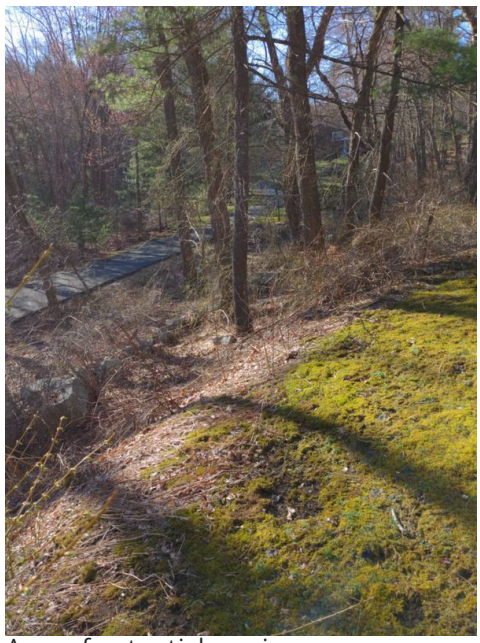
Settling/cracks viewed. Monitor and correct if/as needed per paving contractor.

3.13.1 Retaining walls

Marginal

ADD AS NEEDED

Add retaining walls to prevent erosion where needed per landscape professional.



Area of potential erosion

3.15.1 Grading

Deficient

SIDING NEAR GROUND

Siding is in close proximity to ground. Follow up with qualified professional for upgrades where needed.

4: ATTACHED GARAGE/CARPORT

		OK	NI/NV	NP	Act
4.1	Garage Door(s)	X			
4.2	Garage Door Opener(s)	X			
4.3	Walls/Ceiling				X
4.4	Fire barrier & Fire door	X			
4.5	Floor				X
4.6	Water Intrusion				X

OK = Acceptable NI/NV = Not Inspected/Not Viewed NP = Not Present Act = Action Item

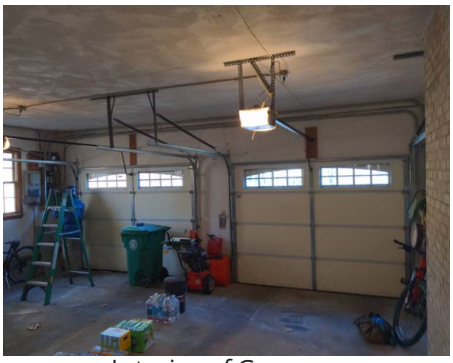
Information

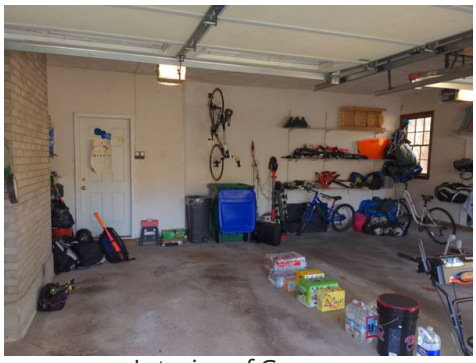
Garage Location
Side of house

Walls & Ceiling Description
Finished

Floor Description
Concrete

General photos of garage


Interior of Garage


Interior of Garage

Action items

4.3.1 Walls/Ceiling

Marginal

SETTLING/CRACKING

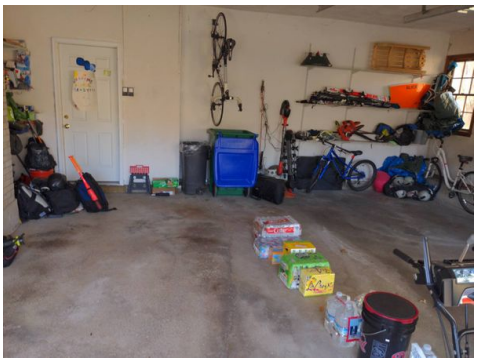
There are areas with cracking viewed. Follow up for history, monitor closely, and correct as needed per contractor.

4.5.1 Floor

Marginal

SETTLING/CRACKING GARAGE FLOOR

Floor is not pitched to exterior and shows improper sloping/settling.



4.6.1 Water Intrusion

Typical Defects and/or General Maintenance

PREVIOUS WATER INTRUSION

There is evidence of previous water intrusion into garage. Follow up for history. Monitor closely and correct as needed.

5: KITCHEN ITEMS

		OK	NI/NV	NP	Act
5.1	Kitchen Sink/Faucet	X			
5.2	Countertops & Cabinets				X
5.3	Garbage Disposal	X			
5.4	Dishwasher	X			
5.5	Exhaust Fan	X			
5.6	Range/Oven/Cooktop	X			
5.7	Built-in Microwave		X		

OK = Acceptable NI/NV = Not Inspected/Not Viewed NP = Not Present Act = Action Item

Information

Range/Oven/Cooktop type
Electric

General photos of kitchen

Kitchen Area

Action items

5.2.1 Countertops & Cabinets

Marginal

MOVEMENT

Countertop shows evidence of potential previous movement with gaps at junction of tile and counter. Follow up for history and correct where needed per contractor.

6: LAUNDRY

		OK	NI/NV	NP	Act
6.1	Washer Plumbing & Hookups	X			
6.2	Laundry Sink/Faucet			X	
6.3	Dryer Vent				X
6.4	Dryer Service	X			
6.5	Laundry Countertops, Cabinets, & Shelves			X	

OK = Acceptable NI/NV = Not Inspected/Not Viewed NP = Not Present Act = Action Item

Information

Dryer Service Type
Electric 3 prong

Laundry location
Basement

General photos of laundry unit(s)

Laundry area

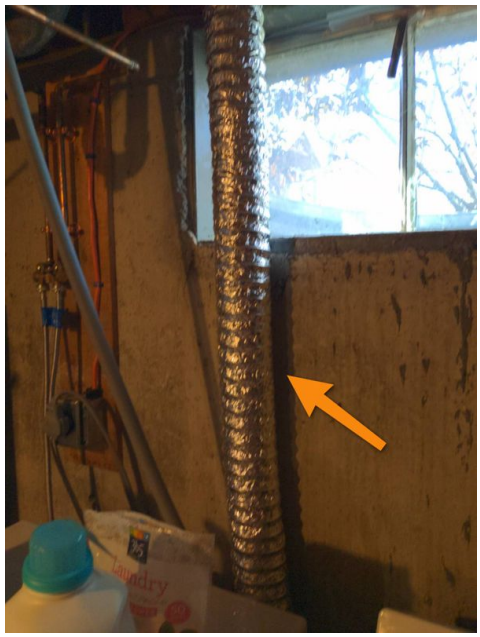
Action items

6.3.1 Dryer Vent

Marginal

VENT MATERIAL

Material being used is not recommended. Upgrade dryer vent per follow up with specialist. **(Potential Safety Hazard)**



7: BATHROOMS

		OK	NI/NV	NP	Act
7.1	Doors	X			
7.2	Cabinetry and Counters	X			
7.3	Bathroom Exhaust Vents				X
7.4	Sinks/Faucets				X
7.5	Toilets				X
7.6	Showers	X			
7.7	Tubs				X
7.8	Jet Tubs			X	

OK = Acceptable NI/NV = Not Inspected/Not Viewed NP = Not Present Act = Action Item

Information

Number of Half Bathrooms
0

Zero half baths

Number of 3/4 Bathrooms
1

Number of Full Bathrooms
1


2nd Floor bathroom


1st Floor bathroom

Action items

7.3.1 Bathroom Exhaust Vents

Marginal

NOT PRESENT

First floor bathroom does not have a mechanical exhaust fan installed. Recommend upgrades where needed per qualified professional.

7.4.1 Sinks/Faucets

MINIMAL PRESSURE AT FIXTURE

Marginal

Pressure was minimal. Follow up for history. Follow up with plumber for further evaluation and any needed corrections. Check for flow restriction coming from water softener.

7.5.1 Toilets

MINIMAL CLEARANCE AT TOILET

Typical Defects and/or General Maintenance

Clearances at upstairs and downstairs toilet appear minimal. Further investigate and correct if/as needed.

Ex. 1st Floor toilet

7.7.1 Tubs

SEAL GROUT/GAPS

Marginal

Recommend sealing any openings in grout or silicone to prevent water seepage or leaks. Consult a qualified professional for any needed corrections.

8: PLUMBING

		OK	NI/NV	NP	Act
8.1	Supply/Distribution Piping				X
8.2	Drain, Waste, & Vent Systems				X
8.3	Hot Water Systems				X
8.4	Water Heater TPR Valve	X			
8.5	Water Heater Exhaust			X	
8.6	Interior Well Components				X

OK = Acceptable NI/NV = Not Inspected/Not Viewed NP = Not Present Act = Action Item

Information

Water Source
Private Well

Waste System
Unknown

Main Water Shutoff Location
By well tank in basement

Main Gas Shutoff Location
N/A

Distribution Piping Material
Copper, Plastic

Drain/Waste/Vent Piping Material
PVC, Cast iron

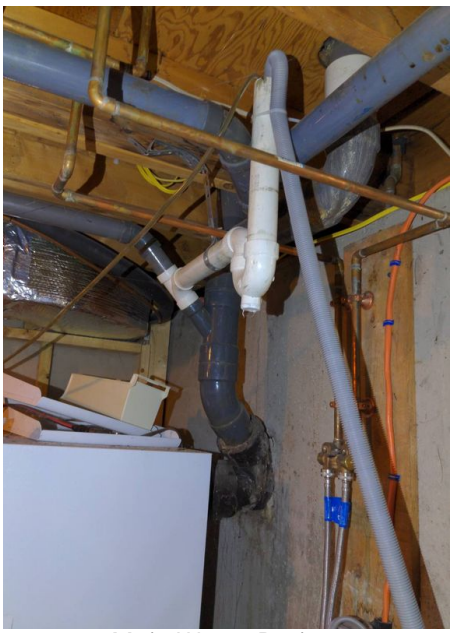
Water Heater Power/Fuel Type
Indirect, Oil

Water Heater Capacity (in gallons)
40

Water Heater Age
Suspected, 6 yrs

Water Heater Exhaust Type
N/A

General plumbing photos


Main Waste Drain


Main Water Supply


Pressure gauge


Water Heater

Action items

8.1.1 Supply/Distribution Piping

Deficient

CORROSION

Consult plumber and correct any damaged areas and/or excess corrosion.


Valve to correct

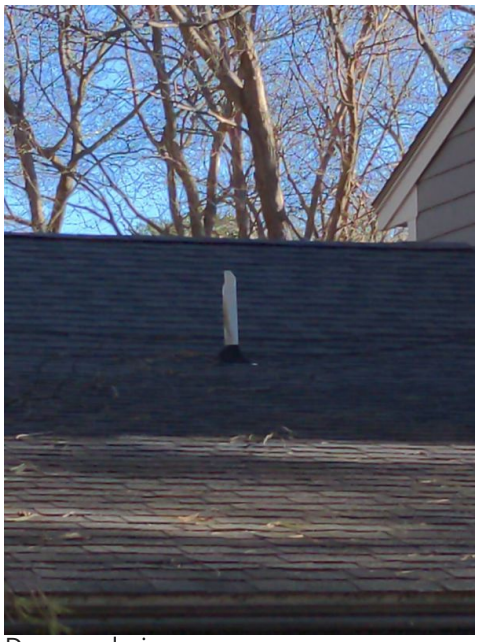
8.2.1 Drain, Waste, & Vent Systems

Typical Defects and/or General Maintenance

EVIDENCE OF PREVIOUS LEAKS AMD SOME DAMAGE

Evidence of previous leaks viewed (ex. Under bathroom in basement). Damage viewed at exterior plumbing vent. Follow up for history. Monitor and correct if/as needed per licensed plumber.


Area of previous leaking


Damaged pipe

8.3.1 Hot Water Systems

Marginal

SCALDING HOT WATER TEMPERATURE

Recommend lowering water temp to safer level. **(Safety hazard)**

8.6.1 Interior Well Components

Typical Defects and/or General Maintenance

PRESSURE LOW

Pressure is considered low at some fixtures (ex when multiple fixtures are running). Consult well professional.

9: HEATING & COOLING

		OK	NI/NV	NP	Act
9.1	Cooling Systems & Function		X		X
9.2	Heating Systems & Function				X
9.3	Heat Exhaust System				X
9.4	Burner	X			
9.5	Insulation	X			X
9.6	Distribution				X
9.7	Thermostats/Controls	X			
9.8	Oil Tanks and Lines				X
9.9	Air Filter				X

OK = Acceptable NI/NV = Not Inspected/Not Viewed NP = Not Present Act = Action Item

Information

# of Heating Units
1, (+1 zone of electric baseboard)

Heating Types
Forced Hot Water Boiler

Estimated Heat Ages
16 yrs

Heat Source
Oil

Heat Exhaust Type
Metal w/Chimney

# of Cooling Units
2

Cooling Type
Central

Estimated Cooling Ages
18 yrs, 19 yrs

Distribution
Radiators, Copper, Cast Iron, Ductwork, Metal, Flex

Oil Tank Location
Basement

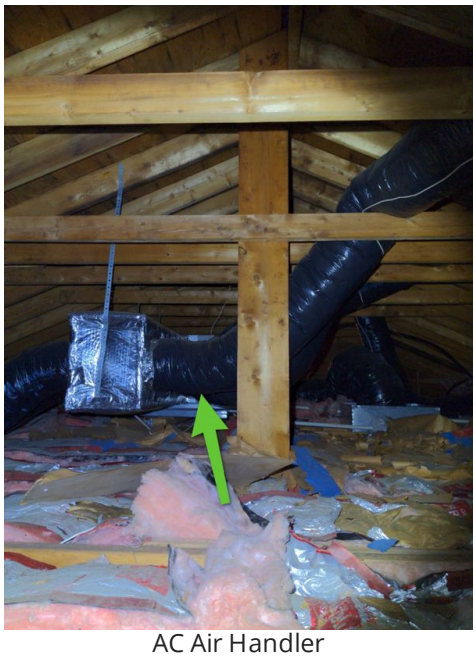
General photos of heating and cooling


Boiler


Oil Tank

AC Air Handler


AC Condensers


AC Air Handler

Limitations

Cooling Systems & Function

LOW TEMPERATURE

A/C unit was not inspected due to outside temperature. Temperature is too low to run the A/C without the risk of damaging the unit. Recommend further evaluation by licensed technician before use.

Burner

LIMITED VIEW

View of burners/burner compartment is limited/restricted. Further evaluate with HVAC technician during service.

Action items

9.1.1 Cooling Systems & Function

Typical Defects and/or General Maintenance

INSULATION MISSING OR DAMAGED

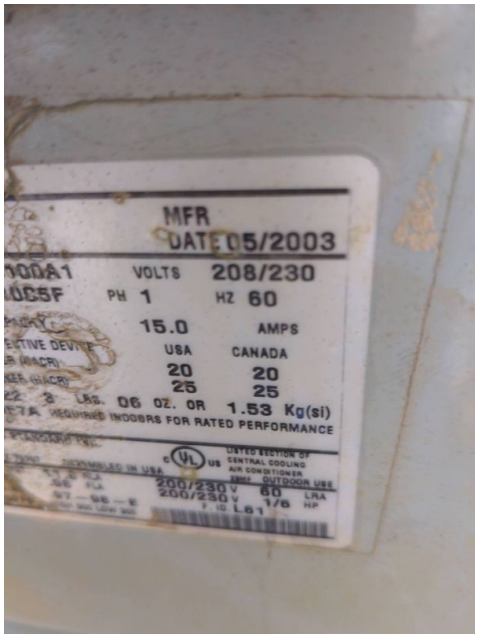
Missing or damaged insulation viewed. Follow up with licensed HVAC technician for further evaluation, service, and any needed corrections.

9.1.2 Cooling Systems & Function

Marginal

AC APPROACHING END OF LIFE

Unit(s) are approaching end of intended serviceable life, budget for eventual replacement. There is not sufficient access to air handler in attic (see general info for picture). Consult professional.



9.2.1 Heating Systems & Function

Marginal

PREVIOUS LEAKS/CORROSION @ HEATING SYSTEM

Heating system shows evidence of previous leaks/corrosion in one or more areas. Follow up for history. Monitor and follow up with licensed HVAC technician for corrections if/as needed.

9.3.1 Heat Exhaust System

Marginal

CORROSION ON EXHAUST AND GAOS VIEWED

Corrosion viewed on areas of exhaust and there are gaps at junction with chimney. Follow up with licensed HVAC technician for further evaluation and corrections where needed.

9.6.1 Distribution

Typical Defects and/or General Maintenance

NO AIR CONDITIONING IN SOME AREAS

Some areas of home do not have AC distribution (ex lower level). Add as needed. See photos for examples.

9.8.1 Oil Tanks and Lines

Marginal

CORROSION/PREVIOUS LEAKS

There is corrosion and/or previous seepage viewed. Have evaluated by oil service specialist prior to filling.

9.9.1 Air Filter

Marginal

REPLACE AIR FILTER

Recommend replacing air filter per manufactures specifications.

10: ELECTRICAL

		OK	NI/NV	NP	Act
10.1	Panels & Overcurrent Devices				X
10.2	Corrosion in Panels	X			
10.3	Grounding	X			
10.4	GFCI				X
10.5	Interior Service & Amperage	X			
10.6	Wiring	X			
10.7	Receptacles & Switches				X
10.8	Fixtures	X			

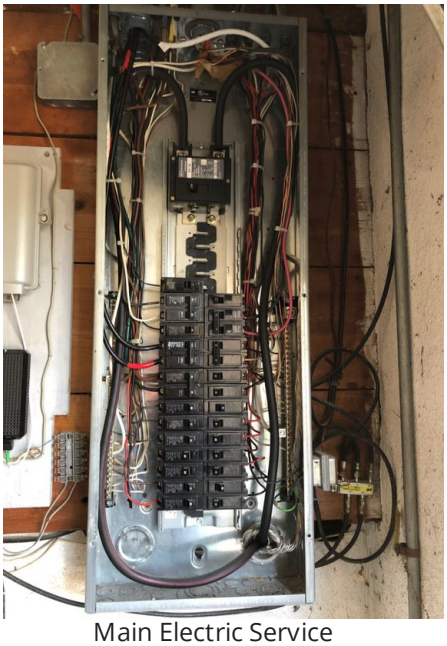
OK = Acceptable NI/NV = Not Inspected/Not Viewed NP = Not Present Act = Action Item

Information

Amperage
200 AMP

Voltage
110/220

Main Disconnect Location
@ Main Panel, Garage


Main Electric Service

Panel Locations
Basement, Garage

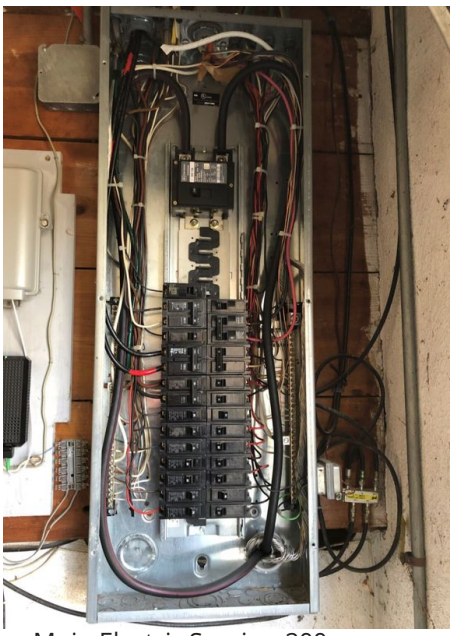
Overcurrent Device Type
Circuit Breakers

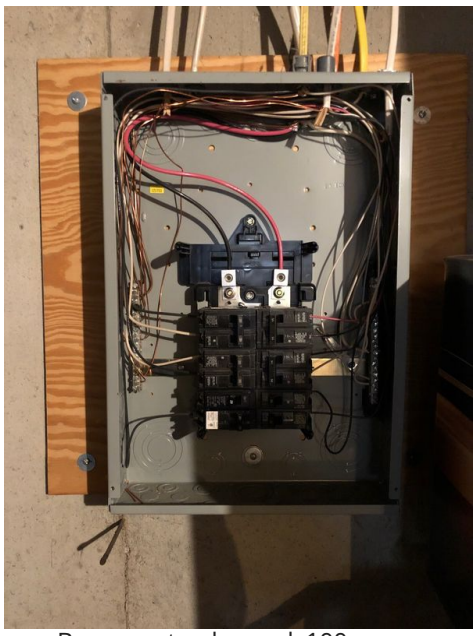
Grounding
Exterior Ground

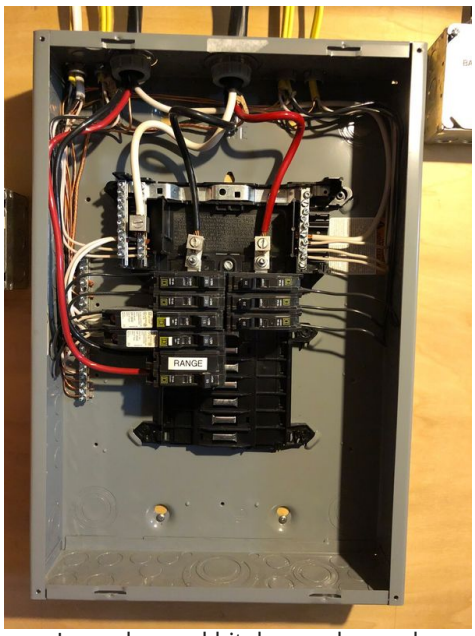
General Wiring Type
Romex

Solid Branch Aluminum Wiring
Not Viewed

General Photos of Electric


Main Electric Service, 200 amps


Basement subpanel, 100 amps



Laundry and kitchen subpanel

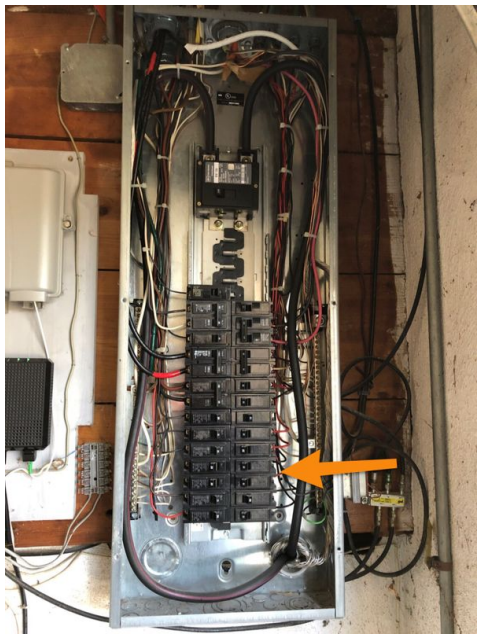
Action items

10.1.1 Panels & Overcurrent Devices

Marginal

DOUBLE TAPS IN ELECTRIC PANEL

Double taps viewed in panel. Follow up with licensed electrician for further evaluation and corrections where needed.

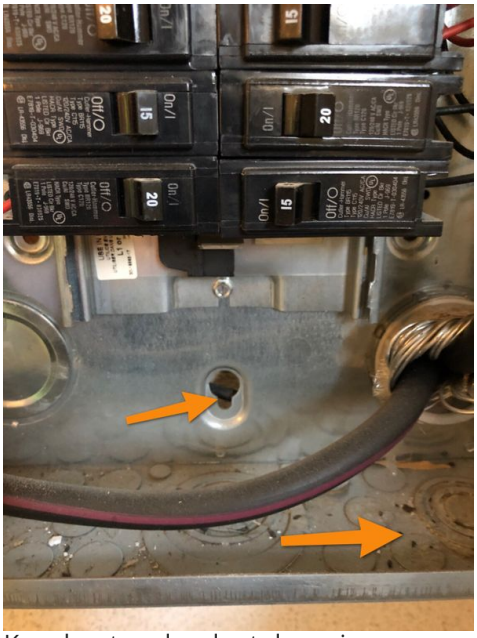


10.1.2 Panels & Overcurrent Devices

Marginal

MISSING KNOCKOUTS IN ELECTRIC PANEL

Missing knockouts viewed. Correct where needed per licensed electrician. Rodent droppings viewed in bottom of panel housing.


Knockout and rodent droppings

10.4.1 GFCI

Deficient

ADD GFCI PROTECTION

Add GFCI protection where needed per electrician. Photos attached to this comment are examples of outlets that are recommended to upgrade.


1st Floor bathroom


Exterior front of house

10.7.1 Receptacles & Switches

Typical Defects and/or General Maintenance

MINIMAL/MISSING OUTLETS

Add outlets in areas where minimal or missing throughout property per electrician.

11: STRUCTURE

		OK	NI/NV	NP	Act
11.1	Access				X
11.2	Foundation Walls	X			
11.3	Framing/Beams				X
11.4	Columns/Posts	X			
11.5	Insulation				X
11.6	Ventilation	X			
11.7	Floor/Slab	X			
11.8	Sump Pump			X	
11.9	Dampness/Water Intrusion				X
11.10	Chimney in Lowest Level	X			

OK = Acceptable NI/NV = Not Inspected/Not Viewed NP = Not Present Act = Action Item

Information

Wall Structure/Material
Concrete

Wall Framing
Not Visible

Ventilation
Windows

Foundation Floor
Concrete

Beams
Wood

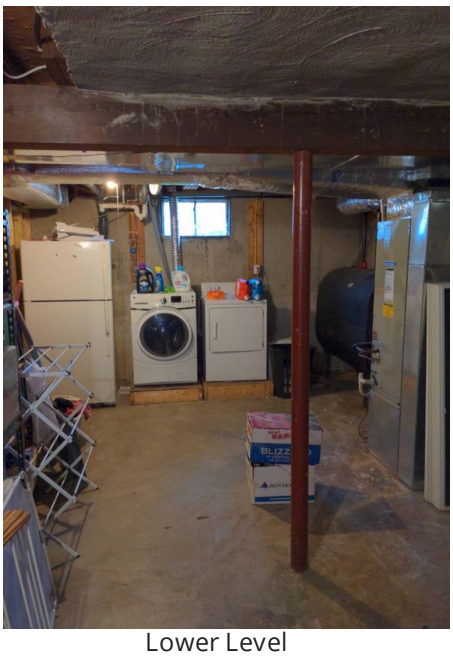
Insulation
Between Joists

Floor Framing
2x8s

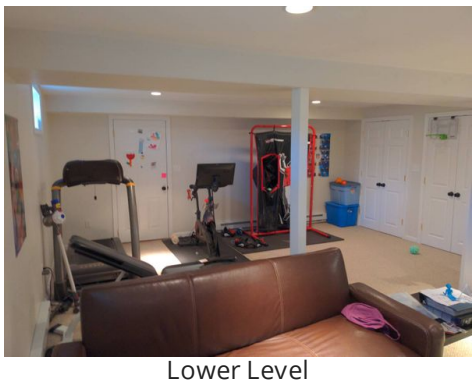
Columns/Posts
Concrete Filled Lally

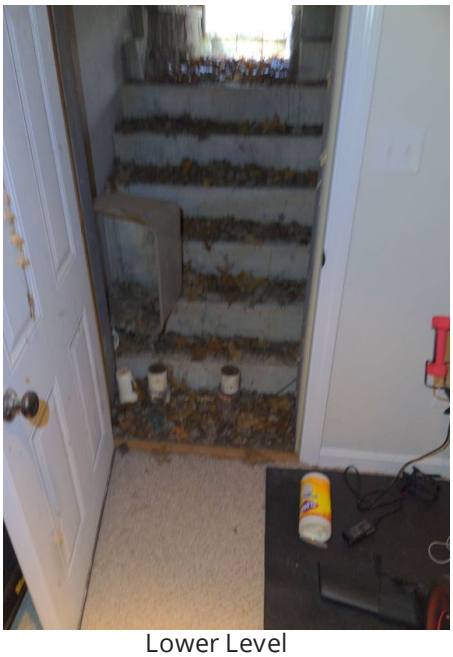
Crawlspace Inspection Method
No Access

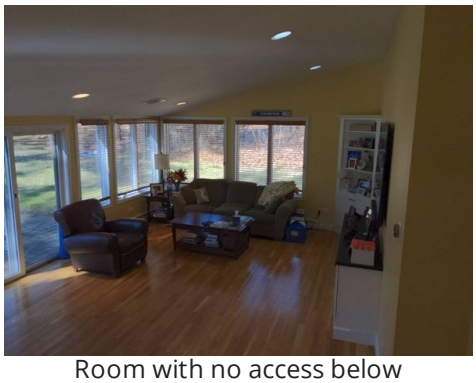
General photos of structure

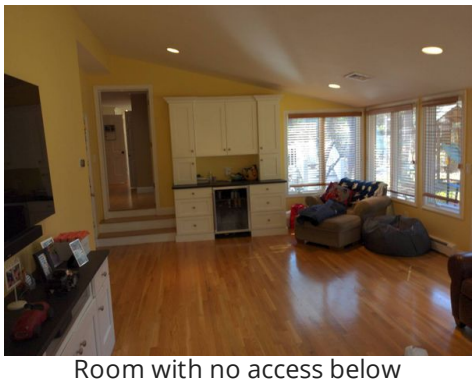

Lower Level


Lower Level


Lower Level


Lower Level


Room with no access below


Room with no access below

Limitations

Access

FINISHED LOWER LEVEL

Evaluation of Structure items is limited due to most of lower level being finished. Evaluations area limited to what can be seen in accessible areas.

Access

STRUCTURE ON SLAB

Rear of house appears to be on a slab foundation which prevents any interior view of foundation and any of the framing structure. Therefore, most items on the Structure page could not be fully evaluated as if in a full basement. Further investigate any possible crawlspace.

Action items

11.3.1 Framing/Beams

UNDERSIZED FRAMING

Typical Defects and/or General Maintenance

Framing is considered undersides by today's standards, upgrade if/as needed.

11.5.1 Insulation

ADD/UPGRADE INSULATION

Typical Defects and/or General Maintenance

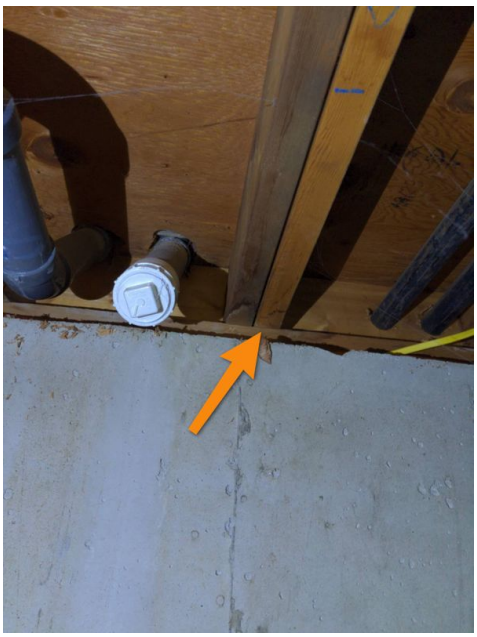
Add/upgrade as needed for energy efficiency.

11.9.1 Dampness/Water Intrusion

PREVIOUS WATER/STAINING

Marginal

There is evidence of previous water into lower level (ex staining). Follow up for history. Monitor closely and correct if/as needed.



12: ATTIC, INSULATION & VENTILATION

		OK	NI/NV	NP	Act
12.1	Access				X
12.2	Framing/Structure				X
12.3	Sheathing				X
12.4	Attic Insulation				X
12.5	Ventilation				X
12.6	Chimney & Flues			X	
12.7	Plumbing Vents In Attic	X			
12.8	Water Penetration				X

OK = Acceptable NI/NV = Not Inspected/Not Viewed NP = Not Present Act = Action Item

Information

Accessible Attic Locations
Above Upper Level

Structure- Roof
Conventional w/ collar ties

Structure- Ceiling
Wood Joists

Insulation
Covering Ceiling

Inspection Method
Viewed from hatch

General attic photo(s)


View of Attic


View of Attic

Limitations

Access

NO ACCESS TO ALL ATTIC AREAS

Not all areas of the attic could be accessed and should be further evaluated with qualified professional once there is access (ex above garage area).

Access

LIMITED VIEW FROM HATCH

Evaluation of attic is limited to what can be viewed from the access hatch.

Action items

12.2.1 Framing/Structure

UNDERSIZED ATTIC FRAMING WITH SAGGING

Marginal

Framing is undersized and shows sagging. Upgrade support as needed per contractor and keep roof clear of excess snow loads.

12.3.1 Sheathing

SUSPECTED MOLD

Deficient

Suspected mold viewed on sheathing. Follow up with mold professional for further evaluation and any needed corrections.


By ridge


Rear


Front


Front


Rear corner

12.4.1 Attic Insulation

ADD/UPGRADE INSULATION

Typical Defects and/or General Maintenance

Add/upgrade insulation as needed for energy efficiency purposes.

12.5.1 Ventilation

Marginal

SUSPECTED MOLD

Upgrade ventilation if/as needed per mold professional.

12.8.1 Water Penetration

Typical Defects and/or General Maintenance

STAINING

Evidence of previous seepage viewed (ex. staining on rafters and/or sheathing). Follow up for history. Monitor closely and correct if/as needed.

13: GENERAL INTERIOR

		OK	NI/NV	NP	Act
13.1	Walls, Ceilings, & Floors	X			
13.2	Doors				X
13.3	Countertops & Cabinets	X			
13.4	Sinks/Wet Bar	X			
13.5	Fireplaces				X
13.6	Smoke Detectors		X		
13.7	Carbon Monoxide Detectors		X		
13.8	Steps, Stairways & Railings				X
13.9	Water Intrusion	X			

OK = Acceptable NI/NV = Not Inspected/Not Viewed NP = Not Present Act = Action Item

Information

# of Additional Sinks
0

Additional Sink and Wet Bar Locations
N/A

# of Fireplaces/Stoves
1

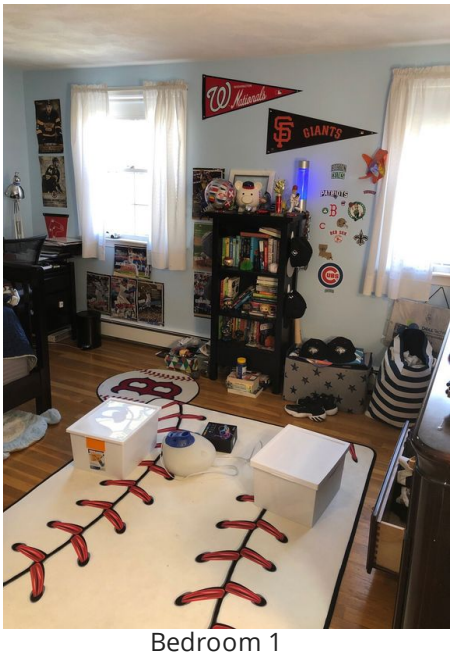
Fireplace or Stove Fuel Source
Wood

General Interior Photo(s)

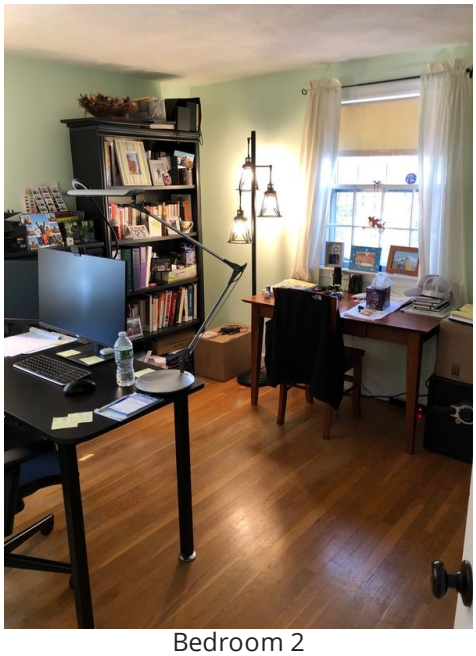

1st Floor living room

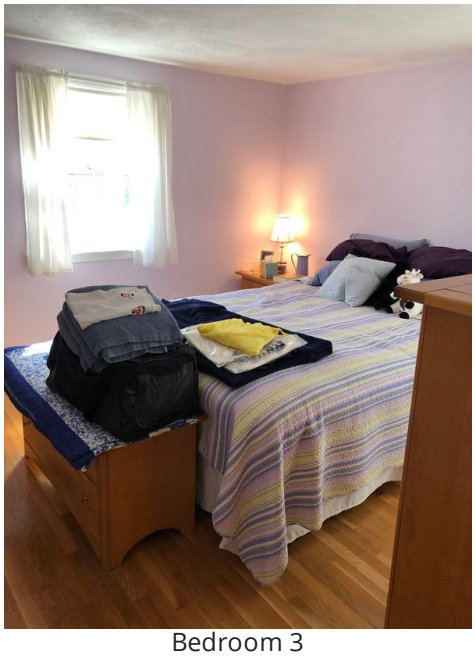

3 season addition


Dining room



Bedroom 1


Bedroom 2


Bedroom 3

Master Bedroom

Limitations

Smoke Detectors

SMOKE/CO DETECTORS

Any evaluation made on smoke/CO detectors is based on the presence & location of detectors, not how they function.

Steps, Stairways & Railings

TRIP STEP

Bottom stair lower than others

Lower Level stairs

Action items

13.2.1 Doors

Marginal

DOOR DOES NOT LATCH/CLOSE/FUNCTION PROPERLY

Door does not latch, close, and/or function properly. Evaluate and correct as needed.

13.5.1 Fireplaces

CHIMNEY SWEEP FOR FIREPLACE

Typical Defects and/or General Maintenance

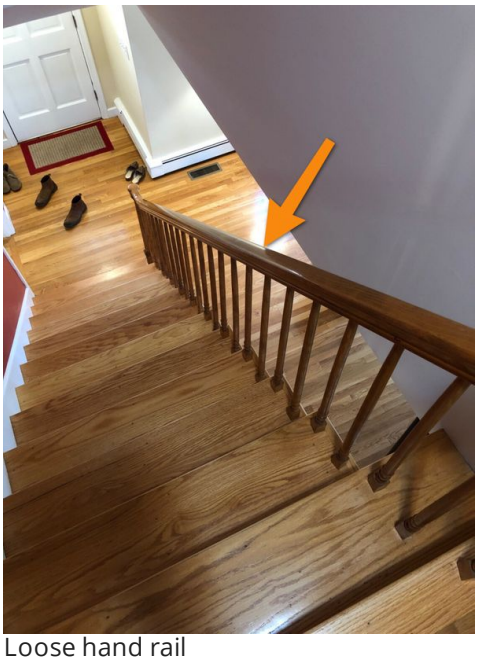
Recommend following up with a chimney sweep prior to use.

13.8.1 Steps, Stairways & Railings

LOOSE RAILING

Marginal

Correct any loose handrail where needed per licensed contractor.



Loose hand rail

14: STATE STANDARDS OF PRACTICE

Information

Links for Standards of Practice and Energy Audit

MASSACHUSETTS

266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS 266 CMR 6.00: STANDARDS OF PRACTICE

REQUIRED HANDOUT PURSUANT TO 266 CMR 6.08

NEW HAMPSHIRE

NH Home Inspection Standards of Practice

State SOP

Massachusetts Standards of Practice

266 CMR: BOARD OF REGISTRATION OF HOME INSPECTORS

266 CMR 6.00: STANDARDS OF PRACTICE

Section

6.01: Access

6.02: Purpose

6.03: General Requirements

6.04: Scope of the Home Inspection

6.05: General Limitations and Exclusions of the Home Inspection

6.06: Prohibitions

6.07: Required Distribution of Energy Audit Documents

6.01: Access

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

6.02: Purpose

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

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

6.03: General Requirements

(1) Inspectors shall:

(a) Use a written or digital contract and provide only the Client with a copy of the contract unless expressly authorized in writing by the Client.

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

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

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

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

3. Indicate the condition of systems and components that were inspected, including those that were found to be in need of repair;

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

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

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

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

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

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

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

(a) The scope of the repair(s) is unknown;

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

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

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

6.04: Scope of the Home Inspection

(1) System: Roofing.

(a) The inspector shall Observe and Report On:

1. Roof coverings;

2. Exposed roof drainage systems;

3. Flashings;

4. Skylights, chimneys;

5. Chimneys; and

6. Roof penetrations.

(b) The inspector shall Identify:

1. The type of roof covering materials;

2. The roof drainage system; and

3. The chimney materials.

(c) The inspector shall:

1. note the methods used to Observe the roofing; and

2. note any signs of previous and/or active leaks.

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

1. Walk on the roof unless in the opinion of the Home Inspector walking on the roof will pose no risk of personal injury or damage to the roofing components.

2. Observe and Report On:

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

b. The interior of chimney flues.

(2) System: Exterior.

(a) The inspector shall Observe and Report On:

1. Wall cladding;

2. Trim;

3. Doors/Windows;

4. Garage Doors (if the garage is attached to the main dwelling);

5. Decks/Balconies/porches/stoops/landings/steps;

6. Railings/guardrails;

7. Areaways/window wells;

8. Flashings; and

9. Driveways, walkways, vegetation, grading, site drainage, and retaining walls with respect to their effect on the condition of the dwelling and their ability to provide safe egress.

(b) The inspector shall Identify:

1. Wall cladding materials;

2. deck component materials; and

3. porch component materials.

(c) The inspector shall:

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

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

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

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

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

2. Fences, landscaping, trees, swimming pools, patios, irrigation systems;

3. Safety glazing;

4. Recreational facilities;

5. Any other dwelling units or addresses in multi unit buildings;

6. Outbuildings and detached garages; and

7. Underground utilities, pipes, buried wires, or conduits.

(3) System: Structure.

(a) The inspector shall Observe and Report On:

1. The foundation;

2. The floor structure;

3. The wall structure;

4. The ceiling structure; and

5. the roof structure.

(b) The inspector shall Identify:

1. The foundation materials; and

2. The Basement floor.

(c) The inspector shall:

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

2. Note the methods used to Observe under floor crawl spaces;

3. Note the methods used to Observe attics; and

4. Note signs of previous and/or active water penetration into the basement, under floor crawl space and attic including the presence of sump pumps and dehumidifiers.

(d) Exclusions: the inspector shall not be required to:

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

2. Provide access to the items being inspected (Responsibility of Client/seller/seller's representative).

3. Enter the under floor crawl space.

a. If it is not Readily Accessible;

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

c. If a dangerous or adverse situation is suspected and Reported by the Inspector; or

d. Observe and Report On Wood destroying insects, rodents and/or vermin unless specifically contracted for in writing.

(e) Attic Space.

1. The inspector shall not be required to enter the attic space:

a. If it is not Readily Accessible;

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

c. If a dangerous or adverse situation is suspected and Reported by the inspector.

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

(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 sdverse situations present, or when removal would damage or mar any painted surface and/or covering materials.

6. Observe or Report On:

a. The quality of the conductor insulation;

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

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

f. Underground utilities, pipes, buried wires, or conduits.

g. The Home Inspector shall not be required to test or operate Arc Fault Circuit Interrupters.

(5) System: Plumbing.

(a) The inspector shall Observe and Report On:

1. The water supply and distribution system:

a. Piping, including supports and insulation.

b. Fixtures;

c. Faucets.

2. The drain waste and vent system:

a. Piping, including supports; and

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

3. Hot water systems including:

a. Water heating equipment;

b. Normal Operating Controls;

c. The presence of Automatic Safety Controls;

d. Flue piping.

(b) The Inspector shall Identify:

1. The type(s) of water distribution piping materials;

2. The type(s) of drain, waste, and vent piping; and

3. The type of water heating equipment, and the nameplate capacity of the water heating equipment (gallons and/or gallons per minute).

4. The location of the main shut off valve.

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

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

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

2. Collect engineering data on the size of or length of water and/or waste systems and/or remove covering materials; or

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

4. State the effectiveness of anti siphon devices;

5. Determine whether water supply and waste disposal systems are public or private

6. Observe, operate, or Report On:

a. The exterior hose bibs;

b. Fire suppression systems;

c. irrigation systems;

d. water quality;

e. Wells and their related equipment;

f. Foundation sub drainage systems;

g. interior of flue linings;

h. Underground utilities, pipes, buried wires, or conduits; and

i. Water conditioning and filtration components and Systems.

j. Operate any laundry equipment, including washing machines and dryers.

(6) System: Heating.

(a) The inspector shall Observe and Report On:

1. Heating equipment;

2. Normal operating controls;

3. Automatic Safety Controls;

4. The exterior of the chimneys, flue piping and vents;

5. Heating distribution systems;

6. Insulation;

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

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

(b) The inspector shall identify:

1. The type of energy source;

2. The heating equipment;

3. The type of distribution system:

a. Piping: and

b. Duct work.

(c) The inspector shall note:

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

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

3. The existence of abandoned oil tanks; and

4. Any observed evidence of underground fuel storage tanks.

(d) If possible, have the seller and/or the seller's representative operate the systems using normal operating controls. If not possible for seller or seller's representative to operate system, the inspector shall operate system using normal operating controls.

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

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

1. Test and/or inspect the heat exchanger. This requires dismantling of the furnace cover and possible removal of controls;

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

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

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

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

6. Identify the type of insulation coverings;

7. Inspect fuel storage tanks and their related components;

8. Inspect humidifiers and electronic air filters;

9. Inspect the interior of flues with the exception of exposed flues serving other appliances as Observed in the smoke chamber of the fireplace; and

10. Inspect fireplace insert flue connections.

(7) System: CoolingCentral Air Conditioning.

(a) The inspector shall Observe and Report On the following cooling components:

1. Cooling and air handling equipment;

2. Normal operating controls;

3. Cooling distribution systems; and

4. the insulation on the exposed supply ductwork.

(b) The inspector shall identify the type of distribution system.

(c) The inspector shall:

1. If possible, the Inspector shall have the seller and/or the seller's representative Operate the systems using normal operating controls; and

2. Open Readily Accessible operable access panels provided by the manufacturer or installer for routine homeowner maintenance and Report On conditions Observed.

(d) Exclusions: the inspector shall not be required to:

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

2. Identify the type of insulation coverings;

3. Report on the air filter condition or effectiveness;

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

5. Inspect evaporator coils; or

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

(8) System: General Interior Conditions.

(a) The inspector shall Observe and Report on:

1. walls;

2. ceilings;

3. floors;

4. steps, stairways, balconies;

5. hand and guard railings;

6. counter tops and a representative number of cabinets;

7. permanently installed cooking appliances, dishwashers, and garbage disposals;

8. a representative number of doors and windows; and

9. separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.

(c) The Inspector shall:

1. note signs of water penetration; and

2. operate a representative number of kitchen cabinets and drawers, doors and windows.

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

1. Observe and Report On the following:

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

b. Draperies, blinds, or other window treatments; and

c. Non-permanently installed household appliances.

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

(9) System: Insulation and Ventilation.

(a) The inspector shall Observe and Report on:

1. exposed insulation in unfinished spaces;

2. ventilation of attics and inder floor crawl space areas;

3. bathroom venting systems; and

4. kitchen venting system.

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

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

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

2. Concealed insulation and vapor retarders; or

3. The adequacy, uniformity and capacity of the in place system(s) to ventilate the various areas of the dwelling.

6.05: General Limitations and Exclusions of the Home Inspection

(1) General Limitations.

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

(b) The Home Inspections standards set forth in 266 CMR 6.04 are applicable to Residential Buildings.

(2) General Exclusions.

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

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

2. The causes of the need for repair;

3. The materials for corrections of the problem;

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

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

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

7. Cosmetic items;

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

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

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

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

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

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

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

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

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

7. Project operating costs of components;

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

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

10. Test for radon gas;

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

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

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

14. Determine the level of sound proofing between walls, ceilings, floors, doors and between dwelling units.

15. Inspect surface and subsurface soil conditions.

6.06: Prohibitions

Inspectors are prohibited from:

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

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

(3) Offering or performing any act or service contrary to law and/or 266 CMR 6.00.

(4) Determining the cost of repairs of any item noted in their Report and/or inspected by them and/or their firm.

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

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

(7) Operating any system or component that is shut down or otherwise inoperable. (However, the inspector shall recommend the seller and/or the seller's representative demonstrate that those systems and/or components are functional).

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

6.07: Required Distribution of Energy Audit Documents

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

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

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

(4) Prohibition of Additional Fees. No additional fees shall be imposed upon or collected from the buyer or seller of the real estate in connection with the provision of such document. REGULATORY AUTHORITY 266 CMR 6.00: M.G.L. c. 13, § 96 and c. 112, §§ 221 through 226.

Energy Audit Document

REQUIRED HANDOUT PURSUANT TO 266 CMR 6.08

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

CONCERNED ABOUT RISING ENERGY COSTS? MASSSAVE CAN HELP.

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

- MassSave may provide you a no-cost home energy assessment to identify the energysaving improvements that are right for you.

- MassSave may provide money toward the cost of purchasing and installing approved energy-saving measures and money-saving rebates when you install qualifying energy efficient equipment.

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

15: 90 DAY WARRANTY INFO

Information

90 Day Limited Warranty

R.J. Home Inspections *Protecting Buyers Since 1987*

90 Day Limited Structural & Mechanical Buyer's Home Warranty

Mechanical Coverage Summary: Plumbing, water lines, faucets, water heaters, drain lines, gas lines. Electrical: Main service panel, secondary service panel, and wiring. Appliances: Kitchen Appliances including and limited to oven, range, dishwasher, built-in microwave, trash compactor, and garbage disposal. Heating/Air (HVAC): Furnace, air conditioner, and thermostats.

Structural Coverage Summary: Poured Concrete & Block Wall Foundations. Floor joists, bottom & top plates, and wall members. Roof leak repairs (does not include replacement of bad shingles), load bearing walls, attached garage doors.

Coverage Terms
This service contract covers only those items specifically listed and excludes all others. This contract does not cover consequential or secondary damages. This contract only covers those items that were confirmed to be in good working order at time of inspection and excludes all others, regardless of their condition at the time of inspection or if they were repaired. This contract does not cover water damage, cosmetic repairs, or items that are inaccessible without the removal of drywall, concrete, or any other permanently installed covering. This is not a maintenance contract. In order for an item to be covered, it must be maintained in accordance with the manufacturer's standards or be maintained within reasonable standards where no such standards exist. This contract excludes all appliances, climate control systems, and fixtures over 10 years old. This contract does not cover plumbing stoppages, regardless of reason. This contract does not cover well or septic systems or any related components. RJ Inspections is not responsible for upgrading failed systems to meet current codes or local ordinances. This contract does not cover chimneys, fireplaces, or brick failures of any kind. This contract does not cover cracking or scaling concrete. Roof repair is for leaks only, to rolled, composition, or asphalt shingle roof only, and is limited to the repair of the leak only. This contract does not cover pest damage, including that caused by any and all wood destroying insects and pests. All mechanical coverage is limited to those items within the home's foundation, and limited to an aggregate maximum of $500.00. All structural coverage is limited to issues within the home's foundations and is limited to an aggregate maximum of $2000.00. RJ Inspections is not an insurer. Any damage caused by any peril is not covered by this contract, which includes but is not limited to; war, riot, civil commotion, earthquake, hurricane, any and all acts of god, or any outside cause or neglect. All claims on this policy shall be made by the buyer of record only after they have taken possession of the home. All claims must be received within 90 days of the inspection or within 22 days of closing, whichever comes later. The coverage under this policy shall come after any and all other warranties in place.

Validating Your Home Warranty: It is important that we have your information prior to any claims being made.

Claims Procedures
1. Written Notification of claim must be received by RJ Inspections prior to the expiration of the policy (which is defined as noon, the 91st day after the inspection is completed). The following information must be contained in the claim:
I. Your Name
II. Your Inspector's Name
III. Your Full Address
IV. A Phone Number Where You Can Be Reached
V. A Brief Description of the Claim

2. An itemized repair estimate must be submitted for every approved claim, including the breakdown of parts & labor, as well as a specific cause for the failure in writing from a licensed or properly certified repair person. RJ Inspections reserves the right to request up to two (2) additional estimates. The estimate must include contact information for the repair person.

3. A copy of your home inspection must be submitted with the repair estimate, or at least those pages pertaining to the affected items.

4. Claims will be processed after we are in receipt of items 1, 2 & 3. You will be contacted by an RJ Inspections representative within 72 hours of all items being submitted.

RJ Inspections, Inc.
270 Lawrence Street
Methuen, MA 01844
800-253-4402
Fax 978-687-7096

www.rjhomeinspection.com

STANDARDS OF PRACTICE

Roof

The roof age listed is merely an estimated age. This estimation is based on the visual condition at the time of inspection or information given by the seller. We recommended further investigation to confirm the date installed.
Chimney material listed is what is viewed from the outside. Interior of chimney flues and any liners are not inspected. Some regulations in local towns, cities or states require the presence of a flue liner when using certain fuels. We suggest you consult your local authorities. R.J. Inspections suggests that all flues/ liners be checked by a contractor who specializes in this work.

INSPECTION FOCUS - Roofs are inspected visually and from an area that does not put either the inspector or the roof at risk. Generally viewed from the ground with binoculars and/or, through windows. Inspector does NOT inspect attached accessories including but not limited to:solar systems, antennae, satellite dishes, and lightning arrestors.
ROOF COVERINGS - The type of roof and the condition of the top layer will be reported and commented upon. Valleys and roof penetrations are prone to leaking. Worn, missing, patched or otherwise defective surfaces will be inspected and reported based upon normal wear and aging. The amount of layers of roofing material cannot always be determined and it is recommended to investigate roofing history.
VENTS - Vents represent the type and location of venting that is viewed for the roof and attic. Evaluation of this section on the Roof page is of what is viewed from the exterior ONLY. Refer to Attic page for a closer evaluation of the vent function. Roof systems must be ventilated properly.
FLASHINGS - This represents the flashings that are visible at the time of inspection. Any flashing covered with another material cannot be evaluated. Flashings provide a water tight seal at roof penetrations (i.e. plumbing, chimneys, flues), which are prone to leaking and should be reinspected annually.
SKYLIGHTS - Skylights, like flashings, are prone to leaking and should be reinspected annually.
CHIMNEYS - Limited to what can be seen at exterior of house. Evaluation of the interior of the chimney and the top of the chimney would require a separate inspection by a designated professional. Chimneys are very susceptible to the elements and usually are not completely visible due to location and height. Spalling of masonry units is a common problem in cold climates. Interior flue linings often are not visible especially if equipped with a cap covering to prevent downdrafts or screening to prevent sparks. Chimney parging conditions should also be inspected and reported.
DRAINAGE/GUTTER SYSTEMS - Gutters carry rain water off the roof and away from the foundation. Often they become clogged with leaves and other debris, or will develop sags and/or leaks at the joints. It is recommended to have all downspouts extended minimum of 3 feet away from the foundation. Gutters need periodic maintenance and cleaning. Roof drainage systems for flat roofs can be internal and not exposed on the outside of the house.
WATER PENETRATION - Represents any visible water intrusion or evidence of previous water. This is also identified on other pages of the report.
ROOF PENETRATIONS - Represents any item penetrating the roof that is within the scope of the inspection (i.e. plumbing, chimney, flues).

Exterior & Grounds

Exterior faucets should be drained during the winter months to prevent freezing.
Flashing evaluation is of what is visible. It does not include flashing covered by other material.
Window types of the dwelling include, but may not be limited to what is listed.
All grounds items are inspected with respect to their effect on the condition of the house and their ability to provide safe egress. Anything not attached to the house or not affecting the aforementioned house/egress is not inspected.
Pools, Hot Tubs, Irrigation systems, and their associated equipment are not inspected. We recommend evaluation by an appropriate service company.

EXTERIOR

INSPECTION FOCUS - The exterior is inspected visually at grade level. The inspector’s evaluation is based on generally accepted building practices at the time of installation and the age of the components. Probing is NOT done when probing is suspected to damage any finished surface and any secondary damage behind wall coverings is not known by an inspection. Screenings, awnings, shutters, and similar seasonal accessories are NOT inspected.
SIDING AND TRIM - If a damaged area is pointed out then it should be assumed that it is NOT the only damaged area. If the inspector recommends corrections then a professional should be consulted to determine the entire scope of repairs throughout the exterior. Exterior trim, eaves, fascias and soffits should be dry and painted to protect it from the elements. Siding should be free of contact with grade and/or trees and shrubs. Moisture conditions that continually affect exterior siding should be corrected. Caulking and/or flashing should be applied where building materials intersect.
VENEER - Veneer is porous and can be damaged by water penetration, freezing and subsequent thawing. Bricks, stones, or blocks, and other masonry can be severely damaged and need replacement when moisture is allowed to remain over a period of time. Space between the veneer and the insulating sheathing is required and is accomplished with the use of

“brick ties”. Veneer also requires a proper footing to carry it’s weight. Movement caused by improper ties or footings are detected by the presence of cracks in mortar or waves in walls.
DOORS - Doors may be wood, composite or insulated metal. Most exterior doors are three feet wide and have three solid hinges, positive air tight weather seals and dead bolt locking capabilities. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.
WINDOWS - A representative number of windows is tested per the inspection standards of practice and it should be understood that not every window is operated. If a defective window is pointed out then it should be assumed that it is NOT the only defective window. If the inspector recommends corrections then a professional should be consulted to determine the entire scope of the number of windows to be repaired throughout the house. Windows can be single pane, single pane with storm systems, or have double or triple insulated glazings. Styles can include fixed, double hung, casement or sliding. They can be wood or metal and should operate easily and close securely. Insulated windows may suffer from moisture condensation between panes indicating broken thermo seals, which does not significantly affect its insulating quality. Function, operation, and condition are inspected.
HOUSE FAUCETS/FIXTURES - This includes hose bibs and any exterior plumbing fixtures attached to the exterior of the house (i.e. outside showers). If there is no water at the faucets at time of inspection then they cannot be fully evaluated. Exterior hose faucets should be checked for leakage and loose fittings. In colder climates hose faucets should be winterized to avoid freezing damage and garden hoses should be removed.
ELECTRICAL CABLE - This includes any visible exterior service equipment, drip loop, service drop, service entrance conductors, cables, and raceways. Either underground or overhead electric cable is provided by a public utility. Service entrance conductors should be encased in protective material to avoid hazards.
FLASHINGS - Represents what is used to seal areas where building materials intersect. Flashing evaluation is of what is visible. It does not include flashing covered by other material.

GROUNDS & DRAINAGE

INSPECTION FOCUS - All items are inspected with respect to their effect on the condition of the house and their ability to provide safe egress. RJ Inspections is not responsible for anything not attached to the house or not affecting the aforementioned house/egress. Pools, Hot Tubs, Irrigation systems, and their associated equipment are not inspected. We recommend evaluation by an appropriate service company. Evaluations are based on normal weather conditions at the time of the inspection. Inspectors do not perform a soil analysis or evaluate homes based on geological conditions. Fences, any detached buildings, and anything underground are NOT inspected.
DRAINAGE - This is a visual observation only and drainage is not actually tested. It is recommended to investigate the history of drainage and flooding of the grounds surrounding the house. Ideally, water should flow away from a property in all directions at a rate of one inch per foot for at least six feet. Grading should not slope toward the property and surface water should be channeled to the lowest part of the property away from the structure to prevent ponding of water next to the structure. Provisions should be made for discharging run-off from the guttering system.
VEGETATION - Inspectors observe trees and shrubs in relation to how they are affecting the property at the time of inspection. Future conditions of the vegetation cannot be determined. The physical condition of the trees and shrubs themselves is not evaluated as the inspector is not a plant professional. Trees and shrubs should not be touching the roof, siding or the electrical service entrance cables.
WALKS & STEPS - This includes walkways, steps, stoops, landings, and any of their railings with respect to safe egress from the home..
DECKS / PORCHES - Inspected in respect to the time that they were installed. Building practices have evolved through the years and it is not expected to have all decks up to current codes or standards. Most older decks/porches have available upgrades. This includes any decks, balconies, and porches that are attached to the house and any of their associated railings.
DRIVEWAY - Driveways may settle, crack, or deteriorate and should be reported.
RETAINING WALLS - Retaining walls support and hold earth in place for landscaping purposes. Evidence of movement is to be reported. Retaining walls that will not affect the house are NOT inspected.
PATIO- This includes any patio that is abutting or has potential to affect the house. Any trip/fall hazard and any improper pitching that can affect the house or drainage will be reported.
GRADING - This includes the overall finished grade around the house, areaways, and window wells.

Attached Garage/Carport

All new construction requires fire-grade sheetrock, fire rated doors and fume barriers if garage is attached or under house. For safety, you should consider adding them to your garage if they aren't there already. Also, we recommend you add carbon monoxide detectors at your convenience if missing.

INSPECTION FOCUS - Garages and carports are inspected based on accessibility and are reported as being attached or detached from the house structure. Detached garages are not inspected unless specifically contracted for. Be aware that detached buildings are excluded from the referenced "Standards of Practice" and not inspected to these standards. Any evaluation of detached buildings is a general opinion of the overall condition at the time of inspection. The exterior components (i.e. roof, walls, eaves, fascias, gutters, etc.) should be reported when they differ from those components previously listed as part of the house structure or if the the garage is detached and contracted to be inspected. Interior components (i.e. walls, etc.) should be reported when defects exist and when they differ from those components

previously listed as part of the house structure.
FIREWALL / FIREDOOR - Attached garages should be separated from common walls of the house by a proper firewall and firedoor. Their purpose is to prevent migration of smoke from entering the house in the event of a garage fire. The presence of these items will be reported. The presence of both a required fire door between the house and the garage will be reported, if applicable.
GARAGE DOOR - Damage to the garage door hardware may represent a potential safety concern. Garage doors are oftentimes heavy and place a great deal of force on related components. Should any of these components fail, the weight of the door could create a dangerous condition. Some garage
doors are installed with exposed springs. This type of hardware configuration should
include safety features designed to prevent harm should the spring break.
DOOR OPENER - Electric garage door openers have been known to trap people, especially children, under the door as it closes. For this reason, all garage door openers should be equipped with a safety device to reverse the direction of the door, if necessary. Non-reversing door openers should be replaced for safety. Safety reversing devices should be checked monthly.
WATER INTRUSION - This represents any evidence of active or past water intrusion into the interior rooms of the home. History and cause of water is unknown and should be further investigated by client. Inspectors are NOT evaluating the home for mold and a specific mold professional should be consulted for any mold concerns.

Kitchen Items
The walls/ceiling/floors are evaluated on the General Interior page. The inspector may add specific comments for the kitchen on this page but refer to General Interior for full evaluation.

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove,
oven, and
garbage disposer.

- We check burners and ovens for function not accuracy- self clean mode is not inspected. Neither are clocks, timers, or thermostats.

CABINETS / SHELVES - Kitchen and laundry shelves and cabinets are inspected for acceptable operation.
SINK PLUMBING - Kitchen and laundry sinks should be inspected for proper installation and operation. Plumbing systems should be free of leaks and drain and vent properly.
APPLIANCES (BUILT-IN) - Built-in appliances will be operated and reported. Function of microwaves cannot be properly evaluated without cooking.

Laundry

If laundry is in finished room, refer to corresponding section for the evaluation of room/area.

LAUNDRY - The location of the laundry will be reported. This section of the report will be
completed in the same manner as the kitchen portion.
DRYER VENTS / DRYER SERVICE - Dryer vents should be vented to the exterior. They should not terminate in the crawl space, garage or attic. The condition of the dryer electrical service should be reported.

Bathrooms
The home inspector will inspect:

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

CABINETS / SHELVES / COUNTERS - Bathroom shelves, cabinets and counters are inspected for acceptable operation.
VENTS - Inspection of the exhaust vent systems should detect whether or not venting extends to the
outdoor atmosphere. Systems that recirculate indoors should be corrected as excessive
moisture build-up from high humidity conditions may lead to water related damage.
SINKS / TOILETS / TUBS / SHOWERS - Bathroom plumbing systems are inspected for leaks which may affect shower, tub and sink surroundings. Inspectors examine and look for evidence of leaks at the junction of walls and floors that intersect with these units.
BATHROOMS INSPECTED - The number of associated bathrooms will be reported.

Plumbing

RJ Inspections recommends that the domestic hot water temperature be set < 120° F for safety.
Testing for gas leaks is not done due to it requiring techniques beyond a home inspection.
If gas or oil fueled, refer to Heating & Cooling page for burner/flue piping/exhaust assessment.
All Plumbing evaluations are as seen and tested on the interior of the home. There is no evaluation being done on items or components that are outside of the home. The type of sewerage disposal & water supply systems cannot be confirmed, and are listed as what is seen inside the home. For full evaluation of potential or known septic and/or well systems, contact appropriate professional.

INSPECTION FOCUS - Plumbing inspections are visual of normal operating conditions and are NOT any evaluation of plumbing with respect to current building codes. If the home is considered an older home then it should be assumed that parts of the plumbing system are not at the standards of the current codes. Inspectors operate normal controls and put the system through a normal cycle. Evaluations are as seen and tested on the interior of the home at the time of inspection only. The client should perform his/her due diligence for the history of any and all repairs. There is no evaluation being done on items or components that are outside of the home. The type of sewerage disposal & water supply systems cannot be confirmed, and are listed as what is seen inside the home. For full evaluation of potential or known septic and/or well systems, contact appropriate professional. Inspector will NOT operate any valve except fixtures.
SUPPLY PIPES - Supply pipes, especially galvanized, can become clogged with mineral deposits, which restrict functional water flow. If air gets trapped in the lines, the pipes can make a knocking sound, known as water hammer. Electrolysis, which occurs from the mixing of ferrous and non-ferrous metals, can cause leaks.
WASTE / VENT PIPES - Waste pipe inspections are limited to the visible portions of the drain system. Inspectors run water through the system from every fixture and look for any indication of leaks, defective drainage or venting.
FUNCTIONAL WATER FLOW - Functional water flow is based on the observed flow at all fixtures through the house with multiple fixtures running simultaneously.
FUNCTIONAL WASTE DRAIN - Functional waste drainage is based on the free flow of water, without backing up, at all drains
WELL SYSTEM - Well inspections are limited to the accessible interior components. Pressure tanks can become water logged and will cause the pump to wear out quickly. Wells should deliver adequate pressure at all times. Normal acceptable pressure from wells is 40-60 psi. Water samples of the site should be taken to an approved laboratory to test potability.
WATER HEATER / TEMPERATURE PRESSURE RELEASE (TPR) VALVE -
Water heaters are inspected visually for proper installation and ability to provide adequate hot water.
All water heaters must have a temperature pressure relief valve with a properly installed extension discharge pipe.

Heating & Cooling

To determine the condition of heat exchangers major disassembly is required. Therefore, this report does not represent the condition of the heat exchanger. The sizing of equipment and distribution are considered engineering and are not evaluated. Humidifiers and electronic air filters are beyond the scope of inspection not tested/evaluated. All of these items can be evaluated by a trade professional.
Window type and/or wall mounted AC units are not inspected or evaluated in this report.

INSPECTION FOCUS - Heating and cooling inspections are visual and not technically exhaustive. They are not evaluated to the extent or with the same eye that a dedicated professional would. Periodic service/maintenance should be performed on all units and if there is no evidence of a history then a follow up with a professional is recommended. Building and installation codes for heating and cooling are NOT evaluated. Weather permitting, we will operate both the heating and A/C units in their respective modes. We will use normal controls and evaluate how well the system is performing its intended function. Inspector will NOT operate system if circumstances may cause damage, or when the electrical supply and/or fuel source to the unit is off.
A/C OPERATION - A/C units are not operated when outdoor temperatures are below 60 degrees or if the outside temperature was below 45 degrees the night before, since damage may result and compressor warranties may become void. A properly operating unit delivers cool air across the coil.
HEATING OPERATION - The heating unit may not be tested at this time if temperature conditions do not allow the system to be operated normally (i.e. during excess warm weather we will not be able to operate the heating system). Systems are not dismantled. The system type (i.e. forced air, hydronic, convective) and fuel type (i.e. gas, oil, electric) will be reported.
EXHAUST SYSTEM - Exhaust systems are inspected visually only on the condition of the exhaust and active function cannot be tested. Exhaust is used to properly vent gases to the outdoor atmosphere. Separated or rusted vent pipes and/or negative slope are potentially dangerous.
DISTRIBUTION - All interior rooms considered living space should be a conditioned space. Rooms without heat sources should be reported. Balancing and load of heat/AC is beyond the scope of the inspection.
INSULATION - This represents the insulation if present on the duct work and the heating/cooling unit.
THERMOSTAT/CONTROLS- This represents the normal operating controls for the heat/AC. Any custom or overly complicated controls should be evaluated by a license professional
BURNER - The view of the burner is often limited and not fully evaluated. Full evaluation of burner should be done by a licensed technician.
OIL TANKS + LINES - In Massachusetts, evaluation of any fuel tank is beyond the scope of the inspection. RJ Inspections Inc takes no responsibility for these tanks and a follow up with a licensed professional is recommended. Any and all comments made on these tanks by the inspector in MA which are beyond the scope of the inspection, wether they are

positive or negative, are an opinion of the general visual condition and should be further investigated by professional. If the tank has been abandoned, any evidence of its presence should be reported. Abandoned tanks should be removed. Fuel source will be defined as gas or oil and reported. Propane tanks are NOT inspected.
AIR FILTER - A clean filter is helpful for proper operation of heating units. Dirty filters cause poor circulation, damage system, waste energy, can be unhealthy and should be cleaned/replaced often.

Electrical

All evaluations are of systems that are on or inside the home. Other electric systems separate from the home and generators are not inspected at this time unless otherwise contracted for.
Recommend installation of GFCI outlets in all wet locations: Baths, kitchens, garage, unfinished basement, exterior, pool/spa, etc.

INSPECTION FOCUS - Electrical inspections are visual and operational. They are NOT an evaluation of electric with respect to current building codes. If the home is considered an older home then it should be assumed that parts of the electric system are not at the standards of the current codes Inspectors operate all normal switches, test a representative number of outlets/fixtures/switches, and observe visible lines. Evaluations are of systems that are on or inside the home. Other electric systems separate from the home and generators are NOT inspected at this time unless otherwise contracted for.
PANELS - This includes main panel and all sub panels. This represents any interior components including overcurrent devices, conductors, and branch circuits located in a panel. If a deficiency is noted in the report then a professional should be consulted to determine the entire scope of repairs int he panel. Inspectors remove cover panels so the main service panel wiring can be inspected. Inspectors will NOT remove panels if panels are not readily accessible, if there is a dangerous situation present, or if removing the panel would damage or mar any finished and/or covering material.
CORROSION IN PANEL - Inspector should note any corrosion viewed in panel which may indicate presence of past moisture inside of panel.
GROUND - The type and location of the grounding system should be inspected and reported.
Undetermined or inadequate grounding should be reported.
GFCI - Newer homes require ground fault circuit interrupters. GFCI protection was not required when most older homes were built. These safety devices are suggested in areas where water may be present, such as kitchens, bathrooms, exterior regions, garages, and basements. Older homes should consider updating an electrical system with these devices.
SERVICE/AMPERAGE - This includes the main service wire conductor, the main over-current device, and the measured amperage to the house as determined by the lowest main breaker.
WIRING - Visual wiring beyond the main service panel box is examined for condition, protection, and improper wiring conditions. Improper wire conditions can present shock hazards.
OUTLETS/SWITCHES/FIXTURES - This is the evaluation of a representative number of receptacles, switches, and fixtures that are tested through the house. If any defective outlets are found then it should be assumed that there are others. If the inspector recommends corrections then a professional should be consulted to determine the entire scope of repairs throughout the home.

Structure
This section represents the evaluations of the lower level of the home, crawlspace, and areas below living space.

The source or history of water penetration cannot always be determined during the inspection. We suggest that you consult the owner for past history of whether there has been water penetration or not. Efflorescence is a white powder along concrete floor/walls which usually indicates dampness or water penetrations at some time in the past.
Structural components in the home include but are not limited to what is listed. Wooden or adjustable columns are subject to shrinkage and deterioration. While they are acceptable under most circumstances, cement filled lally columns are preferable.

INSPECTION FOCUS - Foundation inspections are visual and limited to accessible components. Accessibility will vary due to type of foundation and other obstacles. Inspections are NOT an evaluation of the structure with respect to current building codes. If the home is considered an older home then it should be assumed that parts of the structure are not at the standards of the current codes. The most common problem concerning foundations is water.
ACCESS - If there are any limitations of the inspection due to access then it is recommended to have those areas fully evaluated be a professional prior to closing. Inspectors will access foundation components based on their design. For instance, unfinished basements offer complete access while slab foundations offer little to no access. It is NOT the responsibility of the inspector to determine if there is a hidden inaccessible crawlspace or any unknown area. It cannot always be determined if a home is on a slab foundation vs an inaccessible crawlspace. Consult the home owner and, if needed, a dedicated professional.
FOUNDATION WALLS - The foundation walls are a MAJOR structural component of the home. Any abnormalities should be taken seriously and a professional should be consulted. Inspectors will attempt to identify the type of materials used in the foundation and look for abnormal cracks, wear, or movement. If warranted, additional structural inspections may be recommended.
FRAMING - This includes any floor and wall frame structure that is visible. Inspectors will look for signs of moisture penetration, dry rot or other system damage in areas where accessibility permits.
INSULATION - Insulation in basements and crawl spaces may obstruct the inspector’s view. Improperly installed

insulation may trap moisture and lead to rot.
VENTILATION - Basements and crawl spaces require proper ventilation to allow moisture to escape. Perimeter vents or windows in the foundation help aid evaporation. Vents should be closed during winter months in colder climates.
SUMP PUMP / DRYNESS / DRAINAGE - History and cause of water is unknown and any evidence of previous water should be further investigated by client. Inspectors are NOT evaluating the home for mold and a specific mold professional should be consulted for any mold concerns. Basement and crawl space areas prone to water problems should have a sump pump or water/moisture removal system. Removing water reduces the amount of moisture and likelihood of insects in the home. Proper grading at the outside foundation, the use of sump pumps, and/or gravity drainage helps keep basements and crawl spaces dry.
FLOOR / SLAB - The concrete floor (slab) inspection is usually very limited due to lack of accessibility. It is normal to have settling cracks on floors. Cracks should be evaluated for the history of movement and a follow up with a professional may be needed for a full evaluation.
CHIMNEY - This represents the condition of any chimney that is present and visible within the foundation walls.

Attic, Insulation & Ventilation
INSPECTION FOCUS - Attic inspections are visual. Inspectors will access the attic if possible. Most attics are unfinished and outside the living space of the home. Attics without safe flooring have a limited evaluation to what can be seen from the access hatch only. If there are any limitations of the inspection then it is recommended to have those areas fully evaluated be a professional prior to closing.
ACCESS - Inspectors will locate and access if the attic has adequate clearance and is unobstructed. Some attics are too narrow to enter or are not present due to cathedral ceilings. Restrictions will be listed here.
FRAMING - This includes the visible roof and ceiling structure. Attic framing creates space between the ceiling and the roof. It should be sturdy enough to carry the weight of the framing and roof as well as snow and ice in colder climates.
SHEATHING - The sheathing separates framing from roof shingles. It should be kept dry and free of roof leaks and its condition should be reported.
INSULATION - Attics are subject to extreme temperature changes due to direct exposure of the sun on the roof in summer and the lack of a heat source on winter days. Therefore, adequate attic insulation is necessary for energy efficiency.
VENTILATION - Attics must be ventilated properly to eliminate cold weather moisture build-up and subsequent condensation. Additionally, ventilation is necessary to prevent excessive heat and subsequent overworking of the A/C system during warm weather.
WATER PENETRATION - This represents any evidence of active or past water intrusion into the accessible attics of the home. History and cause of water is unknown and any evidence of previous water should be further investigated by client. Inspectors are NOT evaluating the home for mold and a specific mold professional should be consulted for any mold concerns.
PLUMBING VENTS / CHIMNEYS / FLUES - Represents the condition of these items as viewed in the attic. Plumbing vents, chimneys and flues should terminate above the roof line and be free of leaks around flashed areas.

General Interior

Note that any houses built before 1978 may have lead paint.
Hairline cracks on walls & ceilings are usually typical and due to some settlement or shrinkage.
All wood, coal, pellet, & any other solid fuel stoves are inspected visually only. We recommend a permit be obtained from the local Fire Department before operation of any solid fuel stoves.
Interior of fireplace flues and chimneys is not inspected.
Any evaluation made on smoke or CO detectors is based on the presence & location of detectors, not how they function.

INSPECTION FOCUS - Interior room inspections are conducted visually. Inspectors examine and base findings compared to homes of similar construction and age. Furniture and stored items restrict the access of inspector and will NOT be moved by inspector.
WALLS / CEILINGS / FLOORS - This includes the wall/ceiling//floor structure that is visible from interior rooms. When all of main levels are finished, the structures cannot be evaluated and the only evaluation is in the basement/crawlspace and attic. Interior walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted.
DOORS - This represents the function and condition of the interior doors.
HEATING & COOLING - The presence of conditioned air sources to the interior rooms and their condition is reported.
CABINETS / SHELVES / COUNTERS - Interior room cabinets, shelves and counters are inspected for acceptable operation.
WET BAR / SINKS - Wet bars and any additional sinks through the house are inspected for proper installation of plumbing components, should be free of leaks, and drain and vent properly.
FIREPLACE / WOODSTOVE - Fireplaces are checked for proper installation and function of damper is accessible. We do not operate these units. We visually inspect them for signs of improper installation. Flue interiors are NOT inspected. Please consult a professional chimney sweep for full evaluation..
SMOKE / CO DETECTORS - The presence of smoke and CO detectors are reported on. They should be located on each floor, and at/or near the bedroom sections of the home. In MA, these are inspected by the fire department and therefore

not inspected during home inspection.
STAIRS / BALCONIES / RAILS - Railing and stair systems are inspected for safety. Proper railing installation and consistent stair riser and tread dimensions are necessary for safety.
WATER PENETRATION - This represents any evidence of active or past water intrusion into the interior rooms of the home. History and cause of water is unknown and any evidence of previous water should be further investigated by client. Inspectors are NOT evaluating the home for mold and a specific mold professional should be consulted for any mold concerns.