

Dear Sample,

At your request, an inspection of the above property was performed at [The Nicest Street in Raynham MA](#) on [September 4th, 2011](#). Striler Home Inspections, Inc. is pleased to submit the enclosed report.

This report is a professional opinion based on a visual inspection of the accessible components of the property.

This report is not an exhaustive technical evaluation.

Please understand that there are limitations to this inspection. Many components of the property are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing a property, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership.

Your attention is directed to your copy of the Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our liability in performing this inspection.

The information provided in this report is solely for your use. You may however, at your discretion, share it with whomever you want.

Thank you for selecting Striler Home Inspections, Inc.

Sincerely,

Chuck Striler

Owner/Inspector

Striler Home Inspections, Inc.

Inspection report for Sample Client - The Nicest Street - Raynham - MA

Your Inspection Report



The following is an inspection report for Sample Client for the property located at The Nicest Street in Raynham MA

Confidential Home Inspection Report

This report is the exclusive property of Striler Home Inspections, Inc. and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

Report Table of Contents

General Information	4
Grounds	6
Roof & Protrusions	7
Exterior	9
Garage	12
Plumbing	13
Heating, Ventilation & Air Conditioning	15
Electrical	18
Interior General Condition	21

General Information

Client & Inspection Information

Client:

- Sample Client.

Inspection Site:

- The Nicest Street Raynham MA 02767.

Inspection Date:

- 09/20/2011.

Start & Finish Time:

- The inspection began at 8:00 am.
- The inspection was completed at 11:30 am

Area:

- The house was located in a suburban area.

House Occupied?

- The house was occupied at the time of the inspection.

People Present:

- The people present at the inspection were the buyer, buyer's spouse, and buyer's agent.

Comments:

- The inspection included a double radon canister test and a termite report.

Ratings, Definitions, & Resources

Color Coded Terms:

For your convenience, the following color coded conventions have been used.

RED text is a "Safety Item": Denotes a brief comment of significant deficient components or conditions which need immediate attention, repair, or replacement. These items should be your first priority due to their safety nature!

GREEN text is an "Action Item": Denotes general / descriptive comments on items, in the opinion of the inspector, should be acted upon as soon as possible.

Blue text is a "Maintenance Item": Denotes recommendations for the proper operation and routine maintenance of the home.

Purple text is an "Item To Monitor": Denotes an area where further investigation and / or monitoring is needed. Future repairs may be necessary. During the inspection, there was insufficient information. Improvements cannot be determined until further investigation or observations are made.

Appears Serviceable:

- The term "**Appears Serviceable**" means that an Item appears functional at the time of the inspection and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report. For example, a brand new home with a very expensive kitchen and an older home with a modest kitchen can both be rated as "Appears Serviceable".

Resources:

- If you need any information regarding your home I have some excellent articles at my website www.strilerhi.com with new material being added as I find it.

Recommendations

Comments:

- The General Home Inspection is not a building code-compliance inspection, but a visual inspection for safety and system defects. The Inspection Report may comment on and identify as problems systems, components and/or conditions which may violate building codes, but although safety defects and building code violations may coincide at the time of the inspection, confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection.
- If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a building code-compliance inspection. Recommendations made by the inspector should be acted upon in a timely manner in order to receive the results of any further evaluation by contractors or engineers before the deadline for negotiation with the seller has passed.
- If you are unable to get the results of any necessary evaluations before the expiration of your Inspection Objection deadline, you should ask your agent to amend the contract to extend the deadline. Municipal contacts are a good resource prior to purchasing a home. The Fire Dept. can be contacted for prior fires in the house or flooding that caused them to pump out the house, or oil tank permits and records of removal. The Police Dept. will have records of the community including registered sex offenders. The Conservation Dept. will have records for flood zone maps. The Building Dept. will have records of additions. The Tax Dept will have plot plans.
- The new Lead Paint Law went into effect as of 4/22/10. A copy of these laws can be obtained at the building Inspector's office. Most all work performed on a house built prior to 1978 will have to conform to these new laws, and can be expensive.

Climate Conditions

Weather:

- The weather was overcast.
- The temperature was 60-70 degrees.

Soil Conditions:

- The ground was dry.

Building Characteristics

Estimated Age:

- The home was built in 2007.

Type:

- The house is a single family house.

Stories:

- The house is a 2 story house.

Space Below Grade:

- The space below grade is a Basement.

Utility Services

Water Source:

- The home water was supplied from a public source. The source of the water supply was determined by the presence of a water meter on the property and no other source of water supply noted.

Sewage Disposal Type:

- The sewage disposal type is a Public system. The type of waste disposal system was provided by the listing agent, you can check with local authorities to verify.

Utilities Status:

- All utilities were on.

Grounds

Grounds Notes

Grounds notes:

- This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems.
- This inspection does not include determining if the property is above the 100 year flood plain. For further information regarding elevation of the lot, check with your survey and appraiser.

Driveway & Walkway(s)

Driveway Materials:

- The driveway is paved with asphalt.

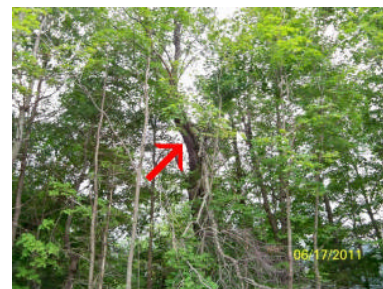
Driveway Condition:

- Common cracks (¼-inch or less) were visible in the driveway at the time of the inspection. Cracks exceeding ¼ inch should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture.

Trees & Landscaping

Tree(s) Condition:

- At least one tree on the site needs to be removed or have portions removed.



Landscape Condition:

- No issues with landscaping are noted.

Grading

Drainage:

- The lot appears to have adequate drainage to prevent water from ponding.

Grading:

- The site has a gentle slope at the right and at the rear.

Exterior Stairs

Main Entryway Stairs:

- The entry stairs are located at the front door.
- The stairs are made of brick and mortar.
- The entryway stairs are in functional condition.
- There is a handrail that appears serviceable.

Deck(s)

Deck Location & Type:

- The deck is located at the right rear of the house.
- The basic deck structure was built of wood.

Deck Condition:

- All visible deck components appeared to be in serviceable condition at the time of the inspection. Inspection of the deck typically includes the following including the following: Attachment to the home (fastening method and flashing), Structural integrity, Planking (flooring), Guardrails, Finish coatings, Stairs (including treads, risers, attachment to deck, supports and handrail).

Roof & Protrusions

Roofing Notes

Roofing Notes:

- Exclusions: Including but not limited to 266 CMR 6.04(d)1. and 2., the Inspector shall not be required to:
 - Walk on the roof unless in the opinion of the Home Inspector he/she is provided Safe Access, and the Seller and/or the Seller's Representative provides authorization that relieves the Inspector of all liability of possible damage to the roofing components, and in the opinion of the Inspector, walking on the roof will pose no risk of personal injury or damage to the roofing components.
 - Observe and Report On:
 - Attached accessories including, but not limited to: solar systems, antennae, satellite dishes and lightning arrestors.
 - The interior of chimney flues.
- The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.
- Although roof covering materials are designed to protect the underlying home structure from moisture, most are not considered waterproof, but water resistant. They are designed to work together with an underlying membrane and the effectiveness of both the membrane and the roof covering material are dependant upon the material quality and the use of proper installation methods.
- Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs. **Lifespan factors (DISCLAIMER)** Because of the many variables which affect the lifespan of roof-covering materials, the Inspector does not provide an estimate of the expected long-term service life of any roof-covering materials. This is in accordance with all inspection industry Standards of Practice.

The following factors can affect the lifespan of roof-covering materials:

Roofing material quality: Better quality materials generally last longer.

Installation method: Improper installation may reduce lifespan.

Number of layers: Roofs installed over existing roofs will have reduced lifespan.

Structure orientation: South-facing roofs will have shorter lifespans.

Degree of roof slope: Flatter roofs will have shorter lifespans.

Climate zone (snow & rain): Harsh climates shorten roof lifespans.

Temperature swings: climates with large daily temperature differentials (within 24-hour cycles) will shorten roof lifespans.

Homesite conditions (overhanging tree branches, wind, etc.)

Roof color: Darker roofs absorb more heat which shortens roof lifespan.

Elevation: Homes at higher elevations are exposed to more ultra violet (UV) light, which shortens roof lifespan.

Home orientation: Roofs which receive more sun deteriorate more quickly than roofs which receive less sun.

Roof structure ventilation: Poor ventilation shortens roof lifespans.

Quality of maintenance: Poor maintenance will reduce lifespan.

Roofing

Roof Type:

- The home had multiple gable roofs.

Means of Inspection:

- The roof was viewed from the ground with binoculars.
- The surface of the roof was not walked on. The surface of the roof is too steep for the inspector to walk on.

Covering Materials:

- The roof covering is asphalt composite shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.

Condition of Covering Material:

- The roofing materials appear to be installed in an acceptable manner.
- The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.

Roof Flashing:

- The flashings are metal and rubber.
- The flashings around openings in the roof covering appear to be watertight and caulked as needed.

Protrusions Thru Roof(s)**Vent Piping:**

- The visible plumbing vent piping appears functional.
- The vent material, as it passes through the roof, is plastic.

Gutters & Downspouts**Gutters & Downspouts Type & Condition:**

- The house has full aluminum gutters and downspouts.
- The gutter and downspout system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts.

Attic & Insulation Notes**Attic Notes:**

- Exclusions: Including but not limited to 266 CMR 6.04(3)(b)5.a. through e. the Inspector shall not be required to:
 - Enter the Attic Space:
 - If it is not Readily Accessible,
 - If access is obstructed and/or if entry could damage the property,
 - If a Dangerous or Adverse Situation is suspected and Reported by the Inspector.
 - Walk on the exposed and/or insulation covered framing members.
 - Collect engineering data such as the size, span, spacing, species, section modulus, slenderness ratio and/or modulus of elasticity of the structural members. (Engineering services).
 - Provide access to the items being inspected.
 - Observe and Report On Wood destroying insects, rodents and/or vermin unless specifically contracted for in writing. (Independent Pest Control / Extermination Service).
- In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification.

Insulation Notes

- 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:
 - The type(s) and/or amounts of insulation and/or its material make-up.
 - Concealed insulation and vapor retarders.
 - Venting equipment that is integral with household appliances.
 - The venting of kitchens.
 - The adequacy, uniformity and capacity of the in place system(s) to ventilate the various areas of the dwelling (Engineering/Heating services).

Adding insulation to a home improves the comfort and reduces the heating and cooling costs. Virtually every home could have more insulation added, although the cost effectiveness of adding insulation decreases with higher levels of existing insulation. Typically, improving the insulation in the attic is the most cost effective approach. When adding insulation, it may also be necessary to improve the attic ventilation. If changes are planned for exterior walls, insulation improvements may be cost effective as part of this work. Improving the insulation levels in basements and crawlspaces from the interior can also be quite cost effective, although there is typically less heat loss from these areas than there is from the attic, for example. Reducing the amount of air leakage out of the home can also have a dramatic impact on both comfort and fuel costs. There are firms that

Red = Safety Item Green = Action Item Blue = Maintenance Item Purple = Items to monitor

Inspection report for Sample Client - The Nicest Street - Raynham - MA

specialize in sealing homes to reduce air leakage. These improvements can be cost effective, especially for particularly leaky homes. This work is often incorporated with insulation improvements.

Attic & Insulation

Attic Access:

- The attic is full size.
- The attic was accessible by pull down ladder.
- An attic light was provided.
- The proper attic floor elevation railing has been installed.
- Proper walk boards were in place.

Attic Structure:

- A rafter system is installed in the attic cavity to support the roof decking.
- The rafter spacing is 16 inch on center.
- The rafters or truss system appears to be in satisfactory condition.
- The roof decking material is plywood sheathing.
- On a high pitch roof, collar ties are used to help distribute the load factor on the exterior walls and used to stiffen the rafters. The collar ties appear satisfactory.
- Sheathing appears serviceable.

Evidence of Attic Leakage:

- No evidence of leaks from the interior.

Attic Ventilation:

- There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.

Attic Insulation:

- The attic insulation was fiberglass batt. The R-value of this material is typically between 2.9 and 3.8 per inch of thickness.
- 8-9 inches
- Attic door has been properly insulated.

Exterior

Exterior

Exterior Notes:

- Exterior 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, sprinkler systems.
 3. Safety glazing.
 4. Geological conditions (Engineering services).
 5. Soil conditions (Engineering services).
 6. Recreational facilities.
 7. Any other dwelling units or addresses in multi-unit buildings.
 8. Outbuildings and detached garages. However, should the Inspector include the inspection of these structures, under 266 CMR 6.07: Optional Fee Based Services, the inspection must comply with the standards of 266 CMR 6.04.
 9. Underground utilities, pipes, buried wires, or conduits (Dig Safe)

Exterior Walls Materials & Condition:

- If soils are not lowered to 6" or more from siding / trim then termites can infest the home much easier. A large termite colony can make a mud shelter tube up to the wood siding / trim in a matter of hours. This shelter tube is their protective device that allows them to stay moist and helps protect them as they enter the structure. A large termite colony can consume up to one square inch of wood per day.
- The exterior walls are constructed with vinyl siding. Due to visual limitations no determination can be made of the area below this siding, consult the owner of any known conditions hidden from view.
- **Problems were noted with the vinyl wall covering. Improper flashing was discovered at the left corner of the deck. In it's current condition, rain water will be allowed to get between the siding and the house wrap and potentially cause moisture damage. A qualified contractor should be called for an estimate to make repairs.**

**Exterior Trim Materials & Condition:**

- The exterior trim is vinyl.
- The exterior trim appears serviceable at the soffit, fascia, eaves, corner boards, and remaining exterior trim.

Chimney**Chimney Information:**

- This house does not have a chimney.

Foundation**Foundation notes**

- Exclusions: Including but not limited to 266 CMR 6.04(3)(a)5.a. through d., the Inspector shall not be required to:
 - Collect engineering data such as the size, span, spacing, species, section modulus, slenderness ratio and/or modulus of elasticity of the structural members.
 - Provide access to the items being inspected (Responsibility of Client/ Seller/Seller's Representative).
 - Enter the Under Floor Crawl Space
 - If it is not Readily Accessible,
 - If access is obstructed and/or if entry could damage the property
 - If a Dangerous or Adverse Situation is suspected and Reported by the Inspector.
 - Observe and Report On Wood destroying insects, rodents and/or vermin unless specifically contracted for in writing. (Independent Pest Control/Extermination Service).
- All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.
- Basement leakage is often caused by conditions on the exterior of the home. Basements are not built like boats, and if water is allowed to collect outside of foundation walls, it will leak through into the basement. It is important that gutters and downspouts collect roof water and carry it away from the house. Similarly, lot grading around the house should slope down away from the building so that surface water from rain and melting snow is directed away from the building, rather than toward the foundation.

Foundation Materials:

- Poured in place concrete, 8 inches or more thick.

Interior View of Basement

Hidden Area Disclaimer:

- Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection.
- Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer.
- All exterior grades should allow for surface and roof water to flow away from the foundation.
- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process.
- In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

Basement Foundation Walls:

- The exposed portions of the interior foundation perimeter walls appear to be satisfactory.

Outside Basement Entry Doors:

- There is a steel type exit/entry door installed in the basement. A good choice for a secure entry.
- The outside exterior entry door to the basement appears serviceable.

Means Of Basement Egress:

- **The windows as installed are not egress accessible. As a result of the lack of egress, the areas should not be considered as living space nor used as a sleeping area for safety reasons.**
- To comply with generally-accepted current standards, this basement should have a means of egress in addition to the stairway to the main floor. Means of egress are safe pathways to the exterior such as windows, window wells, etc. installed to allow escape and rescue in the event of an emergency such as a fire in which escape using the stairway is not possible. Proper egress openings have the following requirements:
- Window requirements are as follows:
 1. Minimum width of opening: 20 in.
 2. Minimum height of opening: 24 in.
 3. Minimum net clear opening: 5.7 sq. ft. (5.0 sq. ft. for ground floor)
 4. Maximum sill height above floor: 44 in.

The window opening and any bars, grilles, grates or window well covers may be installed, but must be operational from the inside without keys, tools or special knowledge and must still provide the minimum clear opening.

Window wells must:

 5. Allow the rescue window opening to be fully opened.
 6. Provide 9 sq. ft. of "floor area," with a minimum dimension of 36 in. in width and in length.
 7. Contain a permanently affixed ladder or steps for climbing out if the window well depth exceeds 44 inches in depth. The ladder must be at least 12 in. wide and project no less than 3 in. from the window well. It can't be obstructed by the open window or encroach on the required window well dimensions by more than 6 in.
 8. Window wells may be made of rust resistant metal, treated wood, wood naturally resistant to decay, concrete, masonry, or plastic. Some window well designs have steps built or molded into them.
 9. If an egress window is located under a deck or porch, the code requires at least 48 inches between the top of the window well and the bottom of the deck or porch joists.

Interior % Basement Finished:

- None of the interior basement is finished into living space.

Basement Staircase Condition:

- The staircase to the basement level appears functional.
- The staircase is lighted..
- There are handrails solidly attached and in useable condition.

Basement Sill Plates:

- Most all of the sill plates were visible.
- Accessible areas of the sill are serviceable.

Basement Beams:

- The beams are made of layered dimensional lumber sandwiched together creating a built-up beam.
- The main beam installed appears to be in satisfactory condition.

Basement Floor Joists:

- Appear serviceable.

Basement Sub-Flooring:

- Accessible areas are serviceable.

Basement Columns & Posts:

- The type of columns that are installed are steel.
- The posts supporting the overhead beam in the basement appear to be adequately installed and serviceable.
- The main support columns or posts appear to be adequately fastened at the top and the bottom.

Basement Floor & Drainage:

- The floor that is accessible is concrete.
- Accessible areas of the basement floor appears serviceable.
- Cracks were noted in the slab floor. Unless otherwise noted, the cracks appeared to be nothing more than curing cracks.

Garage

Garage Notes

Garage Notes:

- Notice: Determining the heat resistance rating of fire walls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

Garage Type

Garage Type:

- Under main house roof.
- There are two overhead doors.
- The overhead doors are made of steel.
- The garage door is insulated. This is an energy saving benefit.

Garage Roof

Garage Roof Condition:

- Same as house.
- Appears serviceable.

Garage Floor

Garage Floor Condition:

- Appears serviceable.
- Typical cracks noted.

Garage Walls / Ceiling

Garage Walls Condition:

- Appears serviceable.

Garage Columns / Supports:

- Type of columns installed are steel.
- Appear serviceable.

Garage Door(s)

Garage Door(s) Condition:

- Appears serviceable.
- Automatic door opener(s)- operational.
- The automatic reverse feature was operational at the motor and the laser light beam.

Plumbing

Plumbing Notes

Plumbing Notes:

- Plumbing Exclusions: Including but not limited to 266 CMR 6.04(5)(e)1. through 6., **the Inspector shall not be required to:**
 1. Test the operation of any valve except Readily Accessible 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 (Engineering/Plumbing services).
 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 (Engineering services).
 4. State the effectiveness of anti-siphon devices (Engineering/Plumbing services).
 5. Determine whether water supply and waste disposal systems are public or private (Seller/Seller's Representative responsibility).
 6. Observe, Operate, or Report On:
 - a. The exterior hose bibs.
 - b. Water conditioning systems.
 - c. Fire and lawn sprinkler systems.
 - d. On-site or public water supply quantity and quality.
 - e. On-site (Title V Inspection, 310 CMR 15.00) or public waste disposal systems.
 - f. Foundation sub drainage systems.
 - g. whirlpool tubs, except as to functional flow and functional drainage.
 - h. interior of flue linings.
 - i. Underground utilities, pipes, buried wires, or conduits (Dig Safe).
 - j. Equipment related to on-site water supply systems.
 - k. Water filtration Components and Systems.
- Water quality or hazardous materials (lead, arsenic, etc) testing is available from local testing labs. They are excluded from this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

Plumbing

Water Source:

- Public
- The source of the water supply was determined by the presence of a water meter on the property and no other source of water supply noted.

Main Water Supply Piping Material:

- The main service line to the structure is copper.
- It is a 1" water service line from the meter to the main cutoff.
- Water pressure appears adequate.

Main Water Supply Cutoff Location:

- The main cutoff is in the basement, at the front wall.
- Valve is operational.
- Note: You should operate the main water valve at least annually to prevent the valve from freezing in the on position, then, should you need the valve, it will be operable.

Supply Lines Material:

- The interior supply piping in the structure is predominantly copper.

Supply Lines Condition:

- Some supply lines were not fully accessible due to finish materials.
- Appears serviceable.
- The tie straps and hangers supporting supply and waste piping appear adequate.

Waste Line Materials:

- The predominant waste line material is plastic.

Waste Piping Condition:

- • Some waste piping was not fully accessible due to finish materials.
- The visible plumbing waste piping appears functional.

Location of Waste Line Cleanouts:

- The waste line cleanout is located in the basement, at the base of the stack(s) at the front wall.

Sump Pump:

- The sump pump installed is functional. The presence of a sump pump does not indicate there is a need for it. This inspection does not verify the existence of or effectiveness of any subslab or perimeter drainage system.

Plumbing Vents:

- Plumbing vents appear serviceable.

Hose Faucets**Operation:**

- Operated all exterior faucets, appear serviceable.
- **Recommend installing Anti-siphoning device at all exterior faucets to prevent potential contamination of potable water in home.**

**Water Heater****Type:**

- The water heater is gas.



Location:

- Basement.

Age:

- New.

Size:

- 40 gallons, may be minimal for your lifestyle.

Condition:

- Appears serviceable.
- Pressure relief valve noted, not tested
- Flue vent intact
- A water shutoff valve is installed above the unit.

Gas System**Gas-fired Equipment Installed:**

- There is a gas furnace, water heater, and range / oven.

Location of Gas Meter:

- The gas meter is located at the right of house.
- Appears serviceable

Type of Gas Supply:

- Natural Gas.

Gas Line Primary Piping Material:

- Black iron pipe.

Piping Installation - Routing - Shutoffs - Hangers - Supports:

- Gas supply piping as installed appears adequate.

Heating, Ventilation & Air Conditioning

Heating Notes**Heating Notes:**

- 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. (Engineering services/Heating services).
 2. Collect engineering data on the size of the heating equipment and/or the size or length of the distribution systems. (Engineering/Heating services).
 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 (Engineering/Heating services).
 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. Observe, Identify, or Report On:
 - a. The interior of flues with the exception of exposed flues serving other appliances as Observed in the smoke chamber of the fireplace.
 - b. Fireplace inserts flue connections.
 - c. Humidifiers.
 - d. Electronic air filters.
 - e. Active underground pipes, tanks, and/or ducts. However, the Inspector must Report their existence if it is known.
 - f. Active oil tanks.
 - g. The uniformity or adequacies of heat supply to the various rooms.
- The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that

Inspection report for Sample Client - The Nicest Street - Raynham - MA

inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

- NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.

During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls.

Heating Equipment

Type & Location:

- The heating system is located in the basement.
- The heating system is a forced air system.
- The furnace is a newer high efficiency type with a fan installed in the vent pipe to push the burnt flue gases up and out the flue.



Fuel Source:

- The fuel source is Natural Gas

Capacity / Age:

- The capacity of the heater is 90,000 BTU's.
- The unit is new.

Burners / Heat Exchangers:

- Appear serviceable

Pump / Blower Fan:

- Appears serviceable.

Flues, Vents, Plenum:

- Appears serviceable

Duct Type:

- Insulated sheet metal

Ducts Condition:

- The ductwork appears to be properly installed and supported.

Normal Controls:

- There are multiple thermostats. The structure is divided into zones.

General Suggestions:

- [Recommend annual servicing of system.](#)

Air Conditioning Notes**Air Conditioning Notes:**

- Exclusions: Including but not limited to 266 CMR 6.04(7)(e)1. through 7., 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. Observe, Identify, or Report On air filters and/or their effectiveness.
 4. Have the Seller and/or the Seller's Representative 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. Observe, Identify, or Report On evaporator coils (Requires dismantling of the plenum cover and possible removal of controls which is HVAC technician work).
 6. Observe, Identify, or Report On non-central air conditioners.
 7. Report On the adequacy or uniformity of the in place system(s) to cool the dwelling and/or the various rooms within the dwelling (Engineering/Heating services).

Air Conditioning Unit**Type:**

- Central.

**Condenser Location:**

- The AC condenser is located on the right side of the house.

**Power Source:**

- 220 Volt
- Electrical disconnect present
- There is a receptacle within 25' of the condenser for servicing.

Insulation Wrap on the Suction Line:

- The insulation wrap on the suction line appears serviceable

Condenser Clear of Obstruction:

- The condenser is clear of obstruction

Condenser Cabinet Level:

- The condenser cabinet appears to be level

Condensing Coil Condition:

- The condensing coil appears to be clean, and no blockage was noted.

Duct Type:

- Insulated sheet metal

Ducts - Air Supply Issues:

- Appears serviceable

Electrical

Electrical Notes

Electrical Notes:

- 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 over current devices with the panel and/or determine the short circuit interrupting current capacity. (Engineering services).
 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 (Engineering/Electrical Services).
 3. Insert any tool, probe, or testing device inside the panels.
 4. Test or Operate any overcurrent device except Ground-fault Circuit Interrupters and Arc Fault Interrupters.
 5. Dismantle any electrical device or control other than to remove the covers of the service and distribution panels. However, the Inspector is not required to remove the covers of the service and distribution panels if the panel covers are not Readily Accessible, if there are Dangerous or Adverse Situations present, or when removal would damage or mar any painted surface and/or covering materials.
 6. Observe or Report On:
 - a. The quality of the conductor insulation. (Electrical Services).
 - b. Test for Electro-Magnetic fields. (Electrical Services).
 - c. Low voltage systems, doorbells, thermostats, other.
 - d. Smoke and carbon monoxide detectors (Seller's responsibility, M.G.L. c. 148, ' 26E and 527 CMR 31.06).
 - e. Telephone, security alarms, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.
 - f. Underground utilities, pipes, buried wires, or conduits (Dig Safe).
- Any electrical recommendations should be considered high priority items, since all electrical issues are safety concerns!
- Any electrical repairs attempted by anyone other than a licensed electrician is not recommended. Always hire a licensed electrician for even the smallest repair. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms and Carbon Monoxide detectors should be installed according to Fire Department specifications. Consult your local department for information regarding placement. We recommend regular testing as per Fire Department guidelines.
- A wide variety of electrical systems have been installed over the years and electrical systems have been affected by the following:
 - Code requirements which existed at the time the home was built or additional electrical work was performed.
 - The abilities and inclinations of the system designer and installers
 - Original construction budget.
 - Changes made over the years
- Home inspectors are generalists, and although familiarity with electrical systems is a fundamental part of home inspection, inspectors are not electricians, and will not be familiar with all electrical systems and components installed over the years. Electrical standards and codes have evolved over the years and home electrical systems and their components are required to comply only with codes which were in effect at the time the home was built or the additional work was performed.

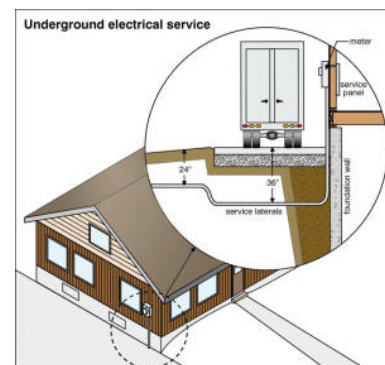
Inspection report for Sample Client - The Nicest Street - Raynham - MA

- A Home Inspectors concern with electrical systems is not code compliance but the degree to which the installed electrical system safely provides for the electrical requirements of the home. The home inspectors concern will be commenting on safety and system defects, not code violations. Some conditions commented upon may not be code violations and some code violations may not be commented upon.
- If in the opinion of the Inspector, the installed electrical system or any of its components is failing or may fail to safely provide for the electrical requirements of the home, the Inspector will recommend evaluation and/or correction by a qualified electrical contractor.
- Home branch circuit wiring consists of devices such as switches, outlets, connections for permanently-wired appliances and the electrical conductors which supply them with electricity. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and electrical outlets.

Service Entrance

Service Entrance / Meter:

- The electrical service enters the building underground. Underground service to the structure is desirable for safety and appearance. Note: If any excavation is planned in the future be sure to contact the utility company to mark the location of underground cable before digging.



Service Voltage:

- The incoming electrical service to this structure is 120/240 volts.

Main Electrical Panel & Circuitry

Main Panel Type:

- The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.



Main Panel Location:

- The main electrical panel is located in the basement.

Main Power Panel Ampacity:

- The main panel size is 200 amps. The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.

Main Service Ground Verified:

- The main service ground wire was located by the inspector.
- The ground driven rod, solid conductor, and connection were located.

Service Cable to Panel Type:

- The incoming service wire to the panel is aluminum.

Feeder & Circuit Wiring Type:

- The household wiring is non-metallic sheathed cable with a ground and is installed in approximately 100% of the structure.

Panel Condition:

- The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.

Condition of Wiring in Panel:

- Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.
- The breakers in the main power panel appear to be appropriately matched to the circuit wire gauge.

of 110 volt circuits:

- There are 32 single pole, 120 volt breakers in the panel.

of 220 volt circuits:

- There are 4 double pole, 220 volt breakers in the panel.

Legend Available:

- Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

Exterior Outlets:

- Exterior GFCI receptacles are installed and working properly.

Garage Outlets:

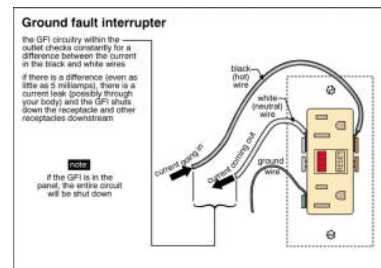
- The garage electrical outlets, except for dedicated circuits, are protected with Ground Fault Circuit Interrupt protection as required by current standards. Note: Dedicated circuits are installed for a specific appliance and should not have anything else plugged into them. Examples might be an outlet for a food freezer or an outlet in the ceiling for an overhead door opener.

Basement Electrical:

- A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the basement are in serviceable condition.
- The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.
- The basement level electrical outlets are protected with Ground Fault Circuit Interrupt protection as required by current standards. Dedicated circuits should not be GFCI protected. Dedicated circuits are installed for a specific appliance and should not have anything else plugged into them. Example might be an outlet for a food freezer or an outlet in the ceiling for an overhead door opener. Do not use this Ground Fault Circuit Interrupt outlet for either a food freezer or a refrigerator. Should the outlet cut the power to the appliance you may not be aware that the unit is off and possibly ruin the contents.

Ground Fault Protected Outlets:

- This structure is adequately protected by using Ground Fault Circuit Interrupt outlets at all locations within 6' of a water source and any of these locations: all outside outlets, in the garage, and in an unfinished basement.

**Arc Fault Circuit Interrupting Breakers**

- All are functional and should be tested at least two times per year, if they don't trip then they should be replaced.

Interior General Condition

Interior Notes

Interior Notes:

- 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.
 - c. Household appliances.

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

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

Interior

Front Entry Door:

- The main entry door to the structure is in functional condition.
- There is a deadbolt installed on the main entry door, and it is operational. This is a recommended safety feature.

Main Staircase:

- The main staircase is appropriately installed.
- There is a handrail installed.
- The staircase is adequately lighted.

Interior Stairs:

- The main staircase is appropriately installed.
- Interior stairs are serviceable.
- Stair handrail is serviceable.
- The staircase is adequately lighted.

Kitchen

Kitchen Notes:

- Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Location:

- This room is locate on the 1st floor rear left.

Exterior Entry Door:

- It is a slider from the deck.

Interior Entry Door:

- The kitchen does not have an entry door, it is an open area.

Windows:

- The windows are vinyl clad double hung and with insulated glass
- The windows and associated hardware in this home are generally operational. A representative sampling was taken.
- Recommend asking for warrantee on windows, most windows will have a warrantee from the manufacturer that will be good for several years and if a vapor barrier failure or a hard wear failure occurred you would be protected.

Walls:

- The walls in the kitchen appear to be satisfactory.

Ceiling:

- The ceiling is functional and as expected.

Floor:

- The floor covering material is ceramic or glazed tile.
- The flooring in the kitchen is functional.

Countertops:

- The countertops are Granite.

Electrical Outlets:

- There is a Ground Fault Circuit Interrupt outlet installed and functional above the kitchen countertop. It is in the area within reach of the sink.

Sink:

- The sink is Stainless Steel. It appears serviceable.

Faucet & Supply Lines:

- Faucets and supply lines appear satisfactory with no leaks noted.
- There are shutoffs installed for both hot and cold water pipes under the basin.

Sink Drain Lines:

- The sink drainage lines appear to be satisfactory.

Range / Oven Fuel Source:

- There is a gas line installed for a range/oven.

Heat Source:

- There is a heat register in this room.

Laundry

General Comment:

- Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

Location:

- The laundry is located on the 1st floor and in the kitchen.

Entry Door:

- The entry door to the laundry room is functional.

Walls:

- The walls in the laundry room appear to be satisfactory.

Ceilings:

- The ceiling is satisfactory.

Floor:

- The floor covering material is ceramic or glazed tile.
- The floor coverings are in satisfactory condition.

Windows:

- There are no windows installed in the laundry.

Electrical Outlets:

- The outlet tested in the laundry room is correctly wired and grounded.
- 220 Service-operational.

Ground Fault Interrupt Outlets:

- There is a Ground Fault Circuit Interrupt outlet installed in the laundry room.

Washer Hookup:

- Plumbing appears serviceable
- There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.

Dryer Hookup:

- There is a 220-volt outlet provided for an electric dryer.

Moisture Evidence:

- None

Laundry Basin:

- The unit is functional. No leaks were noted.

Master Bedroom

Location:

- This room is located, on the 2nd floor left.

General Condition:

- This room appears to be in a functional condition. The doors, windows, floors, ceilings, electrical, and lighting are all in satisfactory condition. A heat source is noted.

Bedroom

Location:

- This room is located, on the 2nd floor front right.

General Condition:

- This room appears to be in a functional condition. The doors, windows, floors, ceilings, electrical, and lighting are all in satisfactory condition. A heat source is noted.

Bedroom 2

Location:

- This room is located, on the 2nd floor rear right.

General Condition:

- This room appears to be in a functional condition. The doors, windows, floors, ceilings, electrical, and lighting are all in satisfactory condition. A heat source is noted.

Master Bathroom

Bathroom Location:

- This bathroom is located on the 2nd floor master bedroom. This bathroom contained a toilet, whirlpool tub, shower, and vanity with two sinks.

Heat Source:

- There is a heat source in this room.

Entry Door:

- The entry door to the bathroom appears functional.

Electrical Outlets:

- There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Walls:

- The walls in this bathroom are satisfactory.

Windows:

- The windows and associated hardware in the bathroom are all functional and satisfactory.

Ceiling:

- The ceiling in this bathroom is satisfactory.

Moisture Evidence:

- None

Floor:

- The floor covering material is ceramic or glazed tile. The flooring in this bathroom is satisfactory.

Ventilation Fans:

- There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

Basin Fixture & Drain:

- Drain appear serviceable

Faucet & Supply Lines:

- Faucets and supply lines appear satisfactory.
- There are shutoffs installed for both hot and cold water pipes under the basin.

Toilet Condition:

- The toilet in this bathroom appears to be functional.

Water Pressure:

- By testing multiple fixtures at one time, functional flow of the water supply was verified.

Functional Drainage:

- Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

Tub:

- There is a spa tub installed. The tub was filled with water and the jets activated to observe for proper action. The tub appeared to function properly.
- Drain appears serviceable

Tub Mixing Valve & Stopper:

- The tub mixing valve and the tub unit are in satisfactory condition.

Shower / Shower Head and Mixing Valves:

- Shower head appears serviceable

Tub / Shower Drain:

- The tub / shower appears to drain at an acceptable rate.

Bathroom 2

Bathroom Location:

- This bathroom is located on the 2nd floor hall. This bathroom contained a toilet tub / shower and vanity with one sink.

Heat Source:

- There is a heat source in this room.

Entry Door:

- The entry door to the bathroom appears functional.

Electrical Outlets:

- There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Walls:

- The walls in this bathroom are satisfactory.

Windows:

- The windows and associated hardware in the bathroom are all functional and satisfactory.

Ceiling:

- The ceiling in this bathroom is satisfactory.

Moisture Evidence:

- None

Floor:

- The floor covering material is ceramic or glazed tile. The flooring in this bathroom is satisfactory.

Ventilation Fans:

- There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

Basin Fixture & Drain:

- Drain appear serviceable

Faucet & Supply Lines:

- Faucets and supply lines appear satisfactory.
- There are shutoffs installed for both hot and cold water pipes under the basin.

Toilet Condition:

- The toilet in this bathroom appears to be functional.

Water Pressure:

- By testing multiple fixtures at one time, functional flow of the water supply was verified.

Functional Drainage:

- Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

Tub:

- The bathtub is a fiberglass reinforced plastic material, and it appears to be in satisfactory condition. *Note: Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged.*
- Drain appears serviceable

Tub Mixing Valve & Stopper:

- The tub mixing valve and the tub unit are in satisfactory condition.

Shower / Shower Head and Mixing Valves:

- Shower head appears serviceable

Tub / Shower Drain:

- The tub / shower appears to drain at an acceptable rate.

Bathroom 3**Bathroom Location:**

- This bathroom is located on the 1st floor hall. This bathroom contained a toilet and sink.

Heat Source:

- There is a heat source in this room.

Entry Door:

- The entry door to the bathroom appears functional.

Electrical Outlets:

- There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Walls:

- The walls in this bathroom are satisfactory.

Windows:

- The windows and associated hardware in the bathroom are all functional and satisfactory.

Ceiling:

- The ceiling in this bathroom is satisfactory.

Moisture Evidence:

- None

Floor:

- The floor covering material is ceramic or glazed tile. The flooring in this bathroom is satisfactory.

Ventilation Fans:

- There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

Basin Fixture & Drain:

- The basin and drainage fixture appears to be satisfactory.
- Drain appear serviceable

Faucet & Supply Lines:

- Faucets and supply lines appear satisfactory.
- There are shutoffs installed for both hot and cold water pipes under the basin.

Toilet Condition:

- The toilet in this bathroom appears to be functional.

Water Pressure:

- By testing multiple fixtures at one time, functional flow of the water supply was verified.

Functional Drainage:

- Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

Living Room**Location:**

- This room is located, on the 1st floor front right.

General Condition:

- This room appears to be in a functional condition. The doors, windows, floors, ceilings, electrical, and lighting are all in satisfactory condition. A heat source is noted.

Dining Room**Location:**

This room is located, on the 1st floor front left.

General Condition:

- This room appears to be in a functional condition. The doors, windows, floors, ceilings, electrical, and lighting are all in satisfactory condition. A heat source is noted.