

Information Regarding the Sale of

**6 Knowlton Drive
Acton, MA 01720**

By its Owners

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Part 0 - Disclaimers

This Is Not An Auction

This is not an auction.

This is not an auction.

This is not an auction.

Instead, this is a chance for the market (that's you) to set the fair market value of the house, as-is, this weekend.

We are using the 5-day method described in the book "How To Sell Your Home In 5 Days" by Bill Effos (www.5-day.com). We have used this method three times previously (1991, 1998, 2000), and in each case we sold the house for more than the starting price.

The 5-day method works because the free market works.

And did we mention this is not an auction?

Bids Are Nonbinding

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Bids are nonbinding. On either party.

We're using the words "bid" and "bidding" because it's convenient to do so. But this is not an auction. Instead, this is a **fair, friendly, nonbinding, competitive discussion** between the sellers (that's us) and all potential buyers.

The 5-day process is not legally binding on either party. Bid what you think the house is worth.

By Sunday night, we will have determined the prospective buyer that we'd like to work with (i.e. the number one bidder). Monday morning, we'll turn all of the details over to our real estate attorney, and the number one bidder will have the opportunity to buy our house. No deal is done until contracts are signed (i.e. a standard real estate "purchase and sales" agreement) and money has exchanged hands (i.e. at the closing). If the number one bidder is, for some reason, not ready, willing, or able to close the deal, then we will move on to the number two bidder.

If no bidder makes a reasonable offer, then we will not sell the house.

The 5-day process is not binding on the sellers, it is not binding on the bidders.

Part 1 - Introduction

Our House Ad

ACTON	BY OWNER
4 BR 2.5 BA Contemp. Col., Central Air, Finished Basement, Treehouse w/ Loft	
\$499,500 or Best Offer	
Open House Sat-Sun 10-5 Home Will Be Sold Sunday Night To	
HIGHEST BIDDER	978-331-0574

Our Schedule

- Wednesday, Thursday, and Friday - Advertise the house for sale.
- Saturday and Sunday - Open house, chance for all prospective buyers to look at the property, open bidding.
- Sunday night at 7:00pm - We will call all bidders in round-robin fashion until a high bid emerges.

Why We Are Doing This

1. We are selling our house ourselves to save money and time. And to control the timing of the sale.

You will also save money because neither the seller nor the buyer will have to pay a commission to a real estate agent.¹ We want to make it as easy for you as possible to purchase this house. We want no surprises that will prevent the sale of this house from closing. We had a professional inspection done at our cost. We are also leaving all of the appliances.² In preparing to sell this house, we asked ourselves, "What would we, as buyers, want a seller to do to make it easy for us to buy a house?" And then we, as sellers, did those things.

¹ Agents and their clients are welcome to the open house, but we will not pay any portion of real estate commissions.

² But bid on the house without the refrigerator, washer, and dryer, since not all buyers will want these. If you do, then these will be extra. If you don't want them, then we'll take them with us.

2. This is **not** an auction.

It is not a desperation sale. It is the sale of our house in a free market. We will take bids at a leisurely pace, starting at the open house on Saturday and ending Sunday night at the close of round-robin bidding. All potential buyers will have enough time to fully consider what they are doing. We will have enough time to consider all bids. We will talk to each bidder individually and make sure that each understands exactly what is going on. We will come to an agreement as a result of the free market process. At the close of the bidding Sunday night, we will turn all material over to our attorney who will then draft the formal legal paperwork.³

3. Potential buyers should bid only as much as they think the house is worth.

When bidders reach the highest amount they are prepared to bid, they should stop. The top bidder may not be able to get a mortgage or may not be able to buy the house for some other reason. The deal may fall through, and **lower bidders may get a call days or weeks later, offering the house at the lower price.** If this happens, it will probably be a very good deal for the buyer.

Conversely, there is little to be gained from bidding less than you think the house is worth. If you would not like to disclose your bidding strategy, you may bid one cent during the open house. Then during round-robin bidding, you can place your real bids. But if you bid one cent during the open house, then you'll be called last on Sunday night.

4. There is a great advantage to being the highest initial bidder during the open house. The highest bidder during the open house becomes the first bidder in the round-robin bidding that starts Sunday night.

The more bidders, the greater the advantage. You should place your initial bid to ensure that you will get the first bid in the round-robin bidding. Before round-robin bidding starts, if your bid is not the highest bid and you are willing to pay more for the house, then you should raise your bid so that you will be the first one called in the round-robin bidding process.

Questions? Feel free to ask us at the open house, or give us a call.

³ Our attorney can work with your attorney, if you'd like. The "purchase & sale" agreement should be signed by buyer and us within 72 hours of the close of the round-robin bidding.

Quick Description

Our house is a 4-bedroom, 2.5-bathroom, 2-story, single-family home with a large back yard that includes a treehouse with a loft. The house was built in 1981, and it is in the Acton-Boxborough school district.

It has ten rooms including:

1. an eat-in **kitchen** with 2 ovens and vaulted ceilings,
2. a **family room** with a woodstove and vaulted ceilings,
3. a **living room**,
4. a **dining room**,
5. an **office** with Verizon FiOS Internet/TV/phone service
6. a basement **playroom**,
7. 4 **bedrooms**,
8. 2.5 **baths** (including a master bath with 2 sinks),
9. a roofed screened **porch**, and
10. a 2-car **garage**.

The property borders a large field and is walking distance to the Acton school campus, which includes 2 elementary schools, the junior high school, and the high school.

The house has a five-zone oil forced-hot-water heating system and a one-zone Unico® high-velocity central air conditioning system. The exterior paint, roof, and air conditioning system are one year old. The house is on public water and private sewer. The septic system has passed its Title 5 inspection.

The overall size, including the basement playroom, is 3238 square feet.

The property is half a mile from the intersection of Routes 2 and 27 and is a 5-minute drive from Interstate 495.

The house sits on an 39,750 square foot lot, about 9/10 acre.

There will be an open house between 10:00 am and 5:00 pm on Saturday October 3, and Sunday October 4.

Everyone interested in the house will have a chance to buy it. The house will be sold to the best offer on Sunday night.

Directions

The Big Picture

- Knowlton Drive is 1/2 mile west of the intersection of Routes 27 and 111 (Kelly's Corner).
- Knowlton Drive is about 4 miles east of 495.

Directions From The East

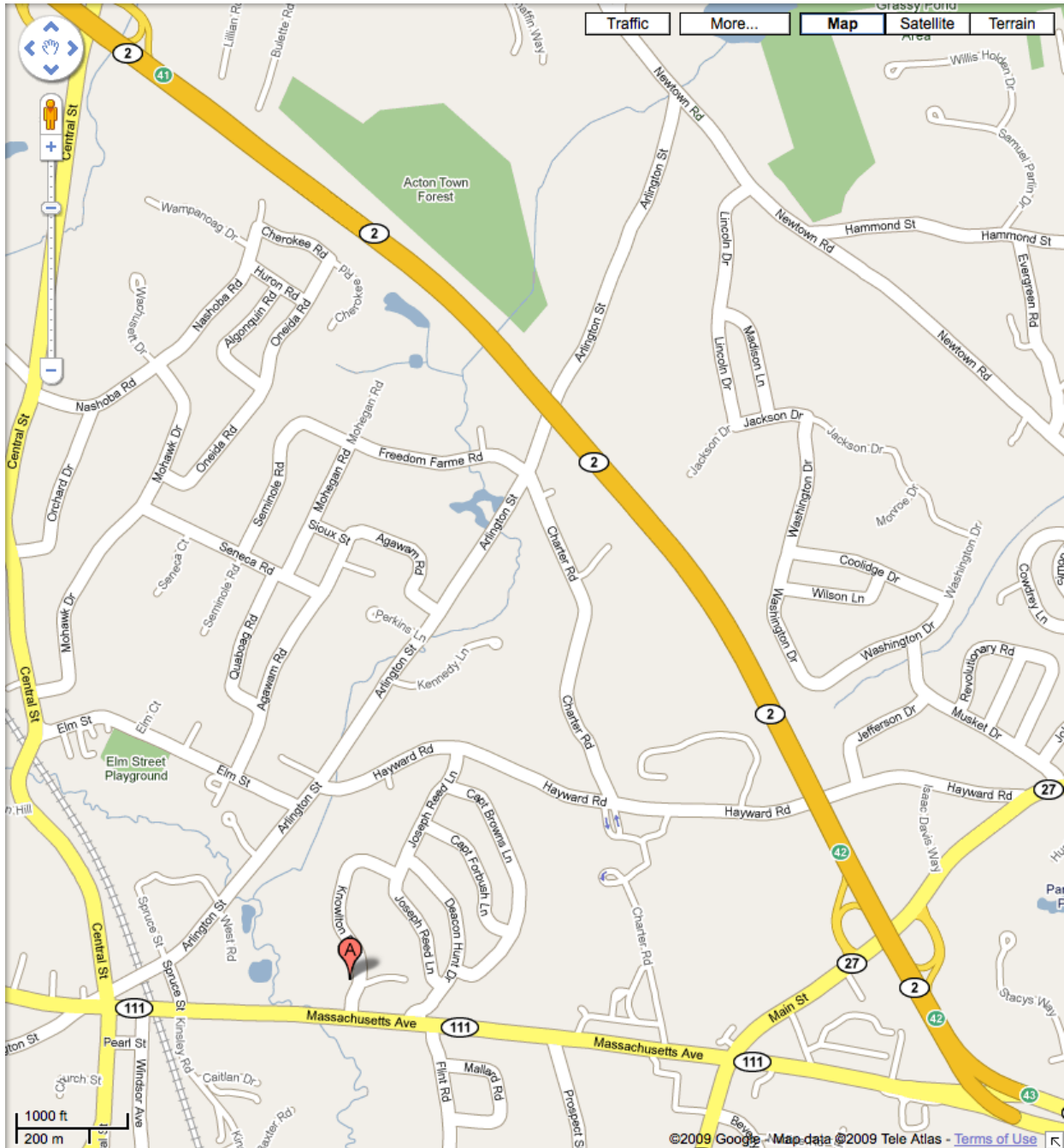
- We are about 22 miles west of Cambridge.
- Take Route 2 West to Acton.
- As you enter Acton (from Concord) on Route 2, you'll see a sign for Exit 43, Route 111, Acton. The Route 111 exit is a left exit off of Route 2. Take Exit 43.
- There is a traffic light shortly after the exit. Keep right at the light to go straight through this intersection.
- Continue driving straight for 0.5 miles.
- Take a right onto Knowlton Drive, and our house is #6, the third one on the left.

Directions From Interstate 495

- From 495 take exit 29-A to Route 2 East.
- Continue on Route 2 East for 4.5 miles.
- Take exit 42 onto 27 South.
- Continue 0.5 miles to the first intersection.
- Turn right at this intersection onto Massachusetts Ave. (Route 111).
- Continue driving straight for 0.5 miles.
- Take a right onto Knowlton Drive, and our house is #6, the third one on the left.

Map

6 Knowlton Drive, Acton MA 01720 = "A" Marker



Part 2 - The House

Detailed Room-by-Room Description

The following lists the major features of each room. Improvements that we've made are noted with an *asterisk. Known issues/problems/FYIs are disclosed as **notes**. See the home inspection section for additional info.

Note: When we bought this house in 2000, it was a work in progress. In 2009, it remains a work in progress. We began (but did not finish) a project of "colonializing" the interior of the house. The basement playroom and the downstairs 1/2 bath are complete. Other rooms are partially complete. For example, there is crown molding installed in the dining room, living room, and master bedroom. Also, the new sliding door in the kitchen has colonial trim, whereas the rest of the kitchen does not.

Outside

- *Built-in Wiffle® ball field (installed 07/2002). **Note:** the field is 40 feet down each line and includes a pitching "rubber." Each base is a flagstone. The maple tree is the shortstop, the porch is the Green Monster.
- *ChildLife® swingset and sandbox (installed 05/2001).
- *Lifetime® basketball hoop (installed 04/2002).
- *Nokia® tire swing. **Note:** The rope is attached to the tree with an expandable loop knot, so it will not strangle the branch.
- *Porch (screened, roofed) with storage underneath (old porch removed, new porch built fall 2007).
- *Treehouse with loft (installed summers of 2003 and 2004).⁴ **Note:** the treehouse sleeps four comfortably, five somewhat less comfortably.
- Climbing trees.
- Regent® spotlight. **Note:** This is on the right-front side of the house. We have never used this light, as we felt it was unnecessarily bright.
- **Note:** Great neighbors, great neighborhood (included). :-)

Basement - Garage

- 2-car garage.
- *1/2 cord firewood (included).
- *2 new LiftMaster® garage door openers with infrared security system (installed 09/2009). **Note:** The garage door opener keypad on the outside of the kitchen-side door is for the old opener, not the current one. Keypads are available for the new openers.

⁴ The treehouse took about 400 hours to install and includes a Baldwin® apple-tree ladder (from Maine). We used the book "Tree Houses You Can Actually Build: A Weekend Project Book" by David Stiles for inspiration and the foundation. More pictures of the treehouse are online at <http://web.mac.com/erikjheels/web.mac.com/2004-The-Perfect-Treehouse.html>.

- *Ground Fault Circuit Interrupter (GFCI) electrical outlet (installed 09/2009).
- *Multilock® deadbolt security system.
- **Note:** The kitchen sink drain previously ran behind the walls through the finished portion of the playroom. Thanksgiving 2007, this drain clogged. In 12/2007, the old drain was capped off, and the new large drain line (complete with proper clean-outs) was installed through the storage room. Kelleher Plumbing performed this work.

Basement - *Mud Room⁵

- 14x5. **Note:** Not included in overall size of living area.
- *Coat racks.
- *Multilock® deadbolt security system.⁶

Basement - *Sewing Room

- 12x7. **Note:** Not included in overall size of living area.
- *Verizon FiOS Internet/TV/phone service. **Note:** electric panel and Verizon wired/wireless/cable router is here.
- *Washer/dryer hookup. **Note:** There is not yet a dryer vent installed.

Basement - *Playroom

- 31x14
- *Firex® smoke alarm.
- *Frigidaire® dehumidifier with water pump (so you never have to empty it).
- *Honeywell® thermostat. **Note:** This heating zone includes the finished basement.
- *Multilock® deadbolt security system.
- *RadonAway™ radon mitigation system (sub-slab vent with external fan, installed fall 2000, new fan installed 09/2009).
- **Note:** One of the basement windows is cracked. There is a storm window, so it is not drafty.

Basement - Storage Room

- 24x11. **Note:** Not included in overall size of living area.
- *Dehoust commercial-grade double-hull 275-gallon oil tank with leak detection system (installed 02/2005).
- *SuperStor® indirect fired water heater. **Note:** the water tank acts as a separate zone on the heating system. We replaced the old electric water heater with this much more efficient one.
- Peerless® boiler.

⁵ We finished the basement in the fall of 2000.

⁶ The Multilock (<http://www.multilock.com>) deadbolt locks cost \$700 per lock. There are five of them in the house: front door, top basement door, bottom basement door, garage door, and back door. If you ever decide to change the doors, save the locks. They are worth more than the doors.

First Floor - Hallway

- *California Closets® storage system (installed 09/2008).
- *Multilock® deadbolt security system.

First Floor - Dining Room

- 16x12
- *Crown molding.
- *Hubbardton Forge® wrought iron colonial chandelier (installed 11/2001).
- *Unico® high-velocity air conditioning, 2 vents.
- Hardwood floor.

First Floor - Half Bath

- *Ground Fault Circuit Interrupter (GFCI) electrical outlet (installed 09/2009).
- *New everything (tile, vanity, sink, toilet, wallpaper, 6-panel door).
- **Note:** Ceiling fan is not vented to the outside and, as such, acts only as a noise maker. We have disconnected it. You can open the ceiling panel to reconnect it.
- **Note:** Mirror is included.

First Floor - Family Room

- 20x14
- *Ecofan® wood stove fan. **Note:** Requires no power source other than heat.
- *Hampton Bay ceiling fan with remote control.
- *Honeywell® thermostat. **Note:** This heating zone includes the family room and kitchen.
- *Unico® high-velocity air conditioning, 3 vents.
- *Vermont Castings® wood stove with hearth extender (installed 02/2003). **Note:** There is a hairline crack in the top of the stove that does not impact performance.
- Hardwood floor.

First Floor - Kitchen

- 20x14
- *5 Ground Fault Circuit Interrupter (GFCI) electrical outlets (installed 09/2009). *Andersen® sliding door (installed 10/2008).
- *Frigidaire® side-by-side refrigerator.
- *Hampton Bay® ceiling fan with remote control.
- *Thermador® countertop stove with grill. **Note:** There is Corian® countertop installed in the stove area but not in the rest of the kitchen.
- *Unico® high-velocity air conditioning, 3 vents.
- 2 General Electric® ovens.
- Brick archway.

- Kenmore® Ultra Wash dishwasher.⁷ **Note:** The ice maker on the fridge does not work. The ice dispenser does work. The water dispenser also works.
- Vinyl floor.

First Floor - Laundry Area

- *Multilock® deadbolt security system.
- *Unico® high-velocity air conditioning, 1 vent.⁸
- *Whirlpool® dryer.
- *Whirlpool® washer.
- **Note:** There is also a washer/dryer hookup in what we call the sewing room in the basement. There is not yet a dryer vent installed.

First Floor - Living Room

- 27x13, front-to-rear.
- *Crown molding.
- *Honeywell® thermostat. **Note:** This heating zone controls all of the first floor except the family room and kitchen.
- *Unico® high-velocity air conditioning, 4 vents.
- Hardwood floor.

First Floor - Office

- 11x10.
- Built-in bookshelves.
- Closet.
- *Ceiling light.
- *Unico® high-velocity air conditioning, 2 vents. **Note:** We attempted to install the air conditioning vents near the window side of the room but were unable to due to slats in the rafters. The third vent in the office (the one that has the winter plug on it) is not active.
- *Verizon FiOS Internet/TV/phone service
- Hardwood floor.

Second Floor - Hallway

- Blinds. **Note:** The blinds mechanisms do not work properly, but the blinds can be moved manually.
- *Honeywell® thermostat. **Note:** This heating zone includes the second floor. The cooling zone includes the entire first and second floors.
- *Unico® high-velocity air conditioning, 2 vents.

⁷ This is, by far, the best dishwasher we've ever owned. It is controlled by the switch on the counter.

⁸ The air conditioning vent in the broom closet is the only one that is not enclosed in a soffit. Here you can see how the Unico® high-velocity air conditioning system works (without having to go in the attic).

Second Floor - Master Bathroom

- *2 Ground Fault Circuit Interrupter (GFCI) electrical outlets (installed 09/2009). *Ceiling fan.
- *Unico® high-velocity air conditioning, 1 vent.

Second Floor - Master Bedroom

- 21x13
- *Ceiling light.
- *Crown molding.
- *Unico® high-velocity air conditioning, 3 vents.
- Hardwood floor.

Second Floor - Right-Front Bedroom

- 13x12
- *California Closets® storage system (installed 09/2008).
- *Ceiling light.
- *Unico® high-velocity air conditioning, 2 vents.
- Hardwood floor.

Second Floor - Right-Rear Bedroom

- 13x12
- *Access to second attic. Note: We planned to turn this area into a sleeping loft with a skylight. The entrance has already been roughed out. The access hatch needs to be insulated. There is a piece of rigid foam insulation behind the hatch.
- *California Closets® storage system (installed 09/2008).
- *Ceiling light.
- *Unico® high-velocity air conditioning, 2 vents.
- Hardwood floor.

Second Floor - Center-Rear Bedroom

- 12x11
- *California Closets® storage system (installed 09/2008).
- *Ceiling light.
- *Unico® high-velocity air conditioning, 2 vents.
- Hardwood floor.

Second Floor - Common Full Bath

- *Ceiling fan.
- *Ground Fault Circuit Interrupter (GFCI) electrical outlet (installed 09/2009).
- *Unico® high-velocity air conditioning, 1 vent.

Attic

- *Additional insulation (installed fall 2005). Air sealing done throughout the house.
Note: This was part of an NStar® home energy audit.
- *Unico® high-velocity air conditioning (installed summer 2008).
- **Note:** No storage area in attic.

House Inspection Report - What We Fixed, What We Didn't Fix

A copy of the House Inspection Report is in the **Appendix**.

Appears Serviceable - No Changes Made

The following items from the inspection report were marked "Appears Serviceable" and were left as-is. The numbers correspond to the sections of the inspection report.

- | | |
|--|--|
| 02. Walkways | 35. Air Conditioning - Control is outside of second floor common bathroom. AC serviced and warranty extended (through 09/16/10) on 09/16/09. |
| 04. Porch Cover | |
| 05. Retaining Walls | |
| 12. Hose Faucets | 38. Panel Notes - Previous water damage repaired by our electrician years ago. |
| 18. Asphalt Roof | 43. Interior Walls |
| 21. Exposed Flashings | 44. Ceilings |
| 22. Main Line | 46. Fireplace |
| 23. Supply Lines | 48. Ceiling Fans |
| 24. Waste Lines - Inspector noted that old line in garage has been capped and rerun with 3-inch pipes and is proper. | 50. Attic |
| 25. Fuel System - All five zones tested. Inspector noted that commercial 275-gallon oil tank was installed in 2002. | 52. Door To Living Space |
| 27. Basement Heating | 53. Exterior Door |
| 28. Heating System | 55. Electrical |
| 30. Combustion Air | 57. Kitchen Sink |
| 32. Thermostats - All five zones tested. | 58. Refrigerator |
| 33. Distribution | 60. Cooktop & Ovens (2) |
| | 63. Toilets (3) |
| | 64. Sinks (4) |
| | 67. Showers (2) |

Repairs Recommended - No Changes Made

The following items from the inspection report were marked "Repairs Recommended" and were left as-is. The numbers correspond to the sections of the inspection report.

07. Exterior Walls - Two partially deteriorating board were identified. Boards were primed/painted summer of 2008. Pest inspection on 09/16/09 shows no pests in these boards.

13. Gutters & Roof Drains - Inspector recommended bringing drain over back of porch roof directly into gutter. Gutters were installed by Marlborough Seamless Gutters in 2000 and serviced in 2008 after the new roof was installed.

16. Raised Foundation/Basement - Inspector recommended flipping insulation around in ceiling of unfinished storage room. Insulation should be installed paper side to living area.

17. First Floor Construction - Inspector noted that there are no anchor bolts in the lateral bracing (i.e. where the lally columns meet the wooden beams). The lally columns, instead, are nailed to the beams. This is how the house was built. Inspector recommended flipping insulation around in ceiling of finished play room. Insulation should be installed paper side to living area.

40. Interior Doors - On the back steps, inspector noted that the kick/trim board was deteriorated and recommended replacing it. Boards were primed/painted summer of 2008. Pest inspection on 09/16/09 shows no pests in this board.

41. Interior Door - Inspector noted that the master bathroom door does not latch, possibly due to the metal towel rack hanging over it.

42. Windows - Inspector noted that weep holes were missing in window sills but that sills themselves were in good shape. Inspector also noted that many windows did not open due to being weathersealed.

45. Floor - Inspector noted that the tile floor in the common bathroom has loose tiles. This has been in this condition since 2000. We have not fixed the floor because we were planning a complete bathroom renovation.

51. Garage Floors/Walls/Ceiling - Inspector noticed damaged trim. Boards were primed/painted summer of 2008. Pest inspection on 09/16/09 shows no pests in this board.

65. Vent/Heat (3) - Inspector noted that half bath vent fan is not required but has been disconnected. We disconnected it because it does not vent to the outside and acts only as a noise-maker.

Safety Hazard - No Changes Made

The following items from the inspection report were marked "Safety Hazard" and were left as-is. The numbers correspond to the sections of the inspection report.

03. Deck - Deck was built when building code called for 5-inch spacing between posts and passed inspection when reviewed by Acton's building inspector. 4-inch spacing is now code. Any new construction must comply with new building code.

10. Exterior Stairs - Back stairs were built to code when house was built. 4-inch spacing is now code. Any new construction must comply with new building code.

47. Stairs - Front interior stairs were built to code when house was built. 4-inch spacing is now code. Any new construction must comply with new building code.

Safety Hazard - Fixed

The following items from the inspection report were marked "Safety Hazard" and were fixed. The numbers correspond to the sections of the inspection report.

26. Water Heater - Inspector noted that TRP pipe is missing. TPR pipe installed on 09/09/09.

29. Venting - Inspector noted that vent/foundation juncture in garage needed to be repaired with refractory cement. Repaired 09/09/09.

39. Wiring Notes - Inspector noted improper wiring under counter, missing GFCI outlets in kitchen. Wiring fixed and 9 GFCI outlets installed (in kitchen and bathrooms) 09/17/09. Installed two new hall lights 09/17/09. Improper wiring under counter fixed 09/17/09.

54. Vehicle Doors (2) - Inspector noticed electric eye missing on one garage door. Two new garage door openers installed by Door Systems Inc. (www.doorsys.com) on 09/03/09.

Repairs Recommended - Fixed

The following items from the inspection report were marked "Repairs Recommended" and were fixed. The numbers correspond to the sections of the inspection report.

08. Trim - Office window missing portion of trim. The 09/16/09 pest inspection also noted that the sill should be repaired. Sealed and repaired on 09/29/09.

09. Chimney - Cracks in mortar by top of chimney. Chimney cleaned (both flues) and inspected 08/27/09. Mortar repaired on 09/29/09.

14. Grading - Inspector recommended removing overgrown landscaping to improve drainage away from house. Bushes trimmed by owner on 09/20/09 to be one foot away from house.

36. Electrical Service - Inspector noted that communication wires (not power wires) are touching trees. Weeping cherry tree and arborvitae by back-left corner of house trimmed 09/18/09.

37. Main Panel - Inspector noted that there was no jumper over the water meter. Jumper installed and cable connected to ground clamp 09/17/09.

40. Interior Doors - On the front door, inspector noted that the door latch does not work from the outside. Door latch fixed 09/30/09.

49. Laundry Areas (2) - Inspector noted that dryer vent should be cleaned and duct tape replaced with aluminum tape. New vent and ductwork installed 09/29/09.

59. Disposal - Appears serviceable. Inspector noted that garbage disposals are not recommended for septic systems. We never knew this. The disposal was here when we purchased the house. The septic passed Title 5 inspection on 09/01/09 but the septic inspector also recommended not having a disposal. Disposal removed on 09/10/09, switch converted to GFCI outlet 09/17/09.

66. Bathtubs (2) - Inspector noticed that bathtub in common bath drains slowly. We had this drain cleared on 09/10/09.

Unnumbered, Other, and Not Applicable

The following items from the inspection report do not fit into any of the above categories. Items marked "NA" do not exist in this house. The numbers correspond to the sections of the inspection report.

00. Radon is not a numbered inspection item on the report, but we tested for radon nevertheless. In the fall of 2000, we installed a sub-slab radon mitigation system. At some point (likely when the air conditioner was installed in 2008) the radon fan electric supply was disconnected. As such, the house failed the first radon test (08/27/09 - 08/30/09). We had the fan replaced and reconnected on 09/23/09. The house passed the second radon test (09/26/09 - 09/28/09). Printed results are included in this package.

06. Fences & Gates - NA.

11. Sprinklers - NA.

15. Concrete Slab-on-Grade - NA.

19. Slate Roof - NA.

20. Rock Roof - NA.

31. Burner - Closed system, unable to inspect. Annual maintenance performed 09/09/09.

34. Evaporative Cooler - NA.

56. Comments - NA.

61. Dishwasher - Inspector did not test. Dishwasher works.

62. Misc. - NA.

Disclosure Statement

The following disclosure statement is made to the best of our knowledge. It is not a warranty or guaranty of any kind. It is offered solely to help you evaluate this property.

School Information	
Address	6 Knowlton Drive, Acton MA 01720
County	Middlesex
Elementary School	Choice of 5
Middle School	RJ Grey Junior High School
High School	Acton-Boxborough Regional High School (ABRHS)

Property Information - Basic	
Acres, Approx.	0.9
Basement	Yes, Approx. 70% Finished
Exterior Color	Red
Fireplaces	1 (with wood stove, included)
Foundation Size	38x28, 30x20
Full/Half/Master Baths	2/1/Yes
Garage/Parking Spaces	2/4
Heat/Cool Zones	5/1
Home Owners' Association	No
Living Area, Approx.	2804 (1&2) + 434 (basement) = 3238 (total)
Lot	39,750 sq. ft.
Street Frontage, Approx.	150
Total Rooms	10
Waterfront/Beach	No/No

Property Information - Details	
Assessed Value	\$639,000
Basement	Full, Approx. 70% Finished
Book/Page	22168/473
Cable/TV/Internet	Verizon FiOS Installed, Comcast Available
Construction	Wood Frame
Cooling	Single-Zone A/C
Easements	Yes, Rear
Electricity	200 Amps
Exterior	Wood
Exterior	Screened Porch
Flooring	Hardwood, Vinyl, Tile, Carpeting
Foundation	Concrete
Garage	Under, 2-Car
Gas	No
Heat	Oil, Forced Hot Water
Hot Water	Oil (Zone 5)
Hot Water	Tank
Parking	Off-Street
Roof	Asphalt Shingle
Sewer	Private Septic Tank
Style	Colonial
Taxes	\$10,696
Water	Public
Year Built	1981
Zoning	Residential

Rooms		
<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
mud	0	14x5
playroom	0	31x14
sewing	0	12x7
storage	0	24x11
laundry	0, 1	basement, first floor
dining	1	16x12
family	1	20x14
kitchen	1	20x14
living	1	27x13
office	1	11x10
BR2	2	13x12
BR3	2	13x12
BR4	2	12x11
MBR	2	21x13

Miscellaneous
<ol style="list-style-type: none"> 1. Date Purchased: 2000. 2. Currently occupied by owners. 3. The neighborhood is stable, and we are aware of no proposed changes. 4. The property has been tested for radon, and a mitigation system has been installed. 5. We have never had a problem with termites, dry rot, or mold. In 2000, Bee Busters (http://www.bee-busters.com) removed several paper wasp nests and honey bee hives. Annual maintenance has eliminated this problem. Every spring, Bee Busters applies a perimeter treatment to block common ants. We recommend continuing this service. 6. We have had no problems with drainage or flooding since we have lived here. 7. We know of no fill on the property. 8. We know of no earth-settling problems either on the property or in the neighborhood. 9. There are no boundary-line disputes affecting the property. 10. There are no existing or threatened legal actions concerning this property. 11. The property is not located in an earthquake zone. 12. We know of no toxic substances present on the property.

Bid on the Property As Is.

You will have time after the bidding to confirm all information in this document.

Part 3 - The Sale (Not an Auction)

Bidding Method & Rules

1. This is not an auction.
2. Bids are nonbinding (on either party).
3. The house will be sold to the highest bidder in round-robin bidding Sunday night after the open house period is over. If no bid is deemed acceptable to the sellers, the house will not be sold.
4. The bidding will be open. We will tell anyone the status of the bids at any time.
5. Bids may be left at any time, including during the open house period.
6. The highest bidder prior to the round-robin bidding (which begins Sunday night) will have the opportunity to make the first bid when the round-robin bidding begins. The next highest bidder will get the second call, and so on down the list.
7. Every interested bidder will have the opportunity to top the high bid until the highest bid is established.
8. If there is more than one bid at the same level, the earliest bid will be honored.
9. The minimum bid increment is \$500.
10. We will call any bidder who wants to bid on Sunday evening, starting at 7:00 pm.
11. At the conclusion of the round-robin bidding, a high bidder will emerge. The highest bidder will be offered the house at the bid price. Our goal is to get the "purchase & sale" agreement signed by the buyer and us within 72 hours of the close of the round-robin bidding. If the highest bidder is unable to purchase the house, then the second-highest bidder will be called. If this bidder is unable to purchase the house, then the third-highest bidder will be called.
- 12. Bid on the house as is.**
- 13. Your participation in this 5-day sale constitutes your agreement to these rules and conditions.**

Mortgage Table

The following table shows what your monthly mortgage payment (principle and interest) would be for a 30-year, fixed-rate loan at various interest rates. The table is believed to be accurate. However, we cannot take responsibility for any errors or omissions.

Note that at 8% it costs you only \$36.70 per month to increase your bid by \$5,000. It costs you only \$7.34 per month to increase your bid by \$1,000.

Don't lose this house for such a small additional payment!

loan amount	7.0%	7.5%	8.0%	8.5%	9.0%
\$ 1,000	\$ 6.65	\$ 6.99	\$ 7.34	\$ 7.69	\$ 8.05
\$ 5,000	\$ 33.25	\$ 34.95	\$ 36.70	\$ 38.45	\$ 40.25

What We'll Say When The Round-Robin Bidding Starts

Starting Sunday night at 7:00 pm, we'll call each bidder (starting with the highest and working down the list) and will say the following (each time we call):

"We will call all interested bidders until there is one high bid, and no other bidder wishes to top it. All bids must be at least \$500 apart. If there is more than one bid at the same level, the earliest bid will be honored first.

If for some reason the top bidder is unable to purchase the house, the next bidder will be called. If that bidder is unable to purchase, the next bidder will be called. The top three bidders will be offered the house.

Currently, the high bid is \$_____. Do you want to advance the bid?"

Thanks, and Enjoy Your New House

We consider this the perfect house, in the perfect neighborhood, with a perfect back yard, and in a perfect school system. We have invested a lot of time and money turning this house into a home, and we know that the new owner will enjoy living here as much as we did.

Appendix

Inspection Reports

1. House Inspection Report
2. Septic (Title 5) Report
3. Radon Reports (before and after fan repair)
4. Pest Inspection Report - Waltham Pest Control

Recommended Service Providers

1. Air Conditioning - Rodenhiser
2. Chimney Sweep - Chim-Chimney Sweepers
3. Electrician - Dennis F. McCarthy
4. Garage Doors - Door Systems, Inc.
5. Landscaping (Mowing & Plowing) - Matt's Landscaping
6. Locksmith - Whitmarsh Lock & Safe Co.
7. Oil & Oil Service - Concord Oil Company
8. Plumbing - Paul C. Kelleher Plumbing & Heating Inc.
9. Septic - Raggs Inc.

Appendix

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Safeguard Home Inspection

About your home inspection:

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

Intermittent Or Concealed Problems

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

No Clues

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

We Always Miss Some Minor Things

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

Contractors' Advice

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

Last Man In Theory

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

Most Recent Advice Is Best

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

- Why Didn't We See It* Contractors may say "I can't believe you had this house inspected, and they didn't find this problem". There are several reasons for these apparent oversights:
- Conditions During Inspection* 1. It is difficult for homeowners to remember the circumstances in the house, at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere in the basement or that the furnace could not be turned on because the air conditioning was operating, et cetera. It's impossible for contractors to know what the circumstances were when the inspection was performed.
- The Wisdom Of Hindsight* 2. When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 inches of water on the floor. Predicting the problem is a different story.
- A Long Look* 3. If we spent 1/2 an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems too. Unfortunately, the inspection would take several days and would cost considerably more.
- We're Generalists* 4. We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, roofing expertise, electrical expertise, et cetera.
- An Invasive Look* 5. Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform any invasive or destructive tests.
- Not Insurance* In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

We hope this is food for thought.



KEY TO THE "MATRIX" INSPECTION REPORT

FOR YOUR INFORMATION

The "Matrix" report forms enable you to easily find the systems and components of the home. Conditions are clearly identified in each section. Your inspector will Assist you in understanding the working aspects of your home and provide you with the information you need in a timely fashion.

READING YOUR REPORT

SECTIONS: Identify main areas included in the inspection.

KEY: Helps you understand areas that need further evaluation or repair.

MAIN BOXES: Indicate the specific item inspected.

RECOMMENDATIONS: If "Appears Serviceable" is not marked, look closely at all check box items for any problems that are noted and what has been recommended.

NOTICES: Clearly define inspector limitations. Read carefully.

***ASTERISKED** items signify conditions that need further attention.

COMMENTS: May be added by the inspector.

NUMBERS FROM KEY: Behind the specific comments throughout the forms are recommendations to specific specialists that can be identified from the key at the top of the page.

N/A: NOT APPLICABLE: If this item does not apply or is not present at the property, this box will be checked.

H E A T I N G **9** ID

REPORT KEY—EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END

<p>(1) Recommend evaluation by a structural/geotechnical engineer</p> <p>(2) Recommend evaluation and repairs by a qualified professional</p> <p>(3) Recommend evaluation and repairs for wood destroying organisms by a qualified professional</p>	<p>(4) This item is a safety item</p> <p>(5) Upgrades are recommended</p> <p>* This item requires a permit</p> <p>N/A = Not Applicable</p>
---	--

27 Description N/A

<input type="checkbox"/> Appears Serviceable <input type="checkbox"/> Repairs Recommended <input type="checkbox"/> Safety Hazard	<p>Location A _____</p> <p>Heating Type:</p> <input type="checkbox"/> Forced Air <input type="checkbox"/> Boiler / Steam <input type="checkbox"/> Floor / Wall / Gravity <input type="checkbox"/> Radiant <input type="checkbox"/> Heat Pump <input type="checkbox"/> _____ <input type="checkbox"/> Number of Zones _____ <p>Fuel Type:</p> <input type="checkbox"/> Natural gas <input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Coal / wood <input type="checkbox"/> Propane <input type="checkbox"/> _____	<p>Location B _____</p> <p>Heating Type:</p> <input type="checkbox"/> Forced Air <input type="checkbox"/> Bc <input type="checkbox"/> Floor / Wall / Gravity <input type="checkbox"/> Ra <input type="checkbox"/> Heat Pump <input type="checkbox"/> _____ <input type="checkbox"/> Number of Zones _____ <p>Fuel Type:</p> <input type="checkbox"/> Natural gas <input type="checkbox"/> Oi <input type="checkbox"/> Electric <input type="checkbox"/> Cc <input type="checkbox"/> Propane <input type="checkbox"/> _____
---	--	---

Approximate BTU's A _____ n/a B _____ n/a

Notice: If a fuel burning heater / furnace is located in a bedroom, we recommend evaluation by a qualified heating professional.

28 Condition N/A

<input type="checkbox"/> Appears Serviceable <input type="checkbox"/> Repairs Recommended <input type="checkbox"/> Safety Hazard	<input type="checkbox"/> Pilot not on / utilities off / electric ignition malfunction - call <input type="checkbox"/> Did not respond to normal controls (2) A B C <input type="checkbox"/> Deterioration / Damage / Not Functional / Unsafe / Near end of lifespan <input type="checkbox"/> Recommend complete system evaluation (2) A B C <input type="checkbox"/> Unit makes unusual noises (2) A B C <input type="checkbox"/> Blower / Motor / Pilot / Vent system / Burners / Boiler / Pump: cleaning and adjustment (2) A B C <input type="checkbox"/> Low / high - pressure / temperature (2) A B C <input type="checkbox"/> Air leaks at: furnace (2) A B C <input type="checkbox"/> Boiler / Pipe fittings leak (2) A B C <input type="checkbox"/> Expansion tank: not working (2) A B C <input type="checkbox"/> Heat pump supplemental heat not tested* A B C	
---	---	--

Comments: _____

Notice: Inspector does not light pilots. If pilots are "OFF", a full inspection is not possible. Have the heating system inspected by a qualified professional. If you are purchasing a home, have the heating system inspected before the TRANSACTION. Verification of the location or condition of underground fuel storage tanks or environmental risks, if they have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by a licensed professional.

29 Venting N/A Metal Plastic Masonry

<input type="checkbox"/> Appears Serviceable <input type="checkbox"/> Repairs Recommended <input type="checkbox"/> Safety Hazard	<input type="checkbox"/> Deterioration / Damage / Not Functional / Unsafe / Near end of lifespan <input type="checkbox"/> Vent terminates near window / opening (2) (4) A B C <input type="checkbox"/> Barometric / Vent damper / Induced draft fan is defective (2) A B C <input type="checkbox"/> Vent lacks clearance from combustible (2) (4) A B C <input type="checkbox"/> Improper materials used for vent pipe (2) (4) A B C	
---	--	--

30 Combustion Air N/A

<input type="checkbox"/> Appears Serviceable <input type="checkbox"/> Repairs Recommended	<input type="checkbox"/> No / Inadequate air supply (2) (4) <input type="checkbox"/> Combustion and return air sources are too close or mixing (2) (4)
--	---

The "Matrix" Report lists the systems and components inspected by this company. Items not in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

When "APPEARS SERVICEABLE" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked or written, if applicable, in the body of the report.

Significantly deficient systems or components will be identified as: Repairs Recommended or Safety Hazard. The reason an item is "significantly deficient" will be checked or written comment provided within the body of the report. Review these findings and take recommended actions before close of the transaction. Please read the entire report for all items checked.

NOTICE: This report contains technical information. If you were not present during this inspection please call the office to arrange for a verbal consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents.

SYMBOL KEY

NOTICE: AN ABRIDGED VERSION OF THE KEY BELOW IS PRINTED AT THE TOP OF EACH PAGE TO IDENTIFY RECOMMENDATIONS FOR ITEMS THAT REQUIRE ADDITIONAL ATTENTION, REPAIR OR MONITORING.

The symbols below are used throughout the reports to provide direction to the client based upon the inspection findings, and each symbol represents a different type of recommendation. Action should be taken by the client prior to the close of transaction:

- (1) Recommend evaluation by a structural/geotechnical engineer
- (2) Recommend evaluation and repairs by a qualified professional
- (3) Recommend evaluation and repairs for wood destroying organisms by a qualified professional
- (4) This item is a safety hazard - correction is needed
- (5) Upgrades are recommended for safety enhancement

*** Items that have an (*) asterisk next to them: This item requires monitoring and/or maintenance repairs.**

Please read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection.

If you do not understand how to read this report please contact our office

PRESENT DURING THIS INSPECTION: Buyer Seller Seller's agent Buyer's agent _____

WEATHER CONDITIONS: Dry Rain today/recently Snow today/recently TEMP 70 °F

INSPECTION DATE: 8/27/09 **START TIME:** 9:00 AM **FINISH TIME:** _____ **INSPECTOR(S):** _____

PROPERTY INFORMATION

Single family Duplex Co-op / HOA - Check with seller for Conditions, Covenants and Restrictions

Townhome Condominium _____ Residential Units Commercial Industrial

Occupied Vacant Partial furnishings House faces: N S E W _____

Approximate age of building: 1991 Stated by: owner Unknown

Approximate age of roof: 1yr Stated by: owner Unknown

Additions or Alterations: _____

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted. Verification of building permits or compliance with the Authority Having Jurisdiction is beyond the scope of this inspection.

PAGES INCLUDED ARE:

- | | | |
|-------------------------|--------------------------------|--------------------------|
| Pages 1/2 ... CONTRACT | Page 7 ROOF | Page 12 INTERIOR |
| Page 3 KEY | Page 8 PLUMBING | Page 13 INTERIOR 2 |
| Page 4 GROUNDS | Page 9 HEATING | Page 14 GARAGE |
| Page 5 EXTERIOR | Page 10 HEAT 2 / COOLING | Page 15 KITCHEN |
| Page 6 FOUNDATION | Page 11 ELECTRICAL | Page 16 BATHROOM |

Optional Pages:

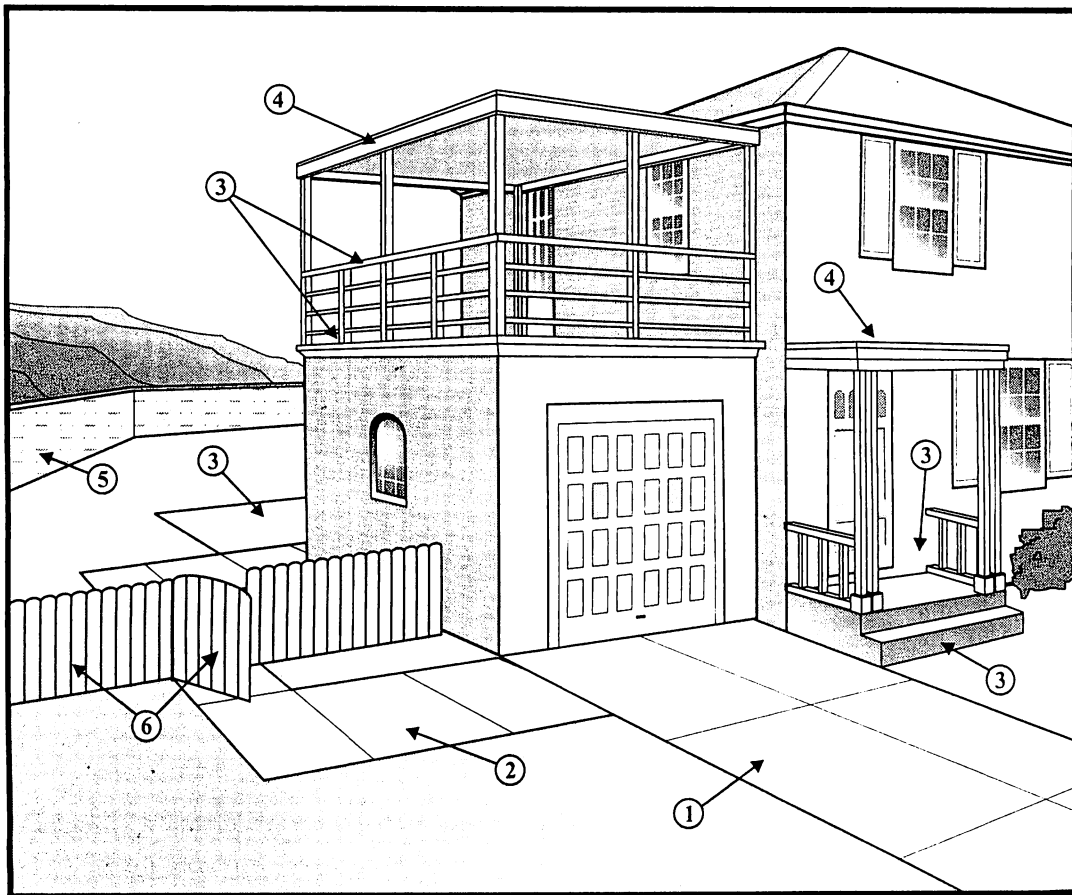
- POOL/SPA
- STANDARDS
- GENERAL NOTES
- REPORT OVERVIEW

Kaplan 800-323-9235
14742

GROUNDS

- ① **Driveway:** Concrete often cracks due to drying and shrinkage. Excessive cracks often create trip hazards and correction may require replacement of the concrete. Asphalt driveways need regular maintenance and resealing.
- ② **Walkways:** Walks can become damaged by tree roots and settlement. Excessive cracks can often be repaired by replacing sections of the sidewalk.
- ③ **Decks/Porches/Patios:** Decks that are higher than 30" above the surrounding ground will need a guardrail that is at least 36" tall. New installations should not have any space in the railing that is larger than 4" in width. Handrails for steps to decks and porches need to be easily gripped. Wood decks or porches should be supported by concrete footings and clearance of the wood to the soil is critical to avoid deterioration. If there is no access to the area below the deck or porch it is recommended that this area be accessed for inspection. Many jurisdictions require a permit for decks and information should be obtained, if available. Decks or porches with waterproofed surfaces need regular maintenance and resealing approximately every three to five years to prevent cracking and deterioration. If carpet or other material covers the deck, we recommend removal for evaluation. Patios are similar to driveways and sidewalks with respect to cracks and movement. If the patio is covered with carpet, it is recommended that the material be removed for evaluation. Patios should be installed to drain water away from the house.

- ④ **Deck/Porch/Patio Cover:** Structures are built over decks, patios and porches to provide protection against the rain and shade from the sun. These structures are considered to be a structural element and require proper design and attachment. In most areas a permit is required for construction and it is recommended that you obtain all information available. If the cover is integral with the house roof, information will be provided in the roofing section of the report.
- ⑤ **Retaining Walls:** These are used to stabilize steep banks which control soil movement. Water that is allowed to collect behind the wall can exert pressure causing the wall to move. Drainage provisions are often not evident with a visual evaluation. Sometimes efflorescence (a white powdery substance) is present on the wall due to no or blocked drainage. Retaining walls should appear straight or tilt slightly toward the earth they support. Walls that are cracked or leaning will need structural evaluation and repair.
- ⑥ **Fences & Gates:** Our evaluation of fences is limited to those areas which may directly have an affect on the condition of the house. Fences that are surrounding pools or spas must be of sufficient height for safety. Each jurisdiction has safety height standards. Gates that enter pool areas must be self-closing, latching and swing away from the pool area.



REPORT KEY—EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF CONTINGENCY PERIOD/ TRANSACTION

- (1) Recommend evaluation by a structural/geotechnical engineer
- (2) Recommend evaluation and repairs by a qualified professional
- (3) Recommend evaluation and repairs for wood destroying organisms by a qualified professional

- (4) This item is a safety hazard - correction is needed
- (5) Upgrades are recommended for safety enhancement
- * This item requires monitoring and/or maintenance repairs
- N/A = Not Applicable

1 Driveway N/A

Asphalt Concrete Gravel _____

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2) Not fully visible
- Eroded asphalt* Maintenance / Sealant needed* Evidence of poor drainage*
- Common cracks* Major cracks (2) Surface: raised / settled* Trip hazard*(4)

Comments: _____

2 Walkways N/A

Location(s): Front Concrete / Brick / Paver / Tile / Asphalt / _____

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2) Common cracks*
- Major cracks (2) Surface: raised / settled* Trip hazard*(4) Poor drainage / Improper slope*
- Concrete is above: foundation / siding / stucco* at: _____

Comments: _____

3 Decks / Patios / Porches N/A

Wood Metal Concrete Waterproof Coating _____
 Location: A: Back B: _____ C: _____

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2) A B C Not fully visible A B C
- Common cracks* A B C Major cracks (2) A B C Deck on grade framing not visible (3)* A B C
- Deck appears unsound (1)(2) A B C Trip hazard* (4) A B C
- Flashing: not visible / improper (2) A B C Lacks proper attachment (2) A B C Earth to wood contact (2)(3) A B C
- Boards / Fasteners loose* A B C Surface uneven* A B C Enclosure / Screens / Panels: damaged / torn / missing* A B C
- Unable to determine active leakage A B C Evidence of poor drainage* A B C Joist hangers missing* A B C
- Railings: present / N/A A B C Railings: damaged / loose / too low (4) A B C Railings openings: too wide / missing* (4)(5) A B C

Comments: _____

4 Deck / Patio / Porch Cover N/A

Location(s): Back side Open design Covered roof (Refer to Roof page)

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2) Not fully visible
- Attachment to house: unsecure / improper*(5) Flashing missing at the attachment to house*
- Earth to wood contact (2)(3) Moisture / Damage at: Base of posts / Roof / Structure (2)(3)
- Wood appears: overspanned / sagging / damaged (2) Unable to determine active leakage*

Comments: _____

5 Retaining Walls N/A

Location(s): Front / Back Concrete / Block / Stucco / Wood / (Back)

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2) Not fully visible
- Common cracks* Major cracks (2) Leaning / Displacement / Failing (1)(2)
- Moisture penetration* No drainage openings* Minor at front

Comments: ⊗ Monitor annually

6 Fences & Gates N/A

Fences not inspected Wood / Chain link / Wrought iron / Masonry / _____

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

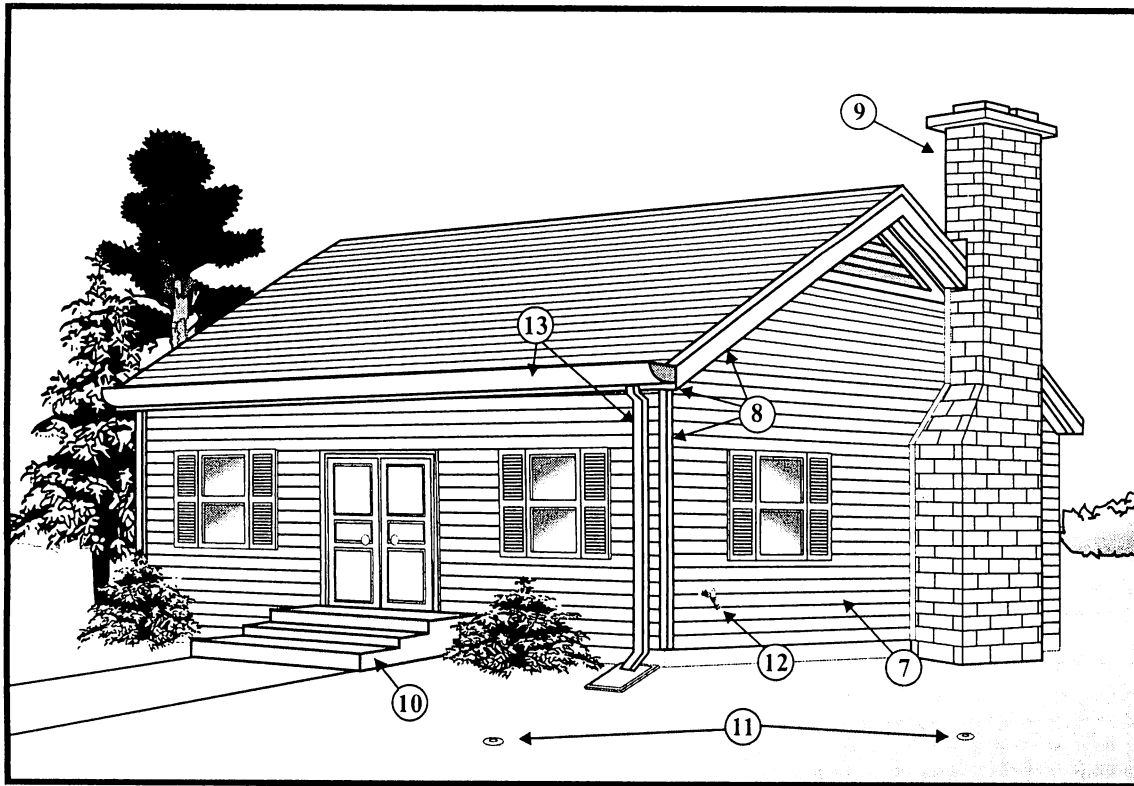
- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2) Not fully visible Zero lot line
- Posts: loose / rotten* Boards: broken / loose / missing* Blocks: loose / missing*
- Moisture damage* Common cracks* Major cracks (2) Rust / Leaning*
- Gate / Latch needs: adjustment / repair / replacement*

- Pool/Spa Area
- Fence: missing / too low / climbable* (4)(5) Gate opens in wrong direction (4) Self Closing Device / Latch is: missing / not working* (4)(5)

Comments: _____

12792

EXTERIOR



7 EXTERIOR WALLS

Exterior wall coverings protect the wall framing and interior finishes from the weather. Any openings or penetrations in the covering should be properly sealed. Earth should not touch the wall covering and a clearance of approximately 4 to 6 inches should be maintained. Firewood should not be stored against wood framed walls. Planters that are against the house walls can promote rot and should be corrected. If the wall system is E.I.F.S., we recommend a full inspection by a qualified professional for further information.

8 TRIM

Trim includes the eaves, soffits, fascia and moldings around the exterior. The eave is the portion of the roof that overhangs the wall. Soffits are enclosed eaves and should be properly vented to prevent moisture damage. Fascia is the board installed at the end of the eave to give the house a finished appearance. Many times, water running off the roof flows onto this board causing damage.

9 CHIMNEY(S)

In this section of the report you will find our evaluation of the exterior of the chimney. Spark screens and rain caps are used over the chimney flue to prevent sparks escaping and water entering the fireplace. The top cement covering of the brick also diverts water from damaging the masonry and cracks should be sealed for protection.

10 EXTERIOR STAIRS

Uneven steps are a trip hazard which should be corrected. The difference in the distance between one step and another should be no greater than 3/8-inch. Handrails should be secure and have a grippable surface. Two by four inch or two by six inch boards are not considered appropriate for handrails unless they are routed with a grip. Current standards call for narrow clearances between rails such that a 4-inch sphere may not pass through. Older rails had larger openings when installed and upgrading should be considered for child safety.

11 SPRINKLERS

Checking sprinklers is an optional item. If checked, the inspection is limited to only those found around the house and does not include groves, orchards or electronic sprinkler systems. Determining the adequacy of coverage is also not included.

12 HOSE FAUCETS

If hose faucets are winterized and shut off, they cannot be inspected. Anti-siphon devices for hose faucets prevent contaminated water from being siphoned back into the house supply. These are easily installed if none are provided.

13 GUTTERS & ROOF DRAINS

Water tests are not performed during this inspection. Downspouts should lead well away from the house foundation. Gutters should be cleared regularly to avoid damage to the structure and prevent blockages. Flat roofs that drain into area drains should be provided with a second drain system that will operate should the primary drain become blocked.

REPORT KEY—EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF CONTINGENCY PERIOD/ TRANSACTION

- (1) Recommend evaluation by a structural/geotechnical engineer
- (2) Recommend evaluation and repairs by a qualified professional
- (3) Recommend evaluation and repairs for wood destroying organisms by a qualified professional

- (4) This item is a safety hazard - correction is needed
- (5) Upgrades are recommended for safety enhancement
- * This item requires monitoring and/or maintenance repairs
- N/A = Not Applicable

7 Exterior Walls N/A

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

Structure: Wood Frame / Masonry / Brick / Block / _____
 Wall Covering: Wood / Vinyl / Stucco / Composite / EIFS* (see notice) / _____

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2) Not fully visible at: _____
- Common cracks* Major cracks (1) Cracks / Openings need repair (2)
- Deteriorated finish* Gaps at roof line* Soil contact* (3) Moisture stains / Damage*
- Bricks / Mortar / Siding / Paint / Finish / Caulking: damaged / cracked* Nailing defects*

Comments: (L) side by AC coil - not active / Front Middle (R) roof sidy line

Notice: Wall insulation type and value not verified. UFFI insulation or hazards are not identified. Conditions inside walls cannot be judged. Testing for lead paint not performed. If walls are EIFS this system should be evaluated by a qualified specialist.

8 Trim N/A

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

Wood / Metal / Vinyl / _____
 Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2) Not fully visible Plant shelf deteriorated
 Eaves / Soffits / Fascia / Corner / Window / Wall Trim has: moisture stains / damage (2)(3) Caulking / Paint / Finish needed*
 Flashings / Trim: damaged / loose / cracks / missing / not visible at: Eaves / Soffit / Fascia / Corner / Window / Wall trim (2)

Comments: Front - window has damage - recommend repare + seal

9 Chimney(s) N/A

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

Location A: (R) side B: _____ C: _____
 Brick / Block / Concrete / _____ Metal flue / Wood frame: Stucco/Siding _____
 Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2) Unsafe - do not use fireplace (2)(4)
 Not fully visible at: A B C Trees overgrown chimney (2)(4) at: A B C
 Chimney / Brick / Mortar is: cracked / deteriorated (2) at: A B C Chimney: leaning / settlement (2) at: A B C

Spark Screen: missing / improper / not visible (5) at: A B C Raincap with spark screen recommended* at: A B C Cracks in chimney cap* at: A B C
 Wall / Roof: cracks or separations (sealing needed)* at: A B C Unlined flue (2) at: A B C Ash Dump / Door is: rusted / corroded / damaged / missing* at: A B C
 Comments: [Cleaned + Inspected 8/27] Monitor - repare as needed

10 Exterior Stairs N/A

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

Wood Metal Concrete Waterproof Coating _____
 Location: A: Front B: Back C: Back stairs only
 Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2) A B C Not fully visible A B C
 Moisture stains / Damage* A B C Uneven rise / run on steps (4) A B C Loose steps (4) A B C
 Earth to wood contact* A B C Landing / Handrail: improper / none (2)(4) A B C
 Stairs / Landing have settled away from house (2) A B C Railings: present / N/A A B C
 Railing: damaged / loose / too low (4) A B C Railing openings: too wide / missing (4)(5) A B C

Comments: C = not lay bolted to home

11 Sprinklers N/A

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

Automatic Manual Both
 Not inspected Automatic timers not tested* Control box location: _____
 Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2) Not fully visible Ponding water noted*
 Valve / Head / Line: leaks / missing / not functioning* Anti-siphon valves needed (5)
 Valve not placed 12" above highest sprinkler head (2) Staining / Damage present* at: _____
 Adjust spray away from structures, fences, sidewalks, etc.* Areas of inadequate spray coverage; adjust heads

Comments: _____

12 Hose Faucets N/A

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

Not inspected Winterized - not tested Frost type: Yes / No* Anti-siphon valves: Yes / No*
 Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2) Not fully visible
 Some: inoperative / corroded (2) Leaking* Handle(s): broken / missing*
 Faucet / Water lines unsupported* at: _____

Comments: _____

13 Gutters & Roof Drains N/A

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

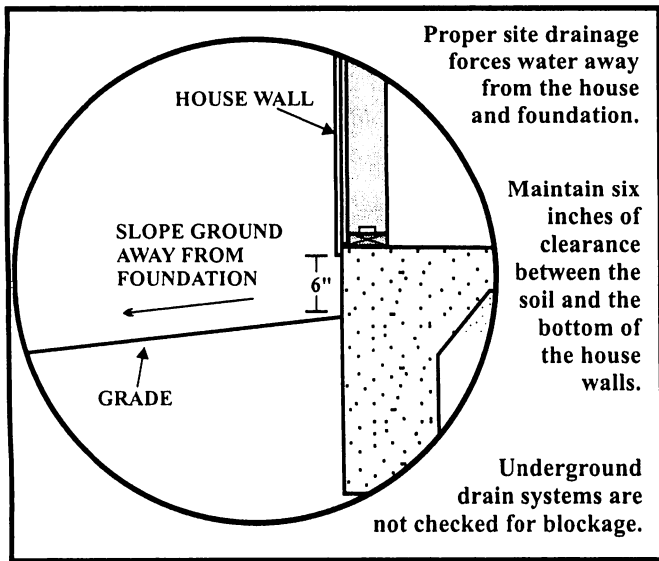
Full Partial None installed
 Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2) Not fully visible
 Debris filled* Drains blocked* Excessive corrosion* Leaking* Ice / Snow filled
 Gutters / Downspouts: loose / damaged / disconnected / not functional*
 Add: gutters & downspouts / splashblocks for drainage* Route downspout discharge away from building
 Roof / Gutter not draining properly* No secondary roof drain(s) (2) Subsurface drains not tested*

Comments: Back side - Bring top gutter directly into bottom gutter

Notice: Gutters and roof drain systems are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.

FOUNDATION

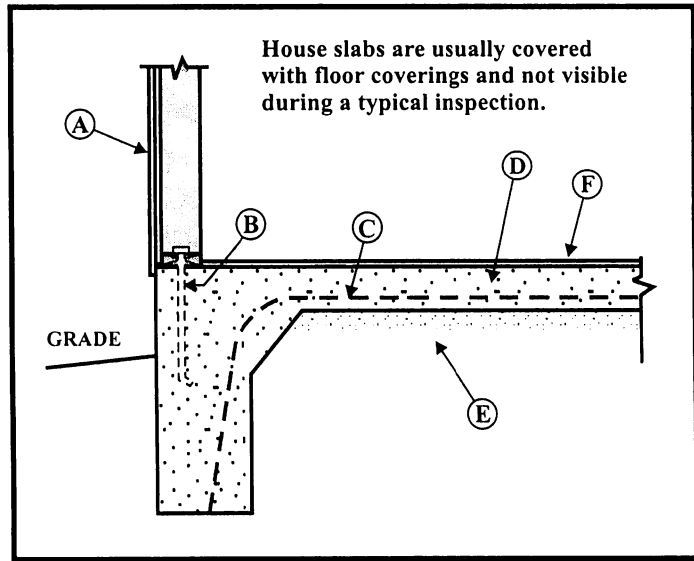
14 GRADING



NOTICE: The inspection of the foundation components is limited to visible and accessible areas only. Finished or partially finished basements limit access. Moisture in basements and crawlspaces is a common problem and any indication of water penetration should be reviewed. Control of rain and surface water around the house is critical to keeping foundation areas dry.

Moisture can cause decay and deterioration to wooden components and excessive water can damage foundations. Regular inspections and constant water management is advised.

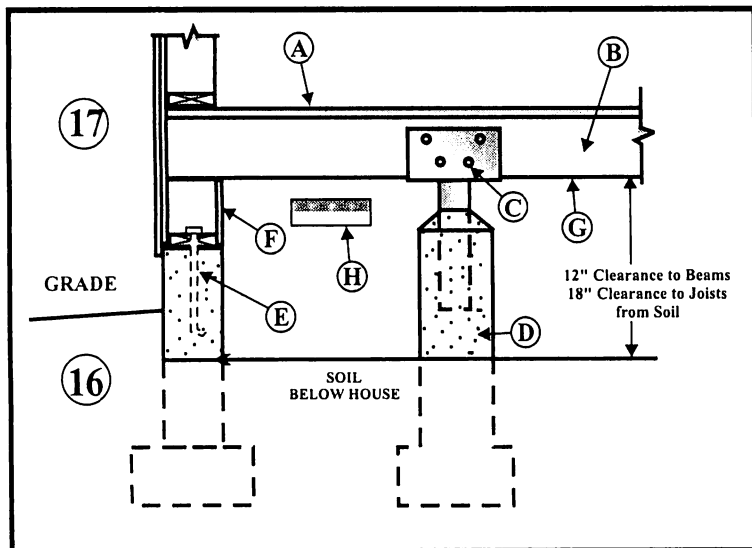
15 SLAB ON GRADE



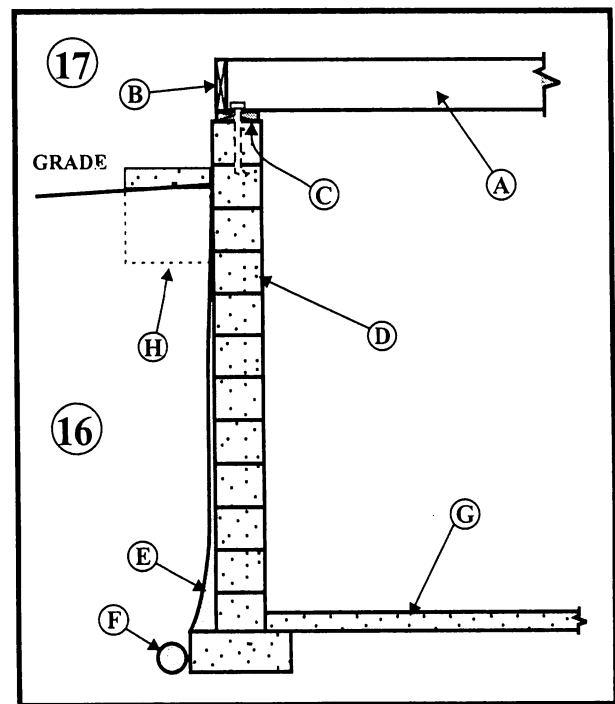
- A - Exterior Wall C - Metal Reinforcement E - Sand or Gravel
B - Anchor Bolt D - Concrete Slab F - Floor Covering

16 RAISED FOUNDATION

17 FIRST FLOOR CONSTRUCTION



- A - Floor System B - Wood or Steel Beam C - Pier / Post Connector
D - Concrete Pier E - Foundation Bolt F - Shear Panel
G - Insulation & Vapor Barrier H - Foundation Vent



- A - 2" x 10" Floor Joist B - 2" x 10" Rim Joist C - 2" x 6" Sill
D - Foundation Wall E - Waterproofing F - Drain Tile
G - Basement Floor H - Window Well

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- (1) Recommend evaluation by a structural/geotechnical engineer
- (2) Recommend evaluation and repairs by a qualified professional
- (3) Recommend evaluation and repairs for wood destroying organisms by a qualified professional
- (4) This item is a safety hazard - correction is needed
- (5) Upgrades are recommended for safety enhancement
- * This item requires monitoring and/or maintenance repairs
- N/A = Not Applicable

14 Grading N/A

- Appears Serviceable**
- Repairs Recommended**
- Safety Hazard**

Level site Slope: Minor / Moderate / Steep (1) / Stairstepped Banks

- Improper soil slope toward foundation* Soil / Pavement is high at foundation* Plants / Trees touch: house / roof
- Earth-to-wood contact visible (3) Signs of: poor drainage / erosion* Trees planted too close to structure*
- Surface drains noted, not tested — underground pipes cannot be judged* Overgrown landscaping*

Comments:

Notice: This inspection does not include geological conditions or site stability information. For more information, consult a geologist or soils engineer.

15 Concrete Slab-on-Grade N/A

- Appears Serviceable**
- Repairs Recommended**
- Safety Hazard**

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)
- Slab not visible due to floor coverings No readily visible problems Common cracks*
- Major cracks (1) Unusual cracks in wall(s) (1) Uneven areas of flooring (1)
- Perimeter visibility: _____ Unusual cracks at slab perimeter (1)

Comments:

Notice: All 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. The inspector may, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.

16 Raised Foundation/Basement N/A

- Appears Serviceable**
- Repairs Recommended**
- Safety Hazard**

Type: Crawl space Basement

Walls: Concrete / Masonry block / Brick / Stone / Piers / Wood None

Visible Not visible at: Finished areas

Columns: Concrete Steel Wood / Masonry block / Brick / Not visible

Crawl space / Basement not inspected due to: *

- Walls / Columns: Deterioration / Damage / Near end of lifespan (2) Not functional (1)(2) Moisture / Stains present * Excessive moisture / damage (1)
- Exposed footing (2) Common cracks* Major cracks / bulges / movement (1)
- Ventilation _____ N/A Serviceable Vents: blocked / needed (2) Vent screen(s): damaged / missing* Crawl space entered Access: partial / none*
- Viewed from access opening only Debris under house* Door / Cover: OK / damaged / missing*
- Basement Stairs _____ N/A Serviceable Steps: uneven rise / run / loose (2)(4) Ceiling: low / hazardous (4)(5)
- Railing serviceable Railings: loose / improper / missing / opening between rails too wide (2)(4)(5) Stairs too steep (2)(4)(5)
- VAPOR RETARDER _____ N/A Installed Not installed* Not visible* Loose / Installed incorrectly*
- BASEMENT FLOOR: Dirt Concrete _____ Concrete floors: improperly sloped / cracked / deteriorated / settled* Evidence of moisture / water present*
- SUMP PUMP _____ N/A Serviceable Not functional* Pump not tested* Sump pump needed* Recommend battery backup*

Comments: Flip insulation around

17 First Floor Construction N/A

- Appears Serviceable**
- Repairs Recommended**
- Safety Hazard**

Wood frame: Trusses Not visible

Conventional wood framing _____

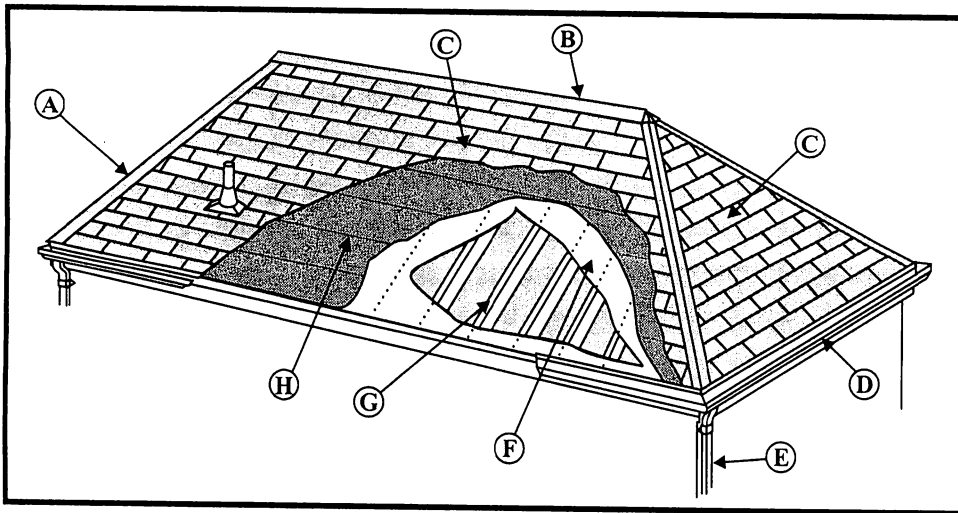
Not functional / Unsafe / Near end of lifespan (2)

Deterioration / Damage (2)(3)

- Not fully visible at: Drop ceiling Framing: broken / cut / sagging (2)
- Framing Straps / Blocks missing (2) Piers / Posts / Beams: damaged / missing / unsecured (2) Earth-to-wood contact (2)(3)
- Joists / Beams / Posts / Columns appear: overspanned / bearing poorly / twisting / overnotched / cracked / rotted (2)
- Anchor bolts installed Lateral bracing installed Anchor bolts / Lateral bracing: none (2) (3) Bolts not visible*
- Probing where deterioration is suspected revealed: moisture / damage (2)(3) Engineer recommended (1)
- INSULATION TYPE: Fiberglass / Mineral wool / Cellulose / Vermiculite None / Not visible / Loose / Installed incorrectly* Approximate depth: _____ inches

Comments:

ROOF



ROOF COMPONENTS

- A - Hip
- B - Ridge
- C - Field / Roof Covering
- D - Gutter
- E - Downspout
- F - Roof Deck / Sheathing
- G - Rafter
- H - Underlayment

18 ASPHALT SHINGLES

Commonly called composition shingles, this material has a typical life expectancy of 12 to 25 years, depending on many factors. The number of roofs installed over existing shingles is limited to three and in some jurisdictions only two are allowed.

WOOD SHAKE & SHINGLES

Wood roofs will typically last 20 to 35 years depending upon the thickness and quality. Annual maintenance is required on wood roofs which consists of replacing the weather-damaged shakes. In some areas the constant moisture can cause the wood to deteriorate.

19 CLAY & CONCRETE TILE

These materials are very durable and have an anticipated life of 30 to 50 years. The tiles however are brittle and can be damaged, so the roof cannot be walked on. The inspection is very limited.

SLATE

Considered one of the longest lasting roofing materials, slate can endure 50 to more than 100 years. It is a very brittle and expensive roof, so inspections are limited.

METAL & FIBROUS

Metal roofing comes in many forms from shingles to panels. Fibrous roofing is a mixture of various materials including cement and perlite.

20 BUILT-UP ROOFING

There are a variety of materials used in built-up roof systems. Maintenance consisting of repairing any worn areas is required. Installed on low slopes, these roofs should be inspected annually due to the potential for poor drainage.

SINGLE-PLY

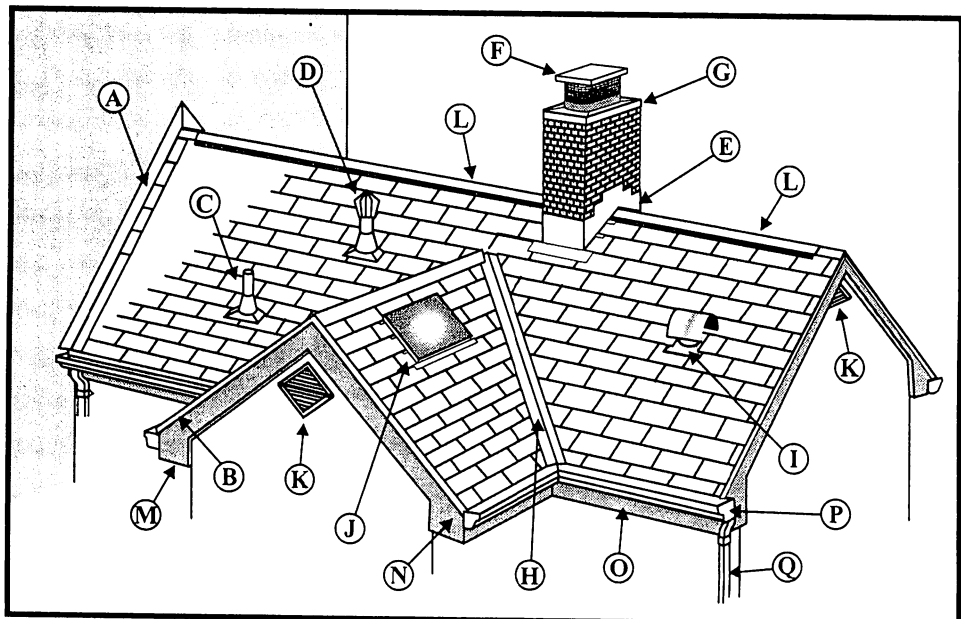
A relatively new roofing system, single-ply membranes are gaining in popularity. The roof covering consists of large sheets of a rubber or PVC based compound.

FOAM

Polyurethane foam with elastomeric coating. This roof requires periodic re-coating to extend its service life.

21 EXPOSED FLASHINGS

- A - Wall Flashing
- B - Drip Edge
- C - Sewer Vent
- D - Gas Vent
- E - Chimney Flashing
- F - Rain / Spark Cap
- G - Cement Cap
- H - Roof Valley
- I - Exhaust Vent
- J - Skylight
- K - Gable Vent
- L - Ridge Vent
- M - Soffit
- N - Eaves
- O - Fascia
- P - Guttering
- Q - Downspout



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- N/A = Not Applicable

Roof style: Hip Gable Flat / Low Slope Mansard / Shed _____

How Inspected: Walked Viewed from ladder / ground / with binoculars (These inspections are limited)*

Not fully visible due to: ___ height ___ weather ___ snow ___ type ___ debris

N/A 18 LOCATION _____ Asphalt / Composition Shingle Wood Shake Wood Shingle # of Layers _____

Appears Serviceable Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)

Repairs Recommended Typical maintenance recommended. This usually consists of repair/replacement of damaged/missing ridge and other shakes/shingles. This maintenance should help ensure the water tightness of the building and be performed on a regular basis.*

Safety Hazard Shakes / Shingles: few / many damaged or missing needing repair / replacement (2) Moisture damage / Moss covered (2) Weathering / Aging*

Slope appears insufficient (2) Cracking* Membrane: holes / openings / exposed / deteriorated (2) Fasteners: exposed / lifted / missing

Field / Ridge / Edge: loose / displaced / damaged / missing (2) Evidence of prior patching / repairs (2)

Roof material appears to be improperly installed (2)

Comments: 1 yr old

N/A 19 LOCATION _____ Clay / Concrete / Fibrous Tile Slate / Metal Fiberglass panel

Appears Serviceable Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2) Cracked / Broken / Separated / Holes (2)

Repairs Recommended Fasteners: exposed / lifted / missing (2) Panels: dented / rusted / deteriorated (2)

Safety Hazard Field / Ridge / Edge: loose / displaced / damaged / missing (2) Membrane: holes / openings / exposed / deteriorated (2)

Roof material appears to be improperly installed (2) Prior repairs (2) Insufficient slope (2) Moss covered*

Comments: _____

Notice: Roofs of this material are not walked to avoid causing damage. Not all tiles/slates/panels are checked for attachment. Inspection is limited.

N/A 20 LOCATION _____ Built-up roof: Rock / Cap sheet _____ Single-ply / Modified bitumen / Foam

Appears Serviceable Roll composition

Repairs Recommended Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)

Safety Hazard Typical maintenance recommended. This usually consists of covering exposed/bare area with additional coating/aggregate material. Repair of open seams cracks in flashings, deteriorated roof coverings, etc.*

Evidence of prior patching / repairs (2) Roof material appears to be improperly installed (2) Blistering / Cracking / Alligatoring* Deteriorated surface (2)

Open seams (2) Moss covered* Evidence of ponding / poor drainage (2) Bare areas exposed to the sun (2) Exposed fasteners (2)

Comments: _____

21 Exposed Flashings N/A Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)

Appears Serviceable Flashing at Roof / Wall / Edge / Skylight / Chimney / Vent Pipes / _____: separation(s) / improper*

Repairs Recommended Flashing: damaged / rusty * Mastic covered* Flashing not visible (2) at: _____

Safety Hazard Vent caps appear serviceable Need repair* Missing caps*

Skylight(s) appear serviceable Cracked / Damaged / Defective (2) Improperly installed (2)

Comments: _____

Roof Notes N/A Notice: Roof is part of Homeowners' Association: Not inspected at this time.

Appears Serviceable

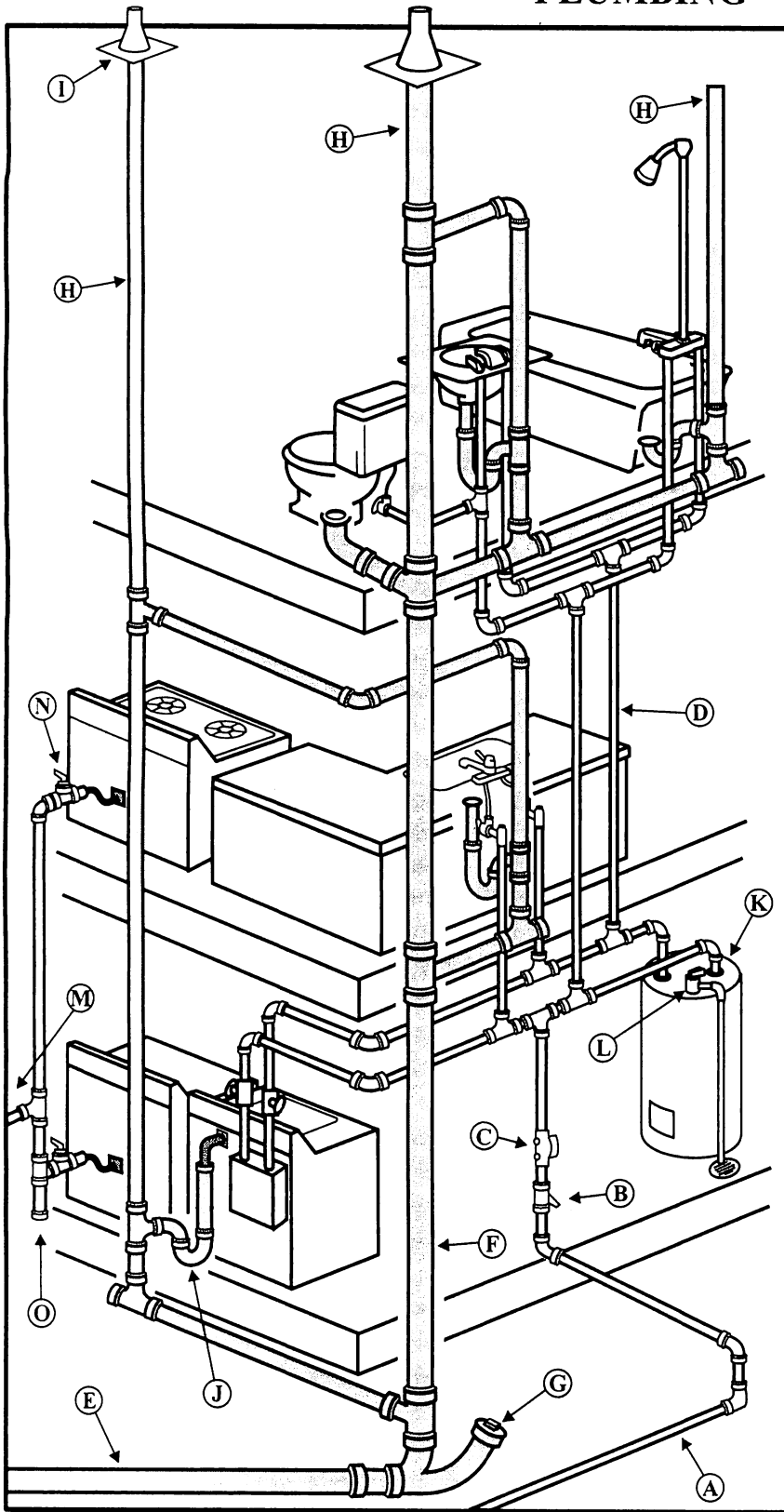
Repairs Recommended

Safety Hazard

Notice: The report is an opinion of the general condition of the roofing. The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to further leakage. This report is issued in consideration of the foregoing disclaimer. Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. Roofs, skylights and flashings are not water tested for leaks. Tenting a home for fumigation may cause damage to roofs - recommend reinspection for damage after tenting is completed.

12067

PLUMBING



- | | | |
|------------------------|------------------------|--|
| A - Main Water Line | F - Waste Line | K - Water Heater |
| B - Main Water Shutoff | G - Sewer Cleanout | L - TPR Valve
(Temperature & Pressure Relief) |
| C - Water Meter | H - Sewer Vent Pipe | M - Main Gas Line |
| D - Water Supply Line | I - Roof Vent Flashing | N - Gas Shutoff Valve |
| E - Main Sewer Line | J - Sewer Trap | O - Gas Drip Leg |

22 MAIN WATER LINE

The main water supply pipe brings water from the street to the home. Older pipe materials may be 1/2" or 3/4" galvanized steel. This type of pipe corrodes internally and may not deliver the volume of water now needed throughout the house. 3/4" copper or plastic pipe is the minimum currently used in modern construction. Normal water pressure is between 35 and 80 PSI. Excessive pressure can wear on valves, fittings, fixtures and appliances.

23 WATER SUPPLY LINES

Copper, galvanized, plastic and lead piping have all been used at some time for water systems of residences. Old galvanized piping typically requires replacement due to internal restriction. Lead pipes present a possible health hazard if the lead leaks into the drinking water. A form of plastic piping called "polybutylene" has a history of manufacturing and installation defects that can cause leaks. Your inspector is only able to tell you of the condition of the visible piping. No water quality tests are performed during this inspection.

24 WASTE LINES

These pipes carry the waste from the house to the sewer system. It is impossible to predict waste line blockages as these can occur at any time during use. Some plastic "ABS" pipes have manufacturing process defects and can become weak and break.

25 FUEL SYSTEM

Natural gas is delivered to the house through underground pipes. On-site fuel storage may consist of oil or propane fuels. Some homes have been converted to natural gas from oil fuel. These homes may have underground fuel tanks still in place which may contaminate the soil. Your inspector is unable to determine the presence of buried fuel tanks.

26 WATER HEATER

Water heaters are sealed systems which contain a great deal of pressure. The TPR (Temperature & Pressure Relief) valve is a device designed to release excessive pressure from the system. There should be a drain pipe attached to this valve which terminates at a safe location away from body contact. Water heaters sometimes make gurgling noises which are typically the result of built up mineral deposits inside the tank.

All plumbing components are subject to deterioration and may leak or clog requiring maintenance or repair at any time.

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(5) Upgrades are recommended for safety enhancement
* This item requires monitoring and/or maintenance repairs
N/A = Not Applicable

22 Main Line

N/A

Copper / Galvanized / Plastic / Lead Not Visible - Cannot Determine

- Appears Serviceable
Repairs Recommended
Safety Hazard

- Size: Pressure: Below 30 PSI / Above 80 PSI (2)
Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)
Main valve location:
Main valve not: located / operated / accessible*
Not fully visible
Water softener installed - (water condition / quality not tested)
Valve / Handle: broken / missing / leaks*
Excessive corrosion on valve (2)
Copper not protected from concrete*

Comments:

23 Supply Lines

N/A

Copper / Galvanized / Plastic / Lead Not Visible - Cannot Determine

- Appears Serviceable
Repairs Recommended
Safety Hazard

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)
Not fully visible
Rust / Corrosion: minor* / moderate / major (2)
Improper materials (2)
Unusual noises (2)
Cross connection present (2)
Flow restriction when using multiple fixtures is: minor / moderate* / major (2)
Pipes lack proper support (2)
Copper and galvanized contact (2)
Pipe insulation recommended*
Evidence of prior repairs*

Comments:

Notice: Underground pipes or pipes inside walls cannot be judged for sizing, leaks or corrosion. Water quality testing or testing for hazards such as lead is not part of the inspection. Be advised that some "Polybutylene" piping systems have experienced documented problems. Contact the manufacturer or an expert for further information and evaluations.

24 Waste Lines

N/A

Cast Iron / Galvanized / Copper / Lead / Plastic Not Visible - Cannot Determine

- Appears Serviceable
Repairs Recommended
Safety Hazard

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)
Not fully visible
Rust / Corrosion: minor* / moderate / major (2)
Leaks (2)
Evidence of prior repairs*
Pipes lack proper support (2)
Main cleanout not located*
Trap / Vent: improper / not visible (2)
Improper: installation / materials (2)
Slow / blocked drain at: (2)
Vent: missing / terminates improperly (2)

Comments: Old line in garage is capped - rerun with 3' and is proper

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined.

25 Fuel System

N/A

Shutoff Valve Location: Basement Gas meter / Oil Tank / LPG Tank

- Appears Serviceable
Repairs Recommended
Safety Hazard

- Fuel system not on for inspection - suggest utilities company light and test appliances*
Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)
Not fully visible
Rust / Corrosion: minor / moderate / major (2)
Evidence of prior repairs*
Leak / Improper piping at: (2)(4)
No shutoff valve at: (2)(4)
Improper: installation / materials (2)
Pipes lack proper support (2)
Pipes too close to grade (2)

Comments: tank installed in 2002

Notice: Underground pipes and fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe sizing.

26 Water Heater

N/A

Unit A Location: Basement Gallons: Tankless Gas/Propane/Electric/Oil/Solar
Unit B Location: Gallons: Tankless Gas/Propane/Electric/Oil/Solar
Unit C Location: Gallons: Tankless Gas/Propane/Electric/Oil/Solar

- Appears Serviceable
Repairs Recommended
Safety Hazard

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)
A B C
Not fully visible (2)
A B C
Not 18" above floor in garage (2)(4)
A B C
No drip leg on gas line*
N/A
A B C
Blocked / not provided (2)(4)
A B C
Rust flakes in burner chamber*
A B C
Heater leaks: gas / oil / water (2)
A B C
Water / Gas shutoff valve: missing / broken / leaks (2)
A B C
Combustion air supply:
N/A
A B C
Improper burner flame (2)
A B C
Pipes / Valve / Tank: rust / corrosion*
A B C
TPR valve: missing / leaks (2)
A B C
TPR pipe: improper type / reduced / missing / short / capped / unsafe termination / improper slope (2)
A B C
Missing catch pan with drain to exterior*
A B C
Recommend protection from damage*
A B C
Enclosure / Door: missing / damaged*
A B C
Vent flue pipe:
N/A at:
A B C
Appears serviceable
A B C
Damaged / disconnected / loose / missing / backdrafting / improper rise (2)(4)
A B C
Vent flue pipe lacks clearance to combustible materials (2)(4)
A B C
Improper rise:run ratio (2)
A B C
Seismic straps:
N/A
Appear serviceable
A B C
Improper type / Improper installation / Missing (4)
A B C

Comments:

Notice: Estimate of remaining life is not part of this inspection. Solar heating systems are not part of this inspection. Hot water recirculation pumps/systems are not part of this inspection.

09542

HEATING

27 DESCRIPTION

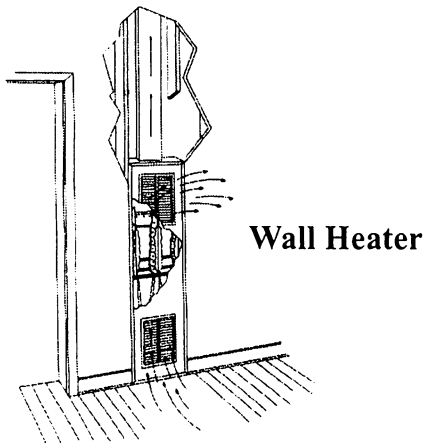
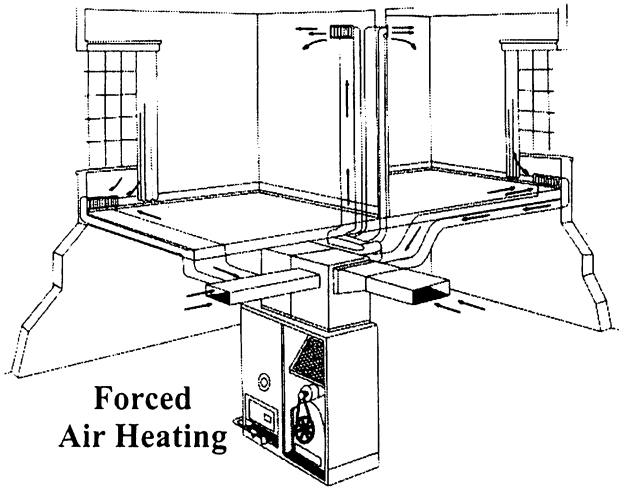
Our description of the heating system includes where the unit is located and the fuel used to generate the heat. Forced air furnaces and water boilers can operate on gas, oil or electricity. Heat pumps utilize electricity to drive the motors and compressors. Furnace size is listed for reference only, if available, and no calculations are performed during this inspection to determine the adequacy or efficiency of the heating system.

28 CONDITION

Systems are tested using normal homeowner operating controls. If pilots or circuit breakers are off at the time of the inspection, the inspector will not ignite or activate the system. You can contact the utility provider or other qualified professional for evaluation of the heating system.

29 VENTING

Fuel burning appliances exhaust the products of combustion to the exterior through vent pipes. Vents pipes utilize caps to prevent moisture entry and to stop backdrafting. Backdrafting means that the products of combustion are escaping into the home instead of venting to the exterior.

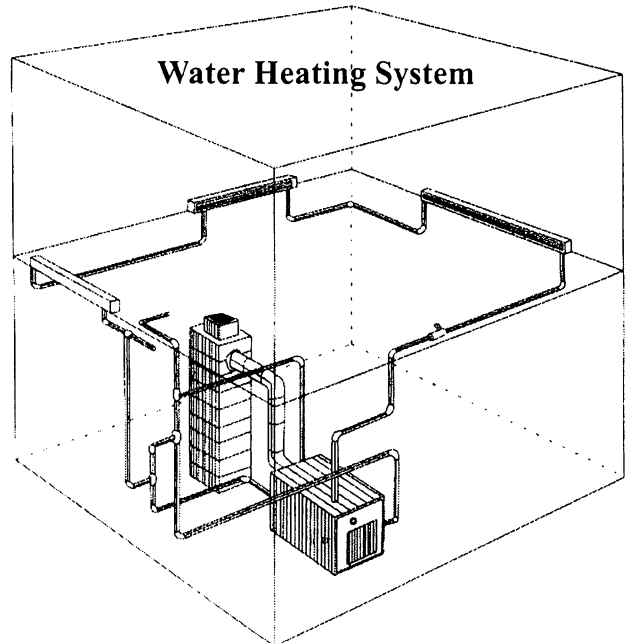


30 COMBUSTION AIR

When fires burn, they consume oxygen. Fuel burning appliances must be provided with a constant source of fresh air for the fuels to burn properly. If air is not provided to the fire, incomplete combustion may occur which could produce carbon monoxide. Be sure not to block any air vents around or near your heating systems. Also be advised that maintaining clean air filters is important not only to the air you breathe, but to the operation of the unit as well.

31 BURNERS

It is impossible to see an entire heat exchanger inside most furnaces, so this inspection does not comment on this component. If there is an uneven or unusual flame pattern or there is rust, charring or deterioration in the burner chamber, we recommend further investigation of the unit by a qualified professional.



Illustrations courtesy of Marshall & Swift

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(4) This item is a safety hazard - correction is needed
(5) Upgrades are recommended for safety enhancement
* This item requires monitoring and/or maintenance repairs
N/A = Not Applicable

27 Description

N/A

- Appears Serviceable
Repairs Recommended
Safety Hazard

Location A: Basement
Heating Type: Forced Air, Boiler/Steam, Radiant
Fuel Type: Oil

Location B
Heating Type: Forced Air, Boiler/Steam, Radiant
Fuel Type: Natural gas, Oil, Coal/wood, Propane

Location C
Heating Type: Forced Air, Boiler/Steam, Radiant
Fuel Type: Natural gas, Oil, Coal/wood, Propane

Approximate BTU's A n/a B n/a C n/a

Notice: If a fuel burning heater / furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.

28 Condition

N/A

- Appears Serviceable
Repairs Recommended
Safety Hazard

- Pilot not on / utilities off / electric ignition malfunction - could not inspect* A B C
Did not respond to normal controls (2) A B C
Deterioration / Damage / Not Functional / Unsafe / Near end of lifespan (2) A B C
Recommend complete system evaluation (2) A B C
Unit makes unusual noise during operation, further evaluation needed (2) A B C
Blower / Motor / Pilot / Vent system / Burners / Boiler / Pump: cleaning and servicing suggested (2) A B C
Fuel leak (2) (4) A B C
Low / high - pressure / temperature (2) A B C
Air leaks at: furnace / plenum* A B C
Boiler / Pipe fittings leak (2) A B C
Expansion tank: rusted / leaks / water logged (2) A B C
Heat pump supplemental heat not tested* A B C

Comments: Requires annual maintenance.

Notice: Inspector does not light pilots. If pilots are "OFF", a full inspection is not possible. Have the heating systems activated and fully inspected PRIOR TO CLOSE OF TRANSACTION. Verification of the location or condition of underground fuel storage tanks or environmental risks, if any, are also not included. 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.

29 Venting

N/A

Metal Plastic Masonry

- Appears Serviceable
Repairs Recommended
Safety Hazard

- Deterioration / Damage / Not Functional / Unsafe / Near end of lifespan (2) A B C
Vent terminates near window / opening (2) (4) A B C
Backventing (2)
Barometric / Vent damper / Induced draft fan is defective (2) A B C
Vent rise / Elbow angle is improper (2) A B C
Vent lacks clearance from combustible (2) (4) A B C
Vent pipe / Chamber has: soot / rust (2) A B C
Improper materials used for vent pipe (2) (4) A B C
Unable to fully inspect vent pipe* A B C
Condensate drain: improper / missing (2) A B C

Comments: Repair with refractory cement

30 Combustion Air

N/A

- Appears Serviceable
Repairs Recommended
Safety Hazard

- No / Inadequate air supply (2) (4) A B C
Combustion and return air sources are too close or mixing (2) (4) A B C
Recommend sealing platform at: heater base / holes in platform* A B C
Damage / Deterioration / Defects* A B C

Comments:

31 Burners

N/A

Closed system / unable to inspect*

- Appears Serviceable
Repairs Recommended
Safety Hazard

- Deterioration / Damage / Not Functional / Unsafe / Near end of lifespan (2) A B C
Unusual flame pattern (2) (4) A B C
Burn Chamber contains: debris / oil stains (2) A B C
Improper fuel piping (2) A B C
Chamber / Refractory: damaged (2) (4) A B C
Soot / Charring at: (2) A B C

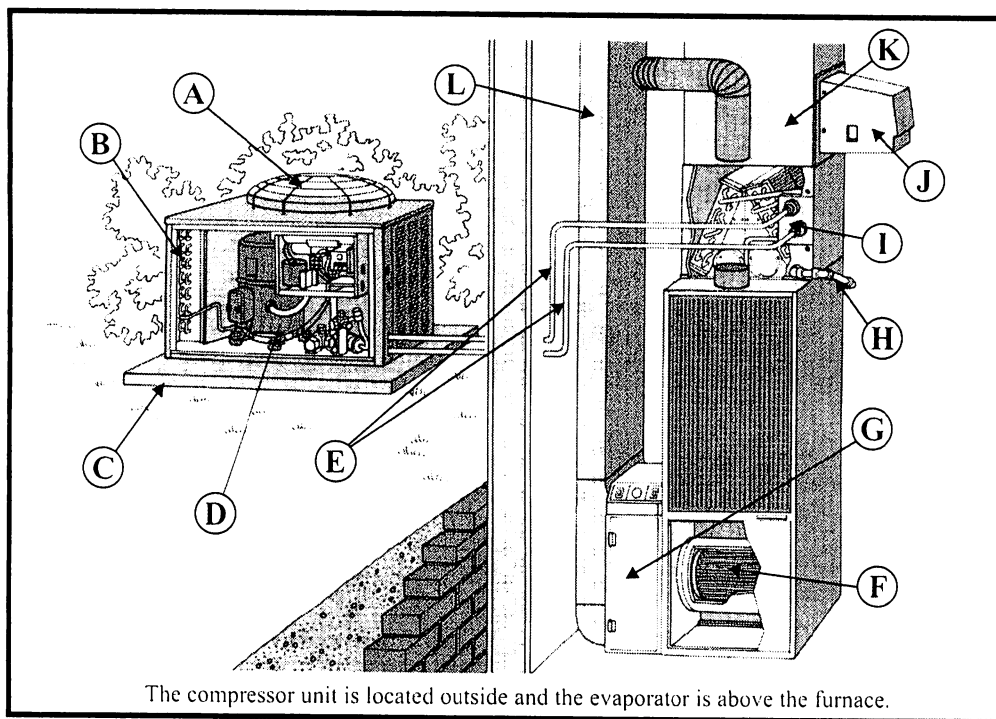
Comments:

Notice: Inspecting the heat exchangers for evidence of deterioration, cracks or holes, can only be done by dismantling the unit or other technical procedures. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. Safety devices are not tested by this company.

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HEAT2/COOLING



- A - Condensor Fan
- B - Condensor Coil
- C - Pad
- D - Compressor
- E - Refrigerant Lines
- F - Blower
- G - Filter
- H - Condensate Drain
- I - Cooling Coil
- J - Humidifier
- K - Air Plenum
- L - Return Air

32) NORMAL CONTROLS

Normal operating controls are homeowner operated devices such as a thermostat, wall switch or safety switch. Loose thermostats should be secured and thermostats that are not centrally located or on outside walls should be relocated for better furnace performance.

33) DISTRIBUTION

Most heaters utilize some method of moving the furnace generated heat to the rooms which need the heat. Forced air heaters use ducts and registers. Water heating systems use pipes and radiators or convectors. Radiant systems may use pipes or wires if electric. Much of the distribution system is not visible for this inspection. For instance, water piping that is buried below or in the concrete floor slab may have leaks that are not detectable without specialized equipment.

34) EVAPORATIVE COOLER

Evaporative coolers (commonly called swamp coolers) utilize air flowing across moving water to humidify and cool the house air. Standing water that is left in the unit for extended periods of time can breed bacteria. Evaporative coolers should be drained at the end of each cooling season and cleaned prior to use.

35) AIR CONDITIONER

Air conditioning systems rely on a constant flow of air through the system to properly operate. Restricted air flow from dirty filters or blocked coils can cause icing on the evaporator coil. This may make the air from the unit appear to be colder but is actually harmful to the system. Air circulation around the compressor should not be restricted. Trim back shrubs and grasses and don't place anything over the top of the unit that blocks air flow. If the ambient temperature is too cold or has been too cold for an extended period within the last 12 hours, the unit will not be operated to avoid damage.

GENERAL HEATING INFORMATION

Our evaluation of the heating system is visual only and does not include dismantling the unit. A service technician should be consulted for an in-depth evaluation, cleaning and adjustment of the furnace for optimum performance and safety. Most local gas companies will perform a safety check and light gas pilots for their customers prior to the heating season. We also do not evaluate humidifiers built onto the heating unit.

Regular cleaning or changing of air filters is important for proper furnace performance. Dirty filters can cause damage to the system and waste energy dollars. We do not evaluate the operation of electronic air cleaners but may comment on cleanliness if present.

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* This item requires monitoring and/or maintenance repairs
N/A = Not Applicable

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32 Normal Controls LOCATION(S): A 1st/hidden 1st Living B 2nd Master C Basement

- Appears Serviceable
Repairs Recommended
Safety Hazard
Thermostat: broken / loose / poor location*
Unable to inspect / Utilities off*
Controls / Gauges need: repair / replacement (2)
Damage / Deterioration / Defects*
Switch: missing / broken*
Leaks / Corrosion at: (2)

Comments:

Notice: Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.

33 Distribution Ducts/Registers Pipes/Convectors Pipes/Radiators Electric/Baseboard

- Appears Serviceable
Repairs Recommended
Safety Hazard
Ducts: damaged / crushed / kinked / disconnected / holes / openings / leak (2)
Not fully visible
Filter(s): missing / wrong size / unable to inspect*
Filter(s): suggest cleaning / changing*
No filter hold-down*
Low air volume (2)
Register(s): damaged / missing*
Insulation / Vapor retarder: damaged / missing*
Zone valve did not operate (2)
Circulating pump: leaks / noisy / inoperative (2)
Radiator / Convector / Fitting: leaks / corroded / rusted / cold / damaged / inoperative (2)
Unable to locate heat in all rooms*
Ducts in contact with soil* at:
Undercut doors off carpet / floor*

Comments:

Notice: 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. It is suggested that all homes with fuel burning heating systems have a carbon monoxide detector installed for added safety. Electronic air cleaners, humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified professional.

34 Evaporative Cooler LOCATION(S): A B 120 Volt 240 Volt

- Appears Serviceable
Repairs Recommended
Safety Hazard
Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)
Not fully visible*
Filter pads are damaged*
Flashing is: missing / improper*
Unit makes an unusual noise (2)
Rusted / Corroded / Leaks*
No electrical disconnect provided (2)

Comments:

35 Air Conditioning LOCATION(S): A outside/Attic B C

- Appears Serviceable
Repairs Recommended
Safety Hazard
SPLIT SYSTEM / PACKAGE UNIT / WALL / WINDOW UNIT
HEAT PUMP - AIR / GROUND / WATER SOURCE
Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)
Unable to inspect / test*
Window units not inspected
Air temp below 65° Fahrenheit: Unable to test system(s)*
Temperature differential is incorrect (2)
Condenser coil: damaged / poor air circulation (2)
Recommend system service* (2)
One speed fan only*
Not level / Makes unusual noise (2)
POWER: 120 VOLT 240 VOLT GAS
No electrical disconnect provided / Improper location (2)
Grounding: improper / not provided
Box / Conduit: improper / loose / damaged* (2)
CONDENSATE: N/A
Condensate line installed
Line not fully visible*
Termination location: poor / not found*
Condensate line: blocked / leak / disconnected / subject to freezing / no trap*
Condensate dripping from secondary (emergency) drain (2)
REFRIGERANT LINES: N/A
Insulation: damaged / missing*
Lines not fully visible*
Improper support*
Leaks at: evaporator / condenser (2)
Line(s) appear damaged (2)
Ice on lines / unit (2)

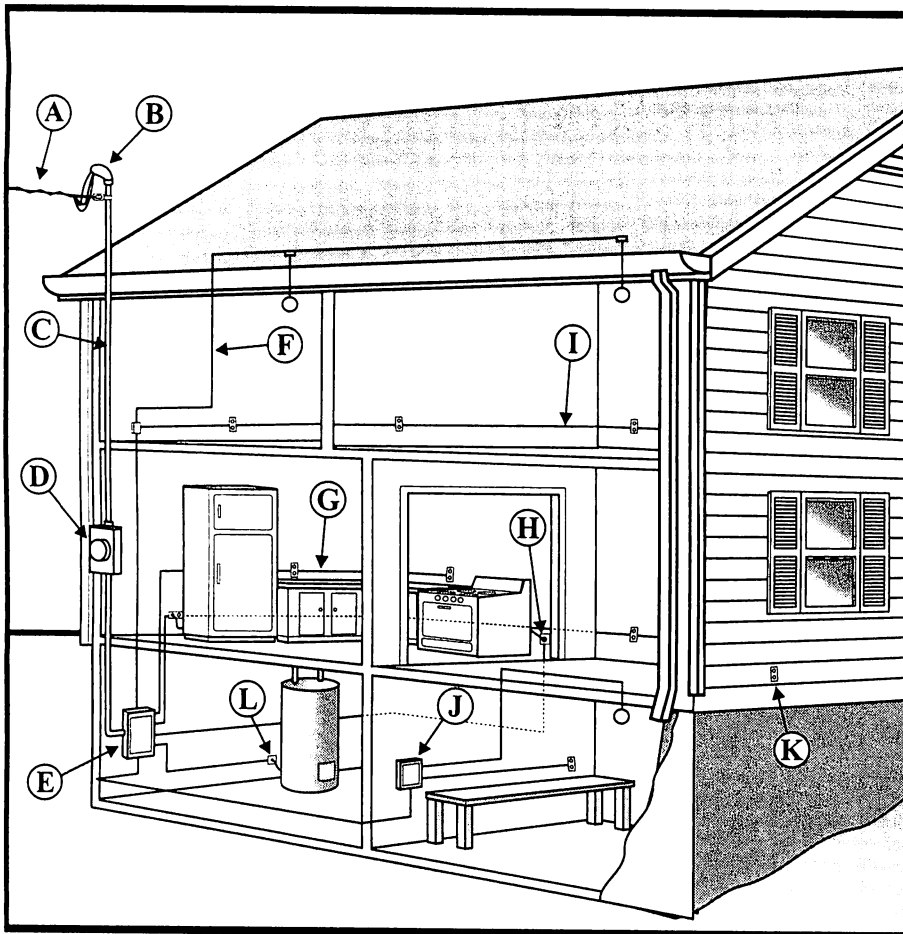
Comments:

Notice: The inspector does not perform pressure tests on refrigerant systems; therefore no representation is made regarding refrigerant charge or line integrity. Subjective judgment of system capacity is not part of the inspection.

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ELECTRICAL



- A - Service Drop
- B - Weatherhead
- C - Service Mast/Conduit
- D - Electric Meter
- E - Main Panel
- F - 120 Volt Lighting Circuit
- G - 120 Volt Outlet Circuit
- H - 240 Volt Oven Circuit
- I - 120 Volt Outlet Circuit
- J - Sub-Panel
- K - "GFCI" Protected Outlet
- L - 240 Volt Water Heater Circuit

Service Conductors		Branch Conductors	
Amps	Wire Size	Wire Size	Ampacity
60	#4	#14	15
100	#4 #2	#12	20 15
110	#3 #1	#10	30 25
125	#2 #1/0	#8	40 30
150	#1 #2/0	#6	55 40
175	#1/0 #3/0	#4	70 55
200	#2/0 #4/0	#2	95 75

36 SERVICE

The electrical service refers to the wires that run from the street or main pole and enter the house either underground or through the rooftop. The number of wires that enter the panel determine the voltage of the service: 2 wires = 120 volt, 3 wires = 240 volt. A home that has only a 120 volt service would be considered out of date by today's standards because larger appliances that operate at 240 volts cannot be utilized. Electrical load and demand calculations are not performed during this inspection.

37 MAIN PANEL

The ampacity of the system is determined by the size of the service wires, the rating of the panel and the size of the main fuse or breaker. Some older panels will have fuses while newer systems use breakers. The main disconnect is used to shut the entire electrical system in the house off in case of emergency. If no main shutoff is provided, no more than six trigger throws are allowed to be installed.

SUB-PANEL

Electrical panels that do not contain the main service wiring are called sub-panels. Sub-panels are used for a variety of reasons ranging from house size to ease of accessibility. During inspections of homes that are occupied it is possible that a sub-panel might be hidden by pictures or furniture. Please check carefully during your final walkthrough of the house after all belongings are removed.

38 PANEL NOTES

This section of the report notes conditions found inside the electrical panels. Repairs to wiring conditions should be performed by qualified tradespeople due to the inherent hazards.

39 WIRING NOTES

Conductor is the term used for the wires used for electrical installations. Copper and aluminum are common materials used for electrical wiring. The U.S. Consumer Product Safety Commission issues a booklet on the hazards of aluminum wire installations made in the early 1960's to the mid 1970's. Please obtain this information if aluminum branch wiring is noted.

Our inspection of the electrical wiring and fixtures throughout the house will include random testing of outlets and lights. At least one outlet per room, all accessible outlets in the garage and on the exterior, and all outlets within six feet of sinks will be tested for grounding and polarity.

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- N/A = Not Applicable

36 SERVICE N/A

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

- Overhead Underground
- 240V/120V Amps 200 Amps not determined
- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2) No drip loop on service wires (2)
- Roof mast connections: loose / damaged (2) Wires: frayed / improper splices / tap on main wires (2)
- Conductors too close to: ground / drive / roof / pool (2)(4) Wires touch trees - *Contact utility company (4)

Comments: Communication wires only

Notice: Six or fewer breakers usually do not require a main breaker. If the amperage is less than 100, upgrade may be needed to operate modern appliances.

37 Main Panel N/A

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

- Main Panel location A: Basement - Front corner
- Sub-Panel location(s) B: _____ C: _____ D: _____
- Power is off at main; no inspection performed - recommend further evaluation (2) A B C D
- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2) A B C D Not accessible* A B C D
- Panel contains: rust / moisture / paint / overspray (2) A B C D Dead front: missing / improper / damaged (2) A B C D
- Ground: present / visible A B C D Ground clamp / System not visible A B C D
- Ground clamp at water line* A B C D Ground: loose / missing / disconnected (2)(4) A B C D

Comments: No jumper over water meter

38 Panel Notes N/A

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

- Overcurrent Protection Devices Inspected Breakers Fuses
- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan at panel(s): (2) A B C D
- Electrical system appears outdated by today's standards: (2) A B C D
- Improper wiring at panel(s): (2)(4) A B C D Breaker is off at panel(s):* A B C D
- Scorching / melting / rust / corrosion at panel(s): (2)(4) A B C D
- Multiple wires on single rated breaker at panel(s): (2)(4) A B C D
- Overfusing (fuse / breaker size too large for wire) at panel(s): (2)(4) A B C D
- Solid strand aluminum wiring noted at the general 120v circuits: (2)(4) A B C D
- Neutral and ground wires connected at sub-panel(s): (2)(4) A B C D
- Bushing / Clamp on wire(s) missing at panel(s): (2)(4) A B C D
- Breakers / Fuses: damaged / not labeled at panel(s): (2)(4) A B C D
- Antioxidant not visible on aluminum wire connections:* A B C D
- Panel bond is not provided for safety at panel: (2)(4) A B C D
- 240v handle tie(s) missing at panel(s): (2)(4) A B C D
- Opening(s) / Missing deadfront cover(s) at panel(s): (2)(4) A B C D

Comments: Sign of past water intrusion / nothing currently active

Notice: All solid strand aluminum connections should be checked by a qualified professional familiar with aluminum wire. (2)

39 Wiring Notes N/A

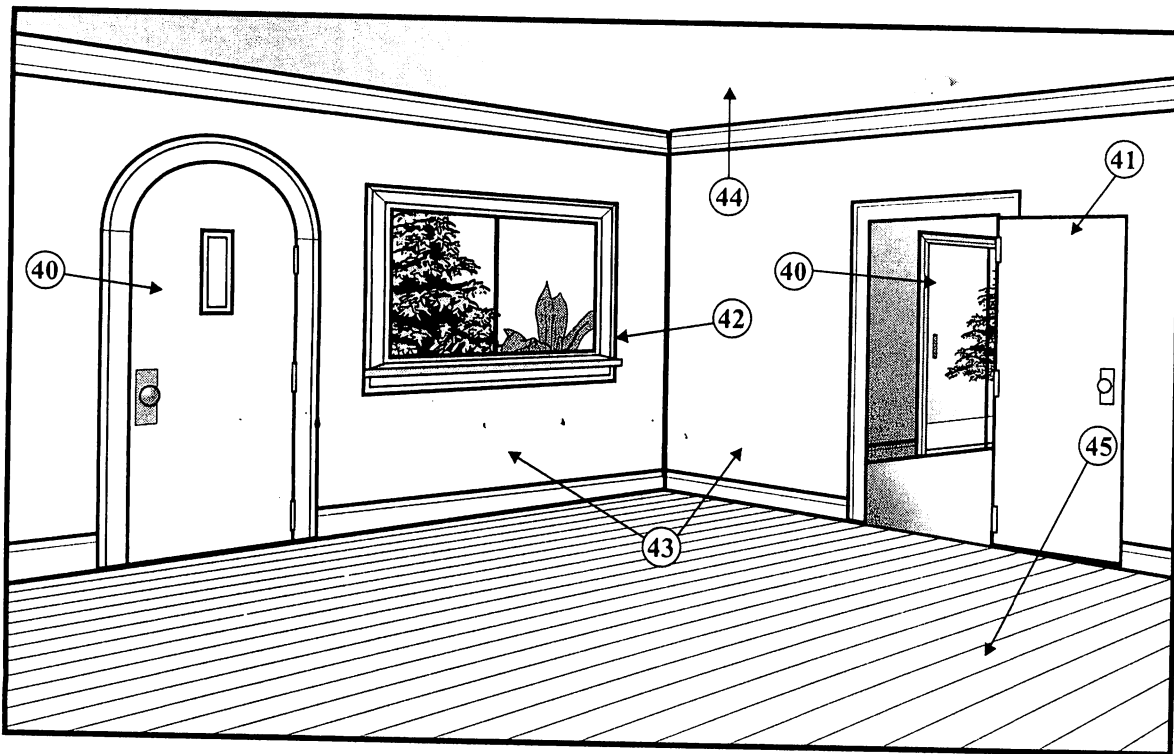
- Appears Serviceable
- Repairs Recommended
- Safety Hazard

- Service Wire: Copper Aluminum Cannot determine
- Branch Wire: Copper Aluminum Cannot determine
- Wiring Methods: Non-metallic cable Knob and Tube (5) Metal / Plastic conduit
- A representative sample of fixtures, switches and outlets tested appear serviceable
- Polarity and grounding of outlets within six feet of plumbing fixtures, in the garage and on the exterior appear serviceable
- GFCI(s) responded to test at: exterior / Bath / Garage
- Furnishings prevent testing of many outlets and switches
- Reverse polarity at: _____ (2)(4)
- Outlet(s) not operational at: _____ (2)(4)
- Light / Fan not operational / ungrounded at: _____ (2)(4)
- Wire / Box / Cover not exterior rated at: _____ (2)(4)
- Exposed wiring needs protection at: _____ (2)(4)
- Exposed splices at: _____ (2)(4)
- GFCI(s), (a safety device for outlets) is recommended at: exterior / garage / bathrooms / kitchen / basement / wetbar (5)
- Doorbell: worked / none / not operational Fixture is: unsafe / corroded / missing / damaged / worn out at: _____ (2)(4)
- Three prong outlets did not test properly grounded at: _____ (2)(4)
- Evidence of overheating / arcing at: _____ (2)(4)
- Improper wiring at: under sink - not properly supported (2)(4)
- Outlets / Switches: loose / damaged / miswired _____ (2)(4)
- Extension cord used as wiring at: _____ (2)(4)
- Open neutral at: _____ (2)(4)
- Box cover(s) missing at: _____ (2)(4)

Comments: #5

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INTERIOR



④① ENTRY/ EXTERIOR DOORS

Weather-stripping around the entry door keeps cold air from entering the house. If no weather-stripping is provided we recommend it be installed.

Non-safety glass has been used for years in the sliding glass doors of older homes. You should consider upgrading any non-tempered glass doors throughout your home. At times, it is not possible to determine if glass is tempered.

④① INTERIOR DOORS

Doors that stick, bind or won't close properly can be adjusted or trimmed to fit. Sometimes however, when doors are out of square and other related conditions are present, it may be an indication of movement in the structure or foundation. If these notes are made, a qualified civil, structural or geotechnical engineer should be consulted.

④② WINDOWS

A representative number of windows are checked during our inspection. The condition of winter storm windows and doors are not part of this inspection. It is not possible to evaluate the seal on thermopane windows as conditions change from morning to night and season to season.

④③ INTERIOR WALLS

In occupied homes, not all portions of all walls will be exposed to view. After the occupants remove all of their belongings, it is wise for you to conduct a final walkthrough of the home. Look carefully at areas that were not visible during this inspection.

④④ CEILINGS

Moisture stains on ceilings can come from a variety of sources: plumbing leaks, roof leaks and condensation to name a few. At times it is not possible to determine the cause of a stain. Some older acoustic sprayed ceilings contained asbestos in the past. Only laboratory testing will accurately reveal asbestos and this testing is not included in the inspection fee.

④⑤ FLOORS

Our evaluation of the floors in the home is to identify major defects where visible. Stains or odors may be hidden and are not part of this inspection. Once furniture and belongings are removed you will be able to view the condition of floor coverings. Do a careful check on your final walk-through.

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 - * This item requires monitoring and/or maintenance repairs
- N/A = Not Applicable

40 Doors (Entry/Ext.) N/A

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

- Solid Core Wood Hollow Core Wood Metal
- Sliding Glass French
- Damage / Deterioration / Defects / Rubs at door jamb / Difficult to operate / Needs adjustment*
- Weather stripping is damaged* No weather stripping*
- Hardware operational Not operational* at: _____ Dual keyed lock (4) at: _____
- Tempered glass Not tempered (4)(5) Unable to determine if glass is tempered*
- Tracks: serviceable / deteriorated* Screen doors not checked* Screens: few / many - damaged / missing

Comments: Front door - latch does not work from the outside
Wood kick/trip piece is deteriorated - recommend replacing - Both middle stairs

41 Doors (Int.) N/A

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

- Solid Core Wood Hollow Core Wood Metal
- Door(s): needs adjustments / damaged / defective* at: _____
- Hardware: not operational / missing / loose* at: _____
- Several frames are not square - may indicate movement (1)
- Door(s): rub / stick / won't latch / damaged jamb* at: _____

Comments: Master bath - due to metal rods?

42 Windows N/A

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

- Aluminum Wood Vinyl/Metal Single Pane Dual Pane
- Sliding Casement Double Hung Single Hung Louver
- Non-operational* at: _____ Stains / damage* at: _____ Difficult to operate / slide* at: _____
- Won't: lock / open / close* at: weather sealed Caulking / Glazing deteriorated* at: _____
- Not tempered glass (4)(5) at: _____ Glass: loose / cracked / broken* at: _____
- Few / Many - damaged / missing* Security bars: non-openable (2)(4) / not tested* at: _____
- Broken sash cords* Dual-glaze failed (2) Screens not checked

Comments: Provide weep holes at all storm windows
Most windows were unable to open due to weather seal
Notice: Inspection of windows is limited to a representative sample. Determining condition of all dual pane windows is not possible due to temperature, weather, and lighting variations.
Appear serviceable

43 Interior Walls N/A

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

- Drywall Plaster Paneling Wallpaper
- Needs repair* Moist / dry - stains / damage* at: _____
- Cracks: common Cracks: major (2)
- Nail pops* Holes / Openings / Exposed frame* Recommend evaluation by engineer (1)
- Furnishings prevent full inspection - do a careful check on final walkthrough*

Comments:
Notice: The condition of walls behind wallpaper, paneling, and furnishings cannot be judged. Cracks / damage may exist.

44 Ceilings N/A

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

- Drywall Acoustic Spray Ceiling Tile Plaster Wood/Beam
- Damaged* at: _____ Ceiling height appears low*
- Stains* at: Dying Moist / Dry / Unable to determine*
- Common cracks Major cracks (1) _____ Recommend evaluation by engineer (1)

Comments:
Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For information, contact the American Lung Association or an asbestos specialist

45 Floors N/A

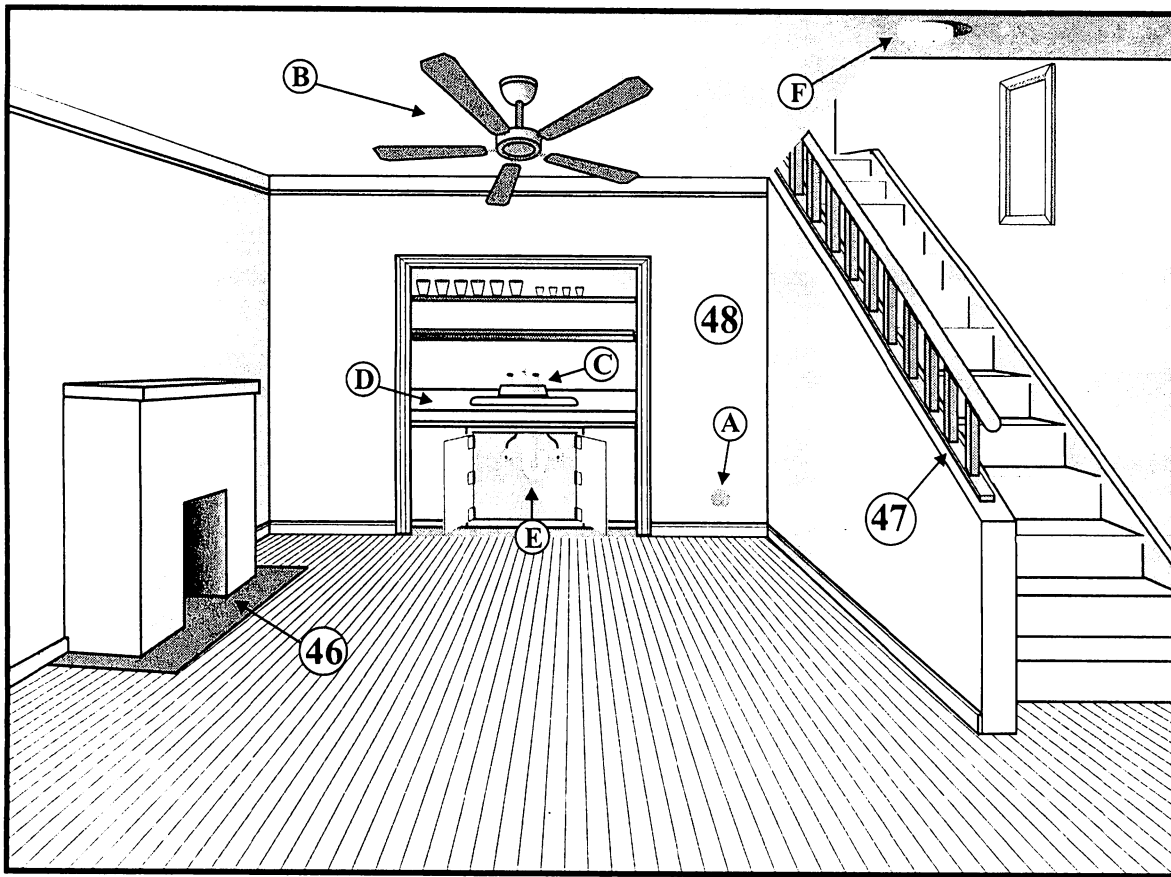
- Appears Serviceable
- Repairs Recommended
- Safety Hazard

- Carpet Vinyl Wood Tile Laminate
- Damage / Deterioration* Sloped / Uneven* at: _____ Cracked tiles* at: common Bath
- Wood / Vinyl / Tile / Carpet: damaged* at: _____ Loose carpet / Floor squeaks noted* at: _____
- Laminate in floor materials*
- Furnishings prevent full inspection - do a careful check on your final walkthrough*

Comments:
Notice: Determining odors or stains is not included. Floor covering damage / stains may be hidden by furniture. The condition of wood flooring below carpets is not inspected.

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INTERIOR 2



46 FIREPLACE(S)

Our evaluation of the fireplace does not include a smoke test. Some fireplaces emit smoke into the house during use. If this occurs, a qualified chimney sweep should be contacted for further evaluation.

47 STAIRS

When there are problems with stairs other than damage or deterioration, these problems typically have more to do with safety.

48 INTERIOR FEATURES

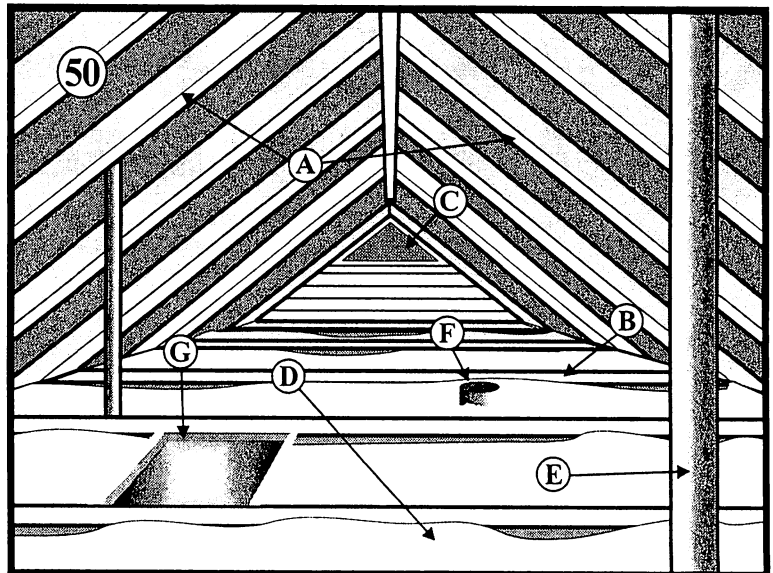
- | | |
|---------------------|-----------------------|
| A - Central vacuum | E - Plumbing |
| B - Ceiling fan | F - Smoke/CO detector |
| C - Wet bar faucet | |
| D - Wet bar counter | |

49 LAUNDRY

Washing machines and dryers are not moved or operated during our inspection of the laundry area. Areas behind and under the machines cannot be inspected.

50 ATTIC

- A - Rafters
- B - Ceiling joists
- C - Ventilation
- D - Insulation
- E - Plumbing vent pipe
- F - Recessed ceiling light
- G - Attic access



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- N/A = Not Applicable

46 Fireplace(s) N/A

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

- Location(s) A B side C
- Masonry Prefabricated Freestanding Wood Stove Insert (Have checked by removal*)
- Deterioration / Damage / Not Functional / Unsafe / Near end of lifespan (2) A B C
 - Bricks: cracked / loose (2) A B C
 - Gas: present / n/a A B C
 - Gas capped - no test* A B C
 - Damper: missing / non-operational* A B C
 - Fans / Blowers: operated / n/a A B C
 - Unsealed gas line at refractory panel* A B C
 - Flue not fully visible* A B C
 - Deteriorated mortar* A B C
 - Inadequate clearance to combustibles (2)(4) A B C
 - Gas is not functional (2) A B C
 - Improper gas piping (2)(4) A B C
 - Flue needs cleaning (2) A B C
 - Damper spacer needed (4)(5) A B C
 - Door / Screen: broken / not functional A B C

Comments:

Small gap at Damper seal-off

47 Stairs N/A

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)
- Steps: uneven rise / run (2)(4) Stairway is too: narrow / steep (2)(4)
- Railing is: loose / improper / missing (2)(4) at: _____
- Rail openings are too wide (4)(5) at: _____

Comments:

48 Interior Features N/A

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

- Central vacuum: operational / not operational Ceiling fan(s) operational
- Fan: not operational / vibrates / wobbles / improperly supported (2) at: _____
- Smoke detector not found (5) Smoke detector: did not respond to test button / not tested*
- Suggest additional detectors in appropriate locations (5)
- CO detector recommended (5) Intercom system / Security system: not part of this inspection*

Comments:

49 Laundry N/A

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

- Garage Basement Service Area _____
- Deterioration / Damage / Not Functional / Unsafe / Near end of lifespan (2)
 - Piping: unable to view / not tested* Sink: damaged / deteriorated*
 - Electrical outlet grounded (120 volt) Unable to test* Ungrounded* Not operational / miswired (2)
 - 240 volt outlet: operational / not functional / n/a Not viewed / tested*
 - No gas provided Gas valve / line: none / improper (2) Dryer venting improper* Unable to view*
 - Laundry sink: loose / slow draining* / n/a Drainpipe: corroded / deteriorated / improper piping / leaks (2)
 - Faucet: corroded / deteriorated / leaks (2) Hot and cold reversed (4)

Comments:

Clean dryer vent - replace duct tape with aluminum tape.

Notice: Washing machines and dryers are not tested or moved during this inspection - condition of walls or flooring under cannot be judged. The inspector does not test washing machine drains or supply valves. Water supply valves if turned may leak.

50 Attic N/A

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

- Full Partial Access Location: 2nd Fl hall
- Roof Frame: Truss Rafter Framing
- Ceiling Frame: Truss Joist Framing

- How inspected: Entered Inspection limited to view from access* Access: blocked / small / none*
- Deterioration / Damage / Not Functional / Unsafe / Near end of lifespan (2)

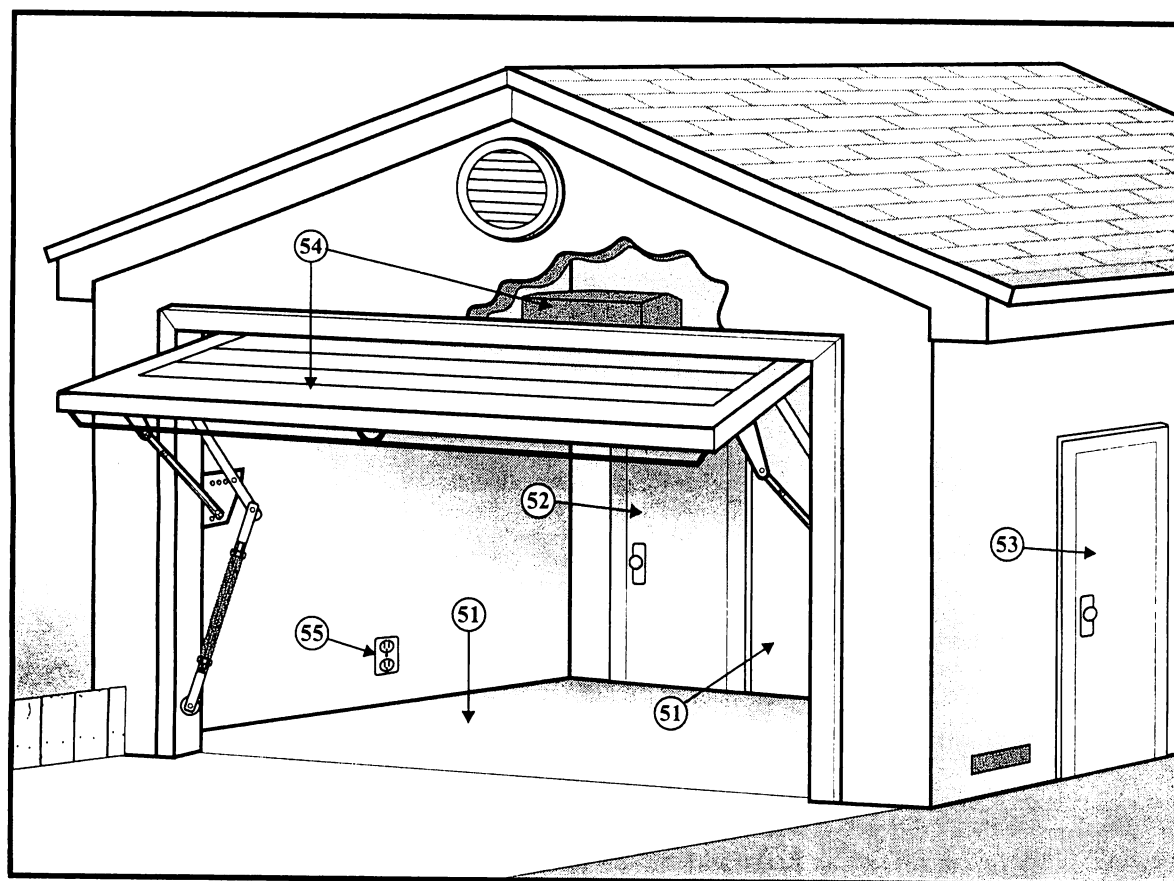
- Vent pipe: disconnected / terminates / in contact with combustibles (2) Stains / Damage: moderate / major (2) Unable to determine active leakage*
 - Framing / Truss(es) / Sheathing: sagging / broken / altered / cut / damaged / appears undersized (1)(2) Missing wind resistant straps (2) Vents provided
 - Ventilation: none / minimal / blocked* Screens: damaged / missing / blocked / loose* Power ventilator: not tested / not operational* / operational / n/a
- INSULATION TYPE: Fiberglass / Mineral wool / Cellulose / Vermiculite None / Not visible / Loose / Installed incorrectly* Approximate depth: _____ inches
- Air / Vapor retarder: present / n/a Air / Vapor retarder: not present* Air / Vapor retarder: not visible* Fire / Draft blocks: missing / improperly installed (2)

Comments:

Kaplan 800-323-9235

196907

GARAGE



51 FLOOR/WALLS/CEILING

Garage floors should be constructed of non-flammable materials. Carpeting or other floor coverings should be removed. The floor should also be sloped to drain out the vehicle door opening.

A wall or ceiling that separates the garage from the house is considered a fire separation. The coverings of these areas should not have large holes. It is beyond the scope of this inspection to determine the rating of these coverings.

52 DOOR TO LIVING SPACE

The door that enters the house from the garage is considered a fire separation door and should be solid wood, solid core or rated for that location. Pet doors are not allowed.

53 EXTERIOR DOOR

Sometimes hollow core doors are installed in this location and moisture will delaminate the door skin at the bottom.

54 VEHICLE DOOR

Garage vehicle door types vary from roll-up to tilt-up to sliding. Older door hardware springs are considered unsafe if safety catches and wires are not provided. For safety, upgrading is recommended for older hardware.

AUTOMATIC OPENER

Garage door opener remote controls are not tested. If a door hits an obstruction during closing it should reverse automatically for safety. Older openers were not equipped with this safety function.

55 ELECTRICAL

The garage is a common area for electrical wiring, lights and outlets to be added. All added electrical requires a permit. One of the most common mistakes is using extension cords to power lights or garage door openers.

REPORT KEY—EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF CONTINGENCY PERIOD/ TRANSACTION

- (1) Recommend evaluation by a structural/geotechnical engineer
- (2) Recommend evaluation and repairs by a qualified professional
- (3) Recommend evaluation and repairs for wood destroying organisms by a qualified professional
- (4) This item is a safety hazard - correction is needed
- (5) Upgrades are recommended for safety enhancement
- * This item requires monitoring and/or maintenance repairs
- N/A = Not Applicable

Attached Detached Carport _____

51 Floor/Walls/Ceiling

N/A

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)
- Not fully visible* Possible flammable material on floor (4) Moisture stains / Efflorescence*
- Common cracks Major cracks (1) Floor: raised / settled* Poor drainage*
- Wall / Ceiling / Attic access cover: does not appear fire rated (4) Holes in firewall: minor / major (2)(4)
- Pull down ladder interrupts fire resistive integrity (2)(4) Ceiling / Wall / Post has: moisture stains / damage (2)(3)
- Framing: sagging / bowed / damaged / altered (2) Exterior Walls / Soffit / Facia / Trim: damaged / deteriorated (2)

Comments: _____

At entry points + between doors

52 Door to Living Space

N/A

Solid Rated Door Hollow Core (non fire-resistive)* _____

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)
- Glass / Pet door installed in fire door (2)(4) Does not: latch / seal*
- Closer: non-operational / missing / needs adjustment / n/a* Door lacks: threshold / weather-strip*
- Suggest upgrading to a fire / smoke rated assembly (5) Door opens into bedroom (4)(5)

Comments: _____

53 Exterior Door

N/A

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)
- Needs adjustment* Lock inoperative* Jamb / Threshold: damaged*
- Not tested / Blocked / Locked / Rubs jamb* Does not appear to be an exterior rated door*

Comments: _____

54 Vehicle Door

N/A

Sectional Tilt-up Sliding Swinging Roll-up _____

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

- Door / Jamb: moisture stained / damaged* Tension rods loose* Door warped* Door needs: adjustment / balancing*
- Hinges: loose / damaged* Springs: not safety type (4)(5) Springs / Safety wires: broken (2)(4)
- Vehicle door(s) locked - could not test* Rollers / Tracks: damaged (2) Sectional door: upper / lower panel damaged

Automatic opener: present / n/a Number of units: 2 Non-operational* Opener: not tested*

Automatic reverse: tested not tested / not functional (2)(4)(5) Electronic sensor: none not functional* (2)(4)(5)

Controller button (mechanism) is damaged Unit needs securing* Unit is disconnected* Unit needs: adjustment / lubrication*

Comments: _____

55 Electrical

N/A

- Appears Serviceable
- Repairs Recommended
- Safety Hazard

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)
- Not fully visible Wiring: improper (2)(4) Wiring exposed and subject to damage* (4)
- Extension cords used as permanent wiring (2)(4) Open splices (2)(4) Junction boxes missing covers *(4)
- GFCI: recommended (5) / defective (2)(4) Outlets: open ground / reverse polarity (2)(4)
- Some outlet(s) are inaccessible* Outlet(s): not functional / loose / damaged (2)

Comments: _____

56 Comments

N/A

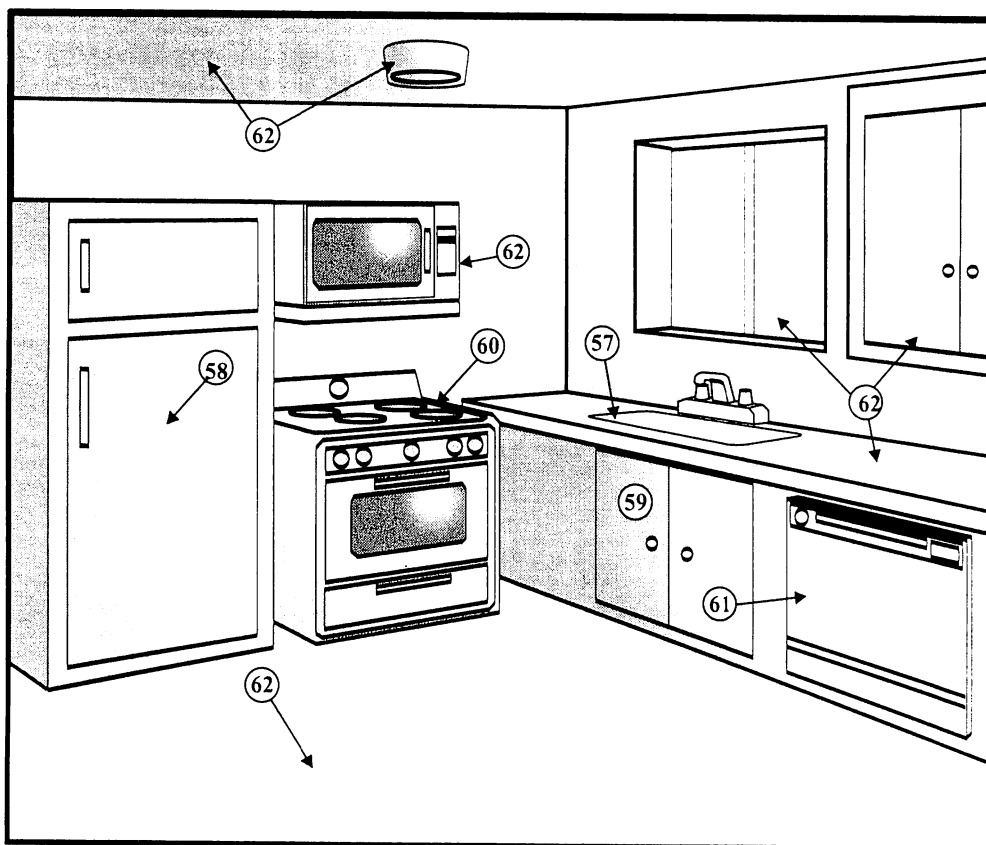
- Garage converted to living space - suggest permit review
- Occupants' belongings block view of portions of garage - unable to fully inspect* Vehicle parked in garage

Comments: _____

Notice: Determining the rating of firewalls is beyond the scope of this inspection. Framing, wiring and piping covered with drywall cannot be inspected.

13092

KITCHEN



57 KITCHEN SINKS

Our evaluation of the sink includes turning on the faucet. We check functional flow and look for obvious leaks at the handle and spout. We also run water looking for functional drainage; however, drain lines can become blocked at anytime, and this condition cannot be predicted. Under the sink we check for leaks, rust and corrosion of the sink, drain and supply piping. Water shut-off valves are not operated

58 REFRIGERATOR

The inspection typically includes checking for physical damage, operation of the doors, bins, and trays, signs of leakage, and proper door seals and temperature levels.

59 DISPOSAL

Garbage disposals can rust and corrode internally. It is difficult to verify the condition of the interior of the unit. If the unit vibrates excessively or makes unusual noises, matter may be lodged inside or blades may be damaged. Sometimes repair is simple, while other times replacement may be required.

Note: Refrigerators, free standing appliances and countertop microwaves may not transfer with the property and may not be inspected.

60 OVEN / COOKTOP

The elements and burners of ovens, ranges and cooktops are checked for functionality only. Calibration of thermostats is beyond the scope of this inspection.

61 DISHWASHER

Our inspection of the dishwasher includes the general condition of the unit, dish racks and door seals. The condition of the pump and motor is not determined since the dishwasher is not disassembled. Racks that are rusted can usually be replaced.

62 MISC

Miscellaneous features, if inspected, are tested just as any homeowner would use the device or appliance. No disassembly or special test equipment is used. If there is no trash in a compactor or the key is missing we do not operate the unit. We cannot verify compacting ability. If we operate a microwave we will heat something such as a glass of water. Heating ability varies between units.

Other miscellaneous features include: condition of counters, cabinets, flooring, windows, ceiling and light fixtures. Many times dishes and belongings will block view of counters and cabinets. These items are not moved during this inspection and you should check these areas during your final walkthrough, after the occupants have moved out.

REPORT KEY—EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF CONTINGENCY PERIOD/ TRANSACTION

- (1) Recommend evaluation by a structural/geotechnical engineer
 - (2) Recommend evaluation and repairs by a qualified professional
 - (3) Recommend evaluation and repairs for wood destroying organisms by a qualified professional
 - (4) This item is a safety hazard - correction is needed
 - (5) Upgrades are recommended for safety enhancement
 - * This item requires monitoring and/or maintenance repairs
- N/A = Not Applicable

57 Kitchen Sinks N/A

- Appears Serviceable**
- Repairs Recommended**
- Safety Hazard**

- Deterioration / Damage / Not Functional / Unsafe / Near end of lifespan (2)
- Dishes block access to sink, could not inspect* Hot & cold water reversed*(4)
- Sink / Backsplash: recommend sealing to counter connection*
- Faucet: non-operational / defective / leaks / drips / corroded* (2) Spray wand: defective / leaks*
- Pipes: rusted / corroded / leaking / slow draining* / improper (2)
- Below sink area: moisture stains / damage / not fully visible*

Comments:

58 Refrigerator N/A

- Appears Serviceable**
- Repairs Recommended**
- Safety Hazard**

- Deterioration / Damage / Not Functional / Unsafe / Near end of lifespan (2)
- Not inspected* Door gasket: damaged / failing* Recommend anti-tip device*
- Ice Maker: present / none / not functional* Unit makes unusual noise*
- Dirty coils*

Comments:

59 Disposal N/A

- Appears Serviceable**
- Repairs Recommended**
- Safety Hazard**

- Deterioration / Damage / Not Functional / Unsafe / Near end of lifespan (2) Switch is in a hazardous location (2)(4)
- Dishes block access to sink and disposal, could not inspect* No inspection (power off)* Exposed wire splices (2)(4)
- Not fully visible* Corroded* Blades appear to be: frozen / missing (2) Missing junction box cover(s)*
- Unit makes unusual noise* Splash guard: damaged / missing*
- Wiring / Romex: improper* Wire clamp at disposal: loose / missing*

Comments: Disposal on septic not recommended - require empty annually

60 Oven/Cooktop N/A

- Appears Serviceable**
- Repairs Recommended**
- Safety Hazard**

- Gas Electric Combination Electric Ignition # of Ovens _____
- Deterioration / Damage / Not Functional / Unsafe / Near end of lifespan (2)
 - Not inspected (power / gas off)* Upper / Lower: element / burner - not functional* Heavy corrosion / wear*
 - Oven door: damaged* Door does not close properly* Glass: cracked (2) Gasket: damaged*
 - Clock appears non-functional* Cooktop: serviceable / n/a Burner / element did not operate (2): _____
 - Recommend anti-tipping device (2) Gas shutoff valve: not visible / none (2) (4)
 - Fan / Hood: operational / n/a / did not operate (2) Filter: missing / blocked / dirty* Inadequate clearances above cooktop (4)

Comments:

Notice: Self-and/or continuous cleaning operation, clock, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved.

61 Dishwasher N/A

- Appears Serviceable**
- Repairs Recommended**
- Safety Hazard**

- The dishwasher is not part of this inspection* No test (power / water off)*
- Deterioration / Damage / Not Functional / Unsafe / Near end of lifespan (2) Not fully visible at: _____
- Rust / Damage at: _____ Soap dish* Washer arm appears frozen (2) Unit is not secured to cabinets*
- Door seals: not functional / deteriorated / leaking (2) Door does not properly: close / open* Unusual noise (2)
- Drain line installation:** Air gap device High-loop method Drain line is improperly installed (2)
- Drain line leaking noted* Air gap device: leaking noted*

Comments:

Notice: Determining adequacy of washing and drying functions of dishwashers is not part of this inspection.

62 Misc N/A

- Appears Serviceable**
- Repairs Recommended**
- Safety Hazard**

- Miscellaneous features not inspected
- Trash compactor:** appears serviceable / not inspected* / no key* / non-operational (2)
- Microwave:** appears serviceable / not inspected* / non-operational (2)
- Water purifier installed - not inspected* Instant hot water maker installed - not inspected*
- Cabinet - Doors / Drawers / Counters: minor / moderate / heavy - wear / cracks* Missing: grout / caulk / handles*
- Other features / appliances present but not inspected include*: _____

Comments:

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13142

BATHROOM

63 TOILET

Toilets that are loose at the base or at the tank connection pose the possibility of leaking. Sometimes the wax seal at the floor must be replaced to prevent leakage on the floor or below the house. The water shut-off valve is not operated.

64 SINK

The water shutoff valves below the sink are not operated during this inspection. Many times these valves have not been used for some time and can leak if turned. This is a common occurrence.

65 VENT / HEAT

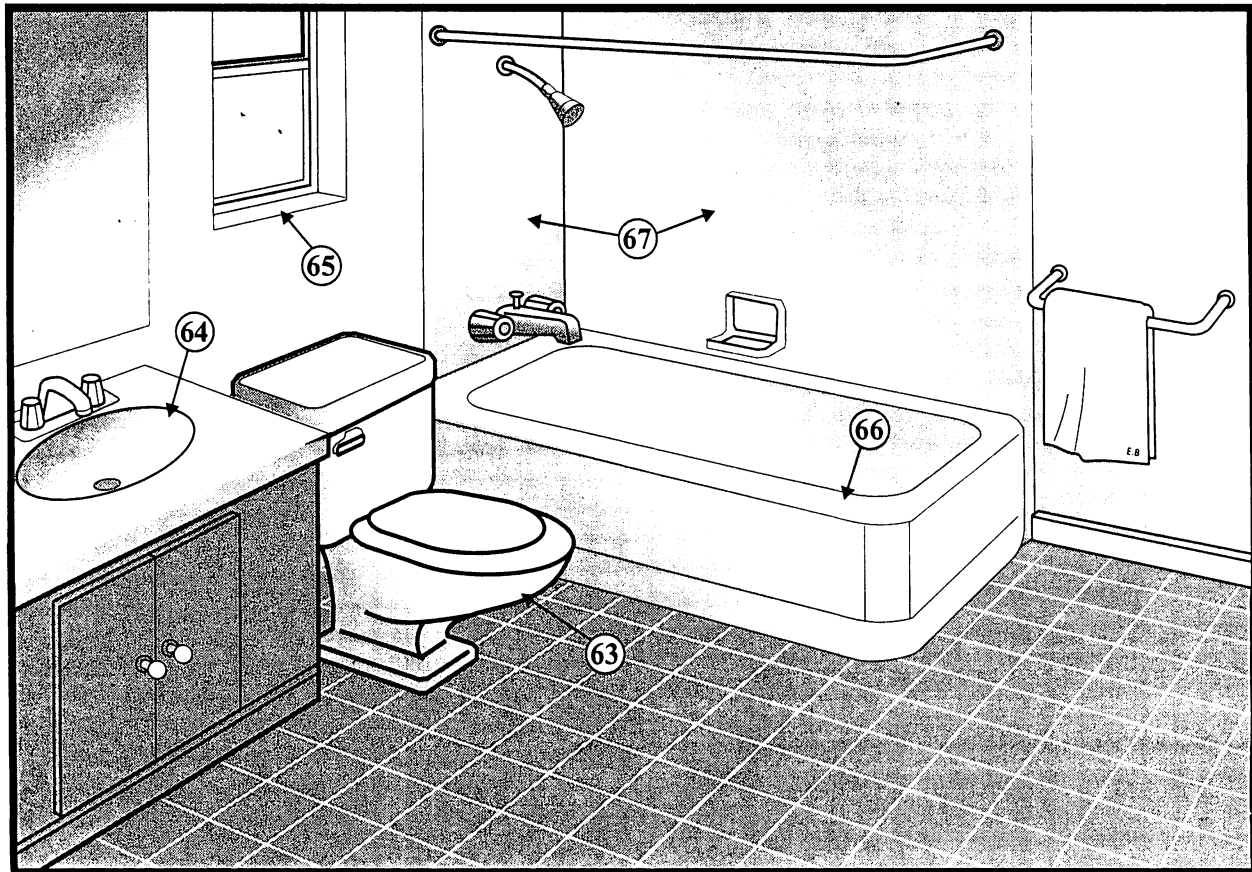
Bathrooms that contain a tub or shower need ventilation either through a window or mechanical exhaust vented through the roof or wall.

66 BATHTUB

Our evaluation of the bathtub consists of the visible and accessible areas only. Many times the drain and supply piping are not accessible and cannot be judged. Maintaining the caulk and grout in good condition is important to avoid leakage. We do not fill the tub to overflowing to check the overflow drain connection. If a whirlpool is installed we test the equipment using normal operating controls. Sometimes the required access to the pump and jet piping is not provided and they cannot be inspected.

67 SHOWER

Shower enclosures should be properly caulked and maintained to avoid leakage. It is often difficult to determine if glass enclosures are tempered safety glass. All non-safety glass is considered a hazard and should be upgraded.



REPORT KEY—EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF CONTINGENCY PERIOD/ TRANSACTION

- (1) Recommend evaluation by a structural/geotechnical engineer
- (2) Recommend evaluation and repairs by a qualified professional
- (3) Recommend evaluation and repairs for wood destroying organisms by a qualified professional

- (4) This item is a safety hazard - correction is needed
- (5) Upgrades are recommended for safety enhancement
- * This item requires monitoring and/or maintenance repairs
- N/A = Not Applicable

LOCATION: Bath A 1st fl Bath B 2nd common Bath C 2nd Master Bath D

63 Toilet N/A

- Appears Serviceable**
- Repairs Recommended**
- Safety Hazard**

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)
- Toilet loose at floor*
- Recommend new wax seal / caulking at base*
- Water runs continually in tank*
- Does not flush properly*

- Toilet tank: loose / leaking*
- Supply line: corroded / leaking*
- Tank / Cover / Bowl / Base: cracked*
- Toilet / Tank contains: rust / foreign material*
- Moisture / Stains around toilet (2)

Comments:

64 Sink N/A

- Appears Serviceable**
- Repairs Recommended**
- Safety Hazard**

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)
- Sink: cracked / damaged*
- Faucet appears serviceable
- Sink faucet leaks*
- Low water flow*
- Drain appears serviceable
- Slow draining*
- Drain line: rusted / corroded* / leaking (2)
- Counter & Cabinet appear serviceable
- Counter: damaged / deteriorated - needs grout / caulking*

- Hot & cold water reversed* (4)
- Underside of sink: corrosion / damage*
- Sink Faucet / Fixtures: corrosion / damage*
- Supply valves below sink: corrosion / leaks*
- Drain stopper: non-functional / missing*
- Improper drain trap (2)
- Restricted view below sink*
- Cabinet: damaged / deteriorated / loose*
- Moisture stains / Damage below sink*

Comments:

65 Vent/Heat N/A

- Appears Serviceable**
- Repairs Recommended**
- Safety Hazard**

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)
- Exhaust fan did not operate*
- Window is broken / non-operational*

- Ventilation / Heat: none / inadequate*
- Exhaust fan makes an unusual noise*
- Recommend installing exhaust fan*

Comments:

not needed in 1/2 bath / Attic venting should be properly secured

66 Bathtub N/A

- Appears Serviceable**
- Repairs Recommended**
- Safety Hazard**

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)
- Tub: damage / deterioration*
- Faucet appears serviceable
- Hot & cold water reversed (4)
- Faucet / Fixture: leaks / corroded / damaged* (2)
- Drain appears serviceable
- Slow draining at bathtub*

- Not applicable to this bathroom
- Wall / Floor: moisture damage (2) (3)
- Whirlpool: not functional (2) / not tested*
- Whirlpool Jets / Pipes / Motor: need cleaning / not visible*
- Constant dripping / low water flow (2)
- Drain stopper: not operational / missing*
- Tub to Wall / Floor needs: grout / caulking*

Comments:

67 Shower N/A

- Appears Serviceable**
- Repairs Recommended**
- Safety Hazard**

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)
- Shower walls need: grout / caulking*
- Wall / Floor: moisture damage (2) (3)
- Shower is slow draining*
- Water valve(s) / Shower head: leaks / drips (2)
- Hot & cold water reversed* (4)
- Enclosure appears serviceable
- Glass does not appear to be tempered*
- Glass / Enclosure: broken / missing*
- Doors / Enclosure: caulking needed*

- Tile(s): cracked / broken / missing / loose*
- Shower floor needs grout / caulking*
- Low water flow at shower (2)
- Shower diverter: non-functional*
- Shower fixture: damage / corrosion / loose*
- Not applicable to this bathroom
- Unable to determine if glass is tempered*
- Doors: difficult to operate / do not seal*
- Door / Enclosure: corroded / damaged*

Comments:

Notice: Determining whether shower pans are watertight is beyond the scope of this inspection. Saunas, steam baths and instant water heating devices are not inspected.

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17192

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

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

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: Optional Fee Based Services

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 an Engineering study of the dwelling in question.

6.03: General Requirements

- (1) Inspectors shall:
 - (a) Use a written contract and provide only the Client with an original copy of the contract unless otherwise directed 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 designated for inspection in 266 CMR 6.04 have not been inspected.
 - 3. Indicate the condition of systems and components so Inspected including those that were found to be in need of repair, require additional investigation, and areas that have a potential for concealed damage.
 - 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.
 - 8. Record the existence of obstructions and/or conditions that prevented the inspection of the installed systems and components.
 - 9. Embed in the Report and/or attach to the Report the list of itemized questions in 266 CMR 6.03(4)(a) through (k).
 - 10. Embed in the Report and/or attach to the Report a copy of 266 CMR 2.00: *Definitions* and a copy of the 266 CMR 6.00: *Standards of Practice*.

(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 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 seal on and/or attach his name and license number to a Report only if his/her certificate of registration is in full force, and if he/she is the author of such Report or is in charge of its' preparation.

6.03: continued



- (3) The Report shall only inform the Client if additional investigation is required when:
- The scope of the repair(s) is unknown, or
 - There is potential for and it is suspected that there is concealed damage, or
 - The subject area is beyond the scope of the Home Inspector's expertise.
- (4) The Inspector shall notify his/her Client that answers to the following questions should be ascertained from the Seller and/or the Seller's Representative because they are important and relevant to the purchase of the inspected dwelling and may not be Readily Observable through inspection. The Inspector shall have been deemed to satisfy this requirement by embedding and/or attaching the questions listed in 266 CMR 6.03(4)(a) through (k) to the Report.
- To the Best of Your Knowledge as the Seller and/or Seller's Representative:
- Does the dwelling have a history of seepage, dampness, and/or water penetration into the Basement and/or Under Floor Crawl Space? If so please explain.
 - Has a sump pump ever been installed or used in the Basement/Under Floor Crawl Space?
 - Do you use any type of dehumidification in any part of the dwelling?
 - Are you aware of any mold and/or air quality issues in the dwelling?
 - Is the dwelling on a private sewage system?
 - If the waste system is private, has a Title V inspection been completed, and is the completed Title V Report available for review?
 - Has the dwelling ever been inspected and/or treated for insect infestation?
 - If so, when?
 - What were the chemicals used?
 - Has the dwelling ever been tested for radon gas and/or lead paint?
 - If so when?
 - What were the results?
 - Has the dwelling ever been inspected by an Inspector?
 - If so, when?
 - Were any problems noted?
 - Is a copy of the inspection Report available?
 - Are the Seller/ Seller's Representative aware of any structural, mechanical, electrical or other material defects that may exist on the property?
 - Has there ever been a fire in the dwelling?
 - If so, when?
 - What areas were involved?
 - What chemical cleaners, if any, were used for cleanup?
 - Has there ever been a hazardous waste spill on the property?
 - Is there is an underground storage tank on the property?
- (5) The Inspector shall not represent to the Seller/Seller's Representative or Client that there is any legal obligation, duty, or requirement on behalf of the Seller/Seller's Representative to answer the questions set forth in 266 CMR 6.03(4)(a) through (k).
- (6) The Inspector shall not be held liable for the accuracy of third party information.

6.03: continued

(7) Regardless of any additional professional registrations or licenses held by the Inspector and/or Trainee practicing in the Commonwealth of Massachusetts he/she shall conduct his/her Home Inspection in accordance with 266 CMR 6.00 through 6.06. However, the standards are not intended to limit Inspectors from:

- (a) Reporting observations and conditions in addition to those required in 266 CMR 6.04.
- (b) Excluding other systems and components from the inspection if requested by the Client and noted in the Report.
- (c) Providing Optional Fee Based Services, as long as they are contracted for in writing and/or included in the report and are not prohibited under 266 CMR 6.06.

6.04: Scope of the Home Inspection

(1) System: Roofing.

- (a) The Inspector shall Observe the Readily Accessible and Observable:
 1. Roof coverings.
 2. Exposed roof drainage systems
 3. Flashings.
 4. Skylights, chimneys, and roof penetrations.
 5. Signs of leaks on building components.
- (b) The Inspector shall Identify:
 1. the type of roof covering materials: Asphalt, Cementious, Slate, Metal, and/or Tile Shingles, Built-up type (Bald Asphalt, Tar and Gravel, Mineral Covered Rolled Roofing, Ballasted Rubber Membrane, Adhered Membrane, Mechanically Fastened Membrane, Other.
 2. the roof drainage system: Gutters (Aluminum, Copper, Wood, Vinyl, Other) Leaders/Downspouts (Aluminum, Copper, Galvanized, Vinyl, Other)
 3. the chimney materials: Brick, Concrete Block, Metal, Other
 4. the methods used to Observe the roofing.
- (c) The Inspector shall Report on:
 1. Any signs of previous and/or active leaks.
 2. The following exposed Readily Accessible and Observable roofing components: the roof covering, exposed roof drainage systems, exposed flashings, skylights, exterior of chimney(s), roof penetrations.
- (d) Exclusions: Including but not limited to 266 CMR 6.04(d)1. and 2., the Inspector shall not be required to:
 1. 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.
 2. Observe and Report On:
 - a. Attached accessories including, but not limited to: solar systems, antennae, satellite dishes and lightning arrestors.
 - b. The interior of chimney flues.

(2) System: Exterior.

- (a) The Inspector shall Observe the Readily Accessible and Observable:
 1. Wall cladding.
 2. Entryway doors and windows.
 3. Garage door operators.
 4. Decks, balconies, stoops/landings, steps, areaways/window wells, and porches including hand and guard railings.
 5. Exposed trim (eaves, soffits, fascias, rake, corner, and other trim Boards).
 6. Flashings
 7. Driveways, walkways, vegetation, grading, site drainage, and retaining walls.
- (b) The Inspector shall Identify:
 1. Wall-cladding materials: Cementious Siding, Asphalt and/or Wood Shingles, Aluminum and/or Vinyl Siding, Wood Clapboards, Brick, Other.

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2. The deck/porch component materials: Brick, Concrete, Concrete Block, Steel, Wood, Other.
- (c) The Inspector shall Report On the following exposed Readily Accessible and Observable exterior components:
 1. Wall cladding.
 2. Entryway doors and windows.
 3. Deck/porches, balconies, stoops/landings, steps, areaways/window wells, including hand and guard railings.
 4. The exposed trim.
 5. Flashings.
 6. Driveways, walkways, and retaining walls with respect to their effect on the condition of the dwelling and their ability to provide safe egress.
 7. Vegetation, grading, site drainage with respect to their effect on the condition of the dwelling.
- (d) 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 all entryway doors and representative number of windows and Report their condition and need of repair, if any.
 3. Operate garage doors (if the garage is attached to the main dwelling), manually or by using permanently installed controls of any garage door operator.
 4. Report whether or not any garage door operator will automatically reverse or stop when meeting resistance during closing.
- (e) 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)

(3) System: Structural Components Exposed in the Basement/Under Floor Crawl Space and Attic Space: Including Signs of Water Penetration.

- (a) **Basement/Under Floor Crawl Space:**
 1. The Inspector shall Observe the following exposed Readily Accessible and Observable Basement/Under Floor Crawl Space structural components:
 - a. The exposed portions of the foundation.
 - b. The exposed portions of the Basement/Under Floor Crawl Space floor.
 - c. The exposed portions of the superstructure system (girders, sills, floor joists, headers, and sub-floor).
 - d. The exposed portions of the columns and posts.
 2. The Inspector shall Identify:
 - a. The type of exposed Basement foundation materials (brick, concrete block, concrete, stone, wood, other).
 - b. The type of exposed Basement floor system (concrete, earth, wood, other).
 - c. The type of exposed Basement superstructure system (girder(s), sills, floor joists, and sub-floor).
 - d. The type of exposed Basement columns and posts (brick, concrete block, concrete, steel, wood, other).

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3. The Inspector shall Report On the following exposed Readily Accessible and Observable structural components:
 - a. The foundation.
 - b. The floor system.
 - c. The superstructure system.
 - d. The columns and posts
 4. The Inspector shall:
 - a. 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.
 - b. Note the methods used to Observe Under Floor Crawl Spaces.
 - c. Note obstructions, unsafe access, and dangerous or adverse situations that prevented him/her from inspecting the items noted in 266 CMR 6.04(3)(a)3.a. through d..
 - d. 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.
 5. Exclusions: Including but not limited to 266 CMR 6.04(3)(a)5.a. through d., the Inspector shall not be required to:
 - a. Collect engineering data such as the size, span, spacing, species, section modulus, slenderness ratio and/or modulus of elasticity of the structural members.
 - b. Provide access to the items being inspected (Responsibility of Client/Seller/Seller's Representative).
 - c. Enter the Under Floor Crawl Space
 - i. If it is not Readily Accessible,
 - ii. If access is obstructed and/or if entry could damage the property
 - iii. If a Dangerous or Adverse Situation is suspected and Reported by the Inspector.
 - d. Observe and Report On Wood destroying insects, rodents and/or vermin unless specifically contracted for in writing. (Independent Pest Control/Extermination Service).
- (b) Attic Space.
1. The Inspector shall Observe the following exposed Readily Accessible and Observable roof framing structural components: The exposed portions of the roof framing, including the roof sheathing.
 2. The Inspector shall Identify:
 - a. The type of framing: Rafters, Collar Ties, Tie Beams, Trusses, Other
 - b. Roof Sheathing: Boards, Oriented Strand Board, Plywood, Other.
 - c. The methods used to Observe attics (through a hatch or while standing in the attic space).
 3. The Inspector shall Report On:
 - a. The presence and/or lack of flooring, obstructions, unsafe access, and dangerous or adverse situations that prevented him/her from inspecting the items noted in 266 CMR 6.04(3)(b)2.
 - b. The following exposed Readily Accessible and Observable structural components of the roof framing:
 - i. The roof framing (Rafters, Collar Ties, Tie Beams, Rafter Ties, Trusses, Beams, Other)
 - ii. Sheathing Materials (Boards, Oriented Strand Board, Plywood, Other).
 - c. The presence of a light.
 4. The Inspector shall:
 - a. 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.
 - b. Note the presence of a light.
 - c. Note the presence of collar ties and/or tie beams.
 5. Exclusions: Including but not limited to 266 CMR 6.04(3)(b)5.a. through e. the Inspector shall not be required to:
 - a. Enter the Attic Space:
 - i. If it is not Readily Accessible,

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- ii. If access is obstructed and/or if entry could damage the property,
 - iii. If a Dangerous or Adverse Situation is suspected and Reported by the Inspector.
 - b. Walk on the exposed and/or insulation covered framing members.
 - c. 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).
 - d. Provide access to the items being inspected.
 - e. Observe and Report On Wood destroying insects, rodents and/or vermin unless specifically contracted for in writing. (Independent Pest Control/Extermination Service).
- (4) System: Electrical.
- (a) The Inspector shall Observe the Readily Accessible and Observable Electrical Systems and Components:
 - 1. The exterior of the exposed service entrance conductors.
 - 2. Exterior receptacles.
 - 3. The service equipment, grounding system, main overcurrent device, and the interior of the service and distribution panels (by removing the enclosure covers).
 - 4. The exterior of the exposed branch circuit and feeder conductors, their overcurrent devices, and the compatibility of their ampacities and voltages.
 - 5. Random interior receptacles.
 - 6. The number of branch circuits and overcurrent devices in the panel enclosures.
 - (b) The Inspector shall Identify:
 - 1. The service as being overhead or underground, cable, encased in conduit, other.
 - 2. The type of service, feeder, and branch-circuit conductor materials (copper, copper-cladded aluminum, aluminum, other).
 - 3. The type of Interior Wiring (Armored Cable, Conduit, Tubing, Nonmetallic Cable, Knob and Tube, Flat Cable Assemblies, Other).
 - 4. The location of the service and distribution panels and indicate whether they are Readily Accessible and Observable.
 - 5. The ampacity and the voltage of the main service disconnect (30, 60, 100, 125, 150 and/or 200 amp, other service, 120, 120/240, 120/208-volt system).
 - 6. Any of the overcurrent devices that are in the off position.
 - (c) The Inspector shall Report On the following Readily Accessible and Observable Electrical Systems and Components:
 - 1. The electrical service equipment including the service and distribution panels.
 - 2. Undedicated exterior and interior electrical receptacles and polarity, grounding and ground fault protection issues (if any)
 - 3. Any polarity or grounding issues of the receptacles required to be tested.
 - 4. The exposed and Readily Accessible and Observable interior wiring.
 - 5. Conditions that prevented him/her from inspecting any of the items noted above.
 - (d) The Inspector shall:
 - 1. Test:
 - a. The polarity and grounding of a representative sample of the Readily Accessible two and three-prong receptacles throughout the dwelling.
 - b. The polarity and grounding of all un-dedicated bathroom and kitchen countertop receptacles.
 - c. The polarity and grounding of all Readily Accessible, non-dedicated receptacles in the attached garage and on the exterior of inspected structures and in unfinished basements, and check to see if they are ground fault protected.
 - d. The operation of all Readily Accessible Ground-fault Circuit Interrupters.
 - e. The operation of all Readily Accessible Arc Fault Current Interrupters.
 - f. All bathroom and kitchen countertop receptacles to see if those receptacles are ground fault protected.
 - 2. Note:
 - a. The reason(s) for not removing any panel covers.
 - b. The location of the service and distribution panels.

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- c. The presence of aluminum wiring, and
 - i. If the exposed and Readily Accessible and Observable aluminum conductor terminations are coated with a termination compound, and
 - ii. If the overcurrent devices are identified for use with aluminum wire.
 - d. If the electrical system is attached to both the city and dwelling side of the water piping and/or a ground rod.
 - e. If the water piping is not bonded to the electrical system within the first five feet of its entry into the Basement.
 - f. If the neutral and equipment-ground terminal bars are bonded to the panel enclosures.
 - g. The compatibility of the overcurrent devices and the size of the protected conductor (Over-fusing).
 - h. The functionality of ground-fault and arc fault protected receptacles, if any, as determined by the required testing.
 - i. The existence of ground fault protection devices on all bathroom, kitchen countertop, exterior, unfinished basement, laundry and undedicated attached garage receptacles.
- (e) 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. (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, § 26F 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).

(5) System: Plumbing.

- (a) The Inspector shall Observe:
- 1. The exposed Readily Accessible and Observable interior water supply and distribution system including:
 - a. Piping materials, including supports and insulation.
 - b. Fixtures and faucets.
 - c. Functional Flow.
 - d. Leaks.
 - e. Cross Connections.
 - 2. The exposed Readily Accessible and Observable exterior and interior drain waste and vent system, including:
 - a. Traps; drain, waste, and vent piping; piping supports and pipe insulation.
 - b. Leaks.
 - c. Functional Drainage.

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3. Hot water systems including:
 - a. Water heating equipment.
 - b. Normal Operating Controls.
 - c. The presence of Automatic Safety Controls.
 - d. The exterior of the chimneys, thimbles and vents.
- (b) The Inspector shall Identify:
 1. The type(s) and condition of water distribution piping materials (Brass, Copper, Steel, Lead, Plastic, Other).
 2. The type(s) and condition of drain, waste, and vent piping materials (Brass, Copper, Cast Iron, Galvanized, Lead, Plastic, Steel, Other).
 3. The type of water heating equipment (Gas, Electric, Oil, Tankless, Solar, Other), 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 Report On
 1. The water heater.
 2. The exposed flue piping and the existence of thimbles in the chimney.
 3. The Readily Accessible and Observable waste and water distribution systems.
- (d) The Inspector shall:
 1. Operate all plumbing fixtures where practical, including their faucets if readily Accessible.
 2. Note:
 - a. The presence of a pressure/temperature valve and vacuum relief valve at the water heater.
 - b. The existence of Cross Connections if Readily Accessible and Observable.
 - c. The existence of any visible leaks.
 - d. conditions that prevented him/her from inspecting any of the Plumbing Components and Systems
- (e) 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.
- (6) System: Heating.
 - (a) The Inspector shall Observe the following permanently installed exposed Readily Accessible and Observable heating Components and Systems:
 1. Heating equipment including, but not limited to burners, valves, controls, circulators and fans.

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2. Normal operating controls
 3. Automatic Safety Controls.
 4. The exterior of the chimneys, thimbles and vents.
 5. Solid fuel heating devices.
 6. Heating distribution systems including Readily Accessible fans, pumps, ducts, piping and supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors.
 7. Insulation.
 8. The presence of an installed heat source in each habitable room including kitchens and bathrooms.
 9. The exposed flue piping and the existence of a thimble(s).
 10. The presence of a fireplace(s) and the operation of their damper(s).
- (b) The Inspector shall Identify:
1. The type of energy source (Coal, Electric, Gas, Heat Pump, Oil, Wood, Other).
 2. The heating equipment (Electric, Hot Air, Hot Water, Steam, Other).
 3. The type of distribution system:
 - a. Piping: (Black Iron, Copper, Other).
 - b. Duct work: (Aluminum, Fiberglass, Steel, Other).
- (c) The Inspector shall Report On the following permanently installed and Readily Accessible and Observable heating system components:
1. The heating equipment.
 2. The distribution system.
 3. The flue piping and the existence of a thimble(s).
 4. The fireplace hearth(s)
 5. The fireplace damper(s).
- (d) The Inspector shall:
1. Note:
 - a. The absence of an installed heat source in habitable rooms including kitchens and bathrooms.
 - b. The existence of insulation.
 - c. The presence of exposed flues in the smoke chamber being utilized by other appliances.
 - d. The operation (only) of fireplace dampers.
 - e. The existence of abandoned oil tanks.
 - f. Any observed evidence of underground oil tanks. (Exposed abandoned oil lines, meters, etc.) Abandoned oil tanks and associated piping must be removed per 527 CMR.
 2. 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 and Report On condition of the heating equipment.
 3. Open Readily Accessible and Operable Access Panels provided by the manufacturer or installer for routine homeowner maintenance.
- (e) 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.

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- 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.

(7) System: Central Air Conditioning.

(a) The Inspector shall Observe:

- 1. The following exposed Readily Accessible and Observable central air conditioning components:
 - a. Cooling and air handling equipment.
 - b. Normal operating controls.
- 2. The following exposed Readily Accessible and Observable distribution systems: Fans, pumps, ducts and piping, with supports, dampers, insulation, registers, fan-coil units, condensers, the presence of insulation on the distribution system.

(b) The Inspector shall Identify the type of distribution system (Duct work: Aluminum, Fiberglass, Steel, Other).

(c) The Inspector shall Report On the following exposed Readily Accessible and Observable central air conditioning components:

- 1. The distribution system
- 2. The insulation on the exposed supply ductwork.
- 3. The condition of the condenser and air-handling unit.

(d) The Inspector shall:

- 1. If possible, have the Seller and/or the Seller's Representative Operate the systems using Normal Operating Controls
- 2. Open Readily Accessible Operable Access Panels provided by the manufacturer or installer for routine homeowner maintenance and Report On conditions Observed.
- 3. Note
 - a. Whether or not the cold gas line is insulated.
 - b. Whether there is, a service receptacle and a visible service disconnect switch in the area of the condenser and air handling equipment.

(e) 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).

(8) System: General Interior Conditions.

(a) The Inspector shall Observe:

- 1. Walls, ceiling, and floors.
- 2. Steps, stairways, balconies, hand and guard railings.
- 3. Counter tops and a representative number of cabinets.
- 4. A representative number of doors and windows.
- 5. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.

(b) The Inspector shall Identify:

- 1. The type of exposed floor material (brick, carpet, ceramic tile, linoleum, slate, vinyl tile, wood, other).

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2. The type of exposed wall materials (brick, ceramic tile, fiberglass, laminates, paneled, plaster, gypsum wallboard, plastic tile, other).
 3. The type of exposed ceiling materials (acoustical tile, gypsum wallboard, plaster, wood, other).
 - (c) The Inspector shall Report On:
 1. The floor.
 2. The walls.
 3. The ceilings.
 4. The condition of the interior stairs, hand and guard railings.
 5. Signs of water penetration.
 6. The interior doors Observed and tested.
 7. The windows
 - (d) The Inspector shall operate a representative number of doors, windows, and cabinets
 - (e) 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.
 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 the following Readily Accessible and Observable Components and Systems:
 1. Exposed insulation in unfinished spaces.
 2. Ventilation of Attics and Under Floor Crawl Space areas.
 3. Bathroom venting systems
 - (b) The Inspector shall Identify:
 1. The type of ventilation in the attic space (None, Ridge, Soffit, Area, Power Vent, Gable, Eave, Mushroom, Turbine, Other).
 2. The existence and/or absence of bathroom ventilation other than a window(s).
 - (c) The Inspector shall Report On the following Readily Accessible and Observable Components and Systems:
 1. Exposed insulation in unfinished spaces.
 2. Ventilation of attics and Under Floor Crawl Space areas.
 3. Bathroom venting systems.
 - (d) The Inspector shall Note:
 1. The absence of insulation in unfinished space at Conditioned Surfaces.
 2. The absence of ventilation of an Under Floor Crawl Space.
 - (e) 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) and/or amounts of insulation and/or its material make-up.
 2. Concealed insulation and vapor retarders.
 3. Venting equipment that is integral with household appliances.
 4. The venting of kitchens.
 5. The adequacy, uniformity and capacity of the in place system(s) to ventilate the various areas of the dwelling (Engineering/Heating services).

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 with four or less Dwelling units under one roof and their attached garages.

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(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.
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 Components. (*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. Evaluate acoustical characteristics of any system or component.
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.

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- (3) Testing Automatic Safety Controls.
- (4) Activating the sump pumps and/or dehumidifiers.
- (5) Offering or performing any act or service contrary to law and/or these regulations.
- (6) Determining the cost of repairs of any item noted in their Report and/or inspected by them and/or their firm.
- (7) 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/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/she/represents.
- (8) However, nothing in this section shall prohibit the Inspector and/or his/her/firm from offering consulting services on a Dwelling, and/or Residential Building his/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.
- (9) 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).
- (10) 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: Optional Fee Based Services

There are certain risks inherent in the purchase of property and a Home Inspection is inherently limited in its scope and depth. The information gained from Home Inspection conforming to 266 CMR 6.04 may reduce some of those risks, but the Home Inspection is not intended to provide the Client with protection from all of the risks involved.

The Home Inspector may provide Optional Fee Based Services addressing items including, but not limited to, those excluded in 266 CMR 6.04 provided the service is specifically contracted for in writing and/or included in the Report, and do not include the physical repair, abatement, or treatment to the Dwelling, and/or Residential Building being inspected, and is not prohibited under 266 CMR 6.06.

To offer any such services that require an occupational license and/or registration, the Inspector shall hold a valid registration and/or occupational license in the jurisdiction where the inspection is taking place. The Inspector shall inform the Client in writing that he/she is so registered/licensed and is therefore qualified to go beyond the standards of 266 CMR 6.04.

REGULATORY AUTHORITY

266 CMR 6.00: M.G.L. c. 13, § 96 and c. 112, §§ 221 through 226.

NON-TEXT PAGE

The cost ranges below are derived from national used repair cost guides and are designed for budget purposes only. The costs reflect prices in typical metropolitan areas. Your inspector recommends that you always consult a licensed qualified contractor for repair options and costs for major items as repair costs can vary widely dependent upon quality of materials used and economic conditions. This consultation should occur prior to the end of contingency period / transaction..

Electric service upgrade to 200 Amps
\$900 to \$1,500

Install separate circuit for clothes dryer or air conditioner
\$150 to \$300

Add GFCI protection to receptacle
\$40 to \$100

Upgrade interior wiring (old knob and tube)
\$1.25 to \$3.00 per square foot of living area + repairs for any unusual conditions

Correct double tap in panelbox
\$75 to \$250

Correct exposed wiring in garage/closet
\$100 to \$300

Correct ungrounded receptacle
\$50 to \$100 each

Service heating or cooling system
\$75 to \$200

Install new gas furnace
\$1,500 to \$3,500

Install new hot water boiler
\$2,500 to \$4,500

Install new air conditioning or heat pump compressor
\$1,300 to \$1,800

Install new heat pump or air conditioning complete
\$3,000 to \$5,000

Replace old window with new vinyl replacement
\$300 to \$600 each

Install storm windows
\$80 to \$150 each

Install sliding glass door
\$1,000 to \$2,500 each

Replace main entry door
\$800 to \$1,500 each

Sealcoat driveway
\$0.15 to \$0.30 per square foot

Replace humidifier
\$300 to \$800

Install electronic air filter
\$500 to \$1,000

Clean indoor coil in A/C or heat pump
\$100 to \$350

Install new electric water heater (50 gallon)
\$400 to \$700

Install new gas water heater (50 gallon)
\$350 to \$800

Replace laundry sink
\$200 to \$400

Replace shower pan, includes patch and replace tile
\$900 to \$2,000

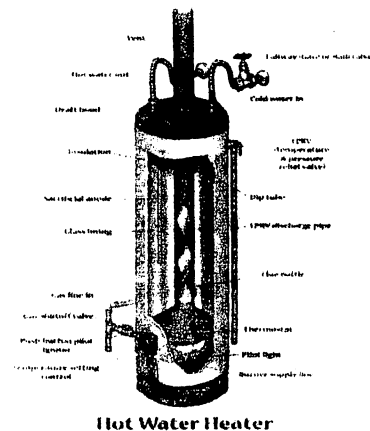
Replace galvanized water pipes with copper tubing or plastic (average)
\$2,000 to \$4,000

Install new main water valve
\$150 to \$200

Install water pressure regulator
\$200 to \$300

Remove and re-set toilet, install new wax seal
\$150 to \$300

Snake plumbing drain
\$150 to \$300



Notice: Obtain two or three estimates from reputable contractors - actual costs may vary.

The cost ranges below are derived from national used repair cost guides and are designed for budget purposes only. The costs reflect prices in typical metropolitan areas. Your inspector recommends that you always consult a licensed qualified contractor for repair options and costs for major items as repair costs can vary widely dependent upon quality of materials used and economic conditions. This consultation shall occur prior to the end of contingency period / transaction.

Install drain inside basement with sump pump eliminating to exterior

\$2,000 to \$5,000

Install weep holes in masonry retaining wall

\$75 to \$100 each

Rake and point mortar joints in brick wall

\$3.00 - \$6.00 per square foot

Remove and replace concrete flatwork (sidewalk, patio)

\$5.00 to \$10.00 per square foot

Underpin concrete foundation

\$200 to \$400 per lineal foot, minimum \$2,500

Replace concrete foundation

\$250 to \$500 per lineal foot

Correct settled concrete patio by pressure grouting

\$1,000 to \$2,000

Patch damaged stucco

\$200 to \$300 per location

Asbestos removal or encapsulation on pipes or ducts for heating unit replacement

\$800 to \$3,000

Install attic fan

\$200 to \$400

Replace kitchen cooktop

\$500 to \$1,500

Replace kitchen wall oven \$500 to \$2,000

Replace garbage disposal \$150 to \$450

Replace dishwasher \$700 to \$1,500

Install kitchen vent hood \$200 to \$500

Install bathroom exhaust fan to exterior \$150 to \$300

Install garage door operator \$300 to \$600 each

Remodel kitchen \$8,000 to \$25,000

Remodel bathroom \$5,000 to \$15,000

Renovate old house, interior

\$50 to \$90 per square foot

Finish basement \$10,000 to \$30,000

Clean chimney \$150 to \$300

Install liner in unlined masonry chimney

\$800 to \$2,000

Install insulation in crawl space or attic

\$.75 to \$1.75 per square foot

Install insulation in sidewalls by drilling and plugging holes

\$3.00 to \$5.00 per square foot

Replace gutters \$3.00 to \$5.00 per lineal foot

Sand and refinish hardwood floor

\$1.50 to \$3.00 per square foot

Replace carpet \$2.00 to \$10.00 per square foot

Install vinyl floor \$5.00 to \$15.00 per square foot

Install new composition shingles over existing roof

\$1.25 to \$3.00 per square foot

Tear off existing roof and install new composition shingles

\$1.75 to \$4.00 per square foot

Install new 3-ply built-up roof

\$1.50 to \$4.00 per square foot

Roof repair (replace shingles/tiles, repair flashing)

\$200 to \$350 per location

Wood shingle roof maintenance (tune-up) Typical

\$1,000 to \$2,000

Notice: Obtain two or three estimates from reputable contractors - actual costs may vary.



RAGGS SEPTIC SERVICE, INC.

i.b.a. E.A. Comeau Septic

P.O. Box 1027 Concord, MA 01742

(978) 369-1101 (800) 287-5541 FAX: (978) 897-3848

www.raggsinc.com info@raggsinc.com

Septic • Sewer • Drain • Site

Maintenance • Inspection • Engineering • Construction

Telephone: (978) 264-1545

Time: _____ AM / PM

Date: 9/1/09

Name: Erik Heels

Commercial / Residential

Addr: 6 Knowlton Drive

Town: Acton

State: MA

Zip: 01720

Red House marked w/ flag stone exposed front

		AMOUNT
PUMPING:	Tank	1000 gal. \$ 208-
	Cesspool	_____ gal. \$ _____
	D-Box & Leaching Field	_____ gal. \$ _____
	Digging 2'	\$ 60-
	Inspection/Certification	\$ 300-
	Snaking/Rooting	\$ _____
	Waterjetting	\$ _____

OTHER LABOR

*** CONCRETE SALES**

ENGINEERING

*** OTHER SALES:** BOARD OF HEALTH FEE

DELIVERY/FUEL SURCHARGE

LOCATION: front / back / side
CONDITION: good / fair / poor
TEES/BAFFLES: inlet _____ outlet _____
SCUM: _____ **SLUDGE:** _____
DEPTH COVER B. G.: _____ **HOSE:** _____

DIAGRAM



Subtotal	\$ 633-
Discount	\$ 50-
* Sales tax 5%	\$ _____
TOTAL	\$ 583-

Please Pay Invoice

1.5% Interest over 30 days.

If invoice not paid within 30 days, discounts do not apply.

Discounts cannot be combined.

Customer Signature: _____

[Handwritten Signature]

Serviceman Signature: _____

A smile will make your day happier!

All collection costs, including legal, will be added to the bill and are the customer's responsibility.

No 66229



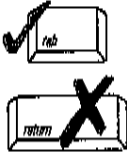
Commonwealth of Massachusetts Title 5 Official Inspection Form Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

Owner information is required for every page.

6 KNOWLTON DRIVE, ACTON, MA 01720
 Property Address
 ERIK J. HEELS AND PRICILLA HEELS
 Owner's Name
 ACTON MA 01720 SEPTEMBER 1, 2009
 City/Town State Zip Code Date of Inspection

Inspection results must be submitted on this form. Inspection forms may not be altered in any way.

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. General Information

1. Inspector:

HAROLD T. LINCOLN, JR.
 Name of Inspector
 RAGGS, INC.
 Company Name
 P.O. BOX 1027
 Company Address
 CONCORD MA 01742
 City/Town State Zip Code
 978-369-1100 4162
 Telephone Number License Number

B. Certification

I certify that I have personally inspected the sewage disposal system at this address and that the information reported below is true, accurate and complete as of the time of the inspection. The inspection was performed based on my training and experience in the proper function and maintenance of on site sewage disposal systems. I am a DEP approved system inspector pursuant to Section 15.340 of Title 5 (310 CMR 15.000). The system:

- Passes Conditionally Passes Fails
 Needs Further Evaluation by the Local Approving Authority

Harold T. Lincoln Jr 9-1-09
 Inspector's Signature Date

The system inspector shall submit a copy of this inspection report to the Approving Authority (Board of Health or DEP) within 30 days of completing this inspection. If the system is a shared system or has a design flow of 10,000 gpd or greater, the inspector and the system owner shall submit the report to the appropriate regional office of the DEP. The original should be sent to the system owner and copies sent to the buyer, if applicable, and the approving authority.

****This report only describes conditions at the time of inspection and under the conditions of use at that time. This inspection does not address how the system will perform in the future under the same or different conditions of use.

NEHA NRPP 101193 AL
NRSB ARL0017

EPA Method #402-R-92-004
Liquid Scintillation
NEHA Device Code 8088
NRSB Device Code 12193

Laboratory Report For

Property Tested

Erik J. Heels
6 Knowlton Drive
Acton MA 01720

6 Knowlton Drive
Acton MA 01720

Log Number	Device Number	Area Tested	Result (pCi/L)
1100806	2036669	Basement	13.7
1100807	2036670	Basement	13.7
Average:			13.7 pCi/L

Radon test results are above the EPA action level of 4 pCi/L. The EPA recommends that action be taken to reduce radon levels if the result is 4 pCi/L or higher in a livable area. If the property tested uses water from a private well, you may wish to consider testing for radon in water.

Comment: Safeguard Home Inspection-Billerica was e-mailed a copy of this report. A copy of this report was emailed to heels@alum.mit.edu

Distributed By: Safeguard Home Inspection-Billerica
Test Performed By: Bryan Wilcox Certification Number: 104859RT

Test Began:	8/27/2009	1:30 pm	Date Received:	9/1/2009
Test Ended:	8/30/2009	1:30 pm	Date Analyzed:	9/1/2009
Test Exposure Duration	72.0	Hours	Date Reported:	9/2/2009

Report Reviewed By: M. Gray

Report Approved By: Carolyn K. Allen

Carolyn K. Allen President, AccuStar Labs

Disclaimer:

The uncertainty of this radon measurement is +/- 10 %. Factors contributing to uncertainty include, statistical variations, daily and seasonal variations in radon concentrations, sample collection techniques, and operation of the dwelling. Interference with test conditions may influence the test results.

This report may only be transferred to a third party in its entirety. Analytical results relate to the samples AS RECEIVED BY THE LABORATORY. Results shown on this report represent levels of radon gas measured between the dates shown in the room or area of the site identified above as "Property Tested". Incorrect information will affect results. The results may not be construed as either predictive or supportive of measurements conducted in any area of this structure at any other time. AccuStar Labs, its employees and agents are not responsible for the consequences of any action taken or not taken based upon the results reported or any verbal or written interpretation of the results.

NEHA NRPP 101193 AL
NRSB ARL0017

EPA Method #402-R-92-004
Liquid Scintillation
NEHA Device Code 8088
NRSB Device Code 12193

Laboratory Report For

Property Tested

Erik J. Heels
6 Knowlton Drive
Acton MA 01720

6 Knowlton Drive
Acton MA 01720

Log Number	Device Number	Area Tested	Result (pCi/L)
1106526	2036683	Basement	2.1
1106527	2036684	Basement	2.4
Average:			2.2 pCi/L

Radon test results are below the EPA action level of 4 pCi/L. No further action is required at this time. The EPA suggests that you may want to test again in the future to ensure that radon levels remain below the action level. If the property tested uses water from a private well, you may wish to consider testing for radon in water.

Comment: Safeguard Home Inspection-Billerica was e-mailed a copy of this report. A copy of this report was emailed to heels@alum.mit.edu

Distributed By: Safeguard Home Inspection-Billerica
Test Performed By: Bryan Wilcox Certification Number: 104859RT

Test Began:	9/26/2009	4:00 pm	Date Received:	9/29/2009
Test Ended:	9/28/2009	4:00 pm	Date Analyzed:	9/29/2009
Test Exposure Duration	48.0	Hours	Date Reported:	9/30/2009

Report Reviewed By: M. Gray

Report Approved By: Carolyn K. Allen

Carolyn K. Allen President, AccuStar Labs

Disclaimer:

The uncertainty of this radon measurement is +/- 10 %. Factors contributing to uncertainty include, statistical variations, daily and seasonal variations in radon concentrations, sample collection techniques, and operation of the dwelling. Interference with test conditions may influence the test results.

This report may only be transferred to a third party in its entirety. Analytical results relate to the samples AS RECEIVED BY THE LABORATORY. Results shown on this report represent levels of radon gas measured between the dates shown in the room or area of the site identified above as "Property Tested". Incorrect information will affect results. The results may not be construed as either predictive or supportive of measurements conducted in any area of this structure at any other time. AccuStar Labs, its employees and agents are not responsible for the consequences of any action taken or not taken based upon the results reported or any verbal or written interpretation of the results.

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address & Phone

Waltham Pest Control Co., Inc.
97-A Cambridge Street
Burlington, MA 01803
781-272-1217

Company's Business Lic. No.

Date of Inspection

9/16/09

Address of Property Inspected

6 Knowlton Dr.
Acton, MA 01720

Inspector's Name, Signature & Certification, Registration, or Lic. #

John Deane, P.R. Lic # 52688

Structure(s) Inspected

House / Garage

Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:

- A. No visible evidence of wood destroying insects was observed.
- B. Visible evidence of wood destroying insects was observed as follows:
 - 1. Live insects (description and location):

2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location):
Powder Post Beetle exit holes seen in wood window sill exterior on window to the right of front door

3. Visible damage from wood destroying insects was noted as follows (description and location):
Exit holes seen in wood window sill exterior on window to the right of front door

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes No It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:
Dust on window sill appears to be evidence of previous treatment

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

- No treatment recommended: (Explain if Box B in Section II is checked)
- Recommend treatment for the control of: Powder Post beetles

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- Basement 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 24
- Crawlspace
- Main Level 1, 3, 4, 6, 7, 8, 9, 11, 13, 14, 24
- Attic 5, 11, 13, 24
- Garage 1, 3, 6, 7, 11, 12, 13, 14, 19, 24
- Exterior 11, 13, 16, 17, 24
- Porch Back Right 1, 3, 4, 7, 8, 11, 13, 17, 24
- Addition
- Other

The inspector may write out obstructions or use the following optional key:

- | | |
|-------------------------|--|
| 1. Fixed ceiling | 13. Only visual access |
| 2. Suspended ceiling | 14. Cluttered condition |
| 3. Fixed wall covering | 15. Standing water |
| 4. Floor covering | 16. Dense vegetation |
| 5. Insulation | 17. Exterior siding |
| 6. Cabinets or shelving | 18. Window well covers |
| 7. Stored items | 19. Wood pile |
| 8. Furnishings | 20. Snow |
| 9. Appliances | 21. Unsafe conditions |
| 10. No access or entry | 22. Rigid foam board |
| 11. Limited access | 23. Synthetic stucco |
| 12. No access beneath | 24. Duct work, plumbing, and/or wiring |

Section V. Additional Comments and Attachments (these are an integral part of the report)

Attachments

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X [Signature] 09/16/09

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. ***For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.*** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. ***This shall not be construed as a 90-day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.***
- Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites — but no activity — are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites — but no activity — if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.

RODENHISER

PLUMBING - HEATING - AIR CONDITIONING

"Nice people...great service"® since 1928

Tech/Helper Richard [unclear] Work Order# 130811
 Date 9-16-09 Start Time _____ End Time _____ Page 1 of 1

Client Information
 Name Eric Heals Contact Name _____
 Address Co K... [unclear] City Acton State MA Zip _____
 Phone _____ Email _____
 System type High Velocity A/c Refrigerant R2-110A Refrigerant Added 0

I hereby acknowledge the satisfactory completion of the following work: X

INDOOR AHU/FURNACE UNIT Blower Module
 Manufacturer U.I.C.O
 Model # MB4860L
 Serial # 0502A160650

INDOOR COIL Coil Module
 Manufacturer U.I.C.O
 Model # ML4860C
 Serial # 0804A232661
 Metering Device TXU

Cased Half-Cased Inside Plenum
 Coil Checked? Yes OK Can't Access*
 Cleaned? Yes No
 Refrigerant Leaks? Yes No
Condensate:
 Drain Pan Checked? OK Cleaned Algaecide Tablet
 Pump Tested? N/A OK Needs Replacement
 Safety Switch on Aux Pan? OK Installed
 Trap Installed Per Man Spec? OK Needs Attention
Filters:
 Qty 1 Size 20 x 25 x 1 Type Air Bear
 Qty _____ Size _____ x _____ x _____ Type _____
 Qty _____ Size _____ x _____ x _____ Type _____
 *If coil can't be accessed, contact office immediately

BLOWER
 Belt Size: N/A
 Inspect Belt Changed Belt Belt Tension
 Blower Condition:
 Checked OK Cleaned
 Blower Amps:
 Rated 6.2 Actual 5.9
 Blower Speed:
 Cooling Single Speed
 Heating _____
 Unit Voltage:
 Rated 208/230 Actual 239 Phase 1Ø

HEATING
 Temperature Rise:
 Rated _____ Actual _____
 Ignition Type
 Standing-Pilot HSI
 Electronic Ignition (Make): _____
 Fuel Type:
 Oil Gas Propane
 Gas Pressure: _____ " w.c.
 Rated _____ Actual _____
 Draft: Natural Induced
 Inducer Fan Amperage:
 Rated _____ Actual _____
Burner Safeties:
 High-Limit Flame Roll-Out
 Flame Sensor Pressure Switch
Heat Exchanger:
 Approximate Age: _____
 Visual Inspection Smoke Test
 CO2 PPM _____

OUTDOOR CONDENSER UNIT
 1st Inspection Maintenance Renewal
 Manufacturer CARRIER
 Model # 24APAS48A0030010
 Serial # 2308E08981
 Line Set: 3/8 7/8
 Liquid Suction
 Insulation: OK Needs Replacement
 Coil: Clean? Cost for Cleaning 0
 Supply Voltage:
 Rated 208-230 Actual 240
 Contactor: OK Needs Replacement
 Wiring: OK Needs Replacement
 Hard Start Kit: Required Not Required
 Condensing Fan Motor Amperage:
 Rated 1.3 Actual 1.3
 Compressor Motor Amperage:
 Rated 21.8 Actual 8.0

SYSTEM VARIABLES
 Outdoor Ambient Temp 60°
 Suction Pressure 105 @ 34° set PSI
 Liquid Pressure 200 ps @ 70° set PSI
 Super Heat _____ °
 Sub-Cooling 5° Actual °
 Indoor Wet Bulb _____ °
 Indoor Coil Temp: RA: 69 ° SA: 46 °
 Outdoor Coil Delta-T 25

AIR FLOW
 Equipment tonnage High Velocity
 Supply ESP N/A
 Return ESP Restrictor plate
 Equipment TCFM _____
 Supply Take-Offs Full open
 Return Plenum OK
 Supply Plenum OK
 Overall Duct OK

THERMOSTAT
 Make/Model # Honeywell
 Conventional Programmable
 Anticipator Setting: N/A MA Sequenced Properly
 Level Wiring

ACCESSORIES
Humidifier:
 Make/Model # N/A
 Type: _____
 Damper: Checked Install
 Water Connection: _____
 Operation: _____
UV Lighting:
 Make/Model # CARRIER 16/1#UVLCC1LP120
 Replace Bulb? Size _____
 Clean Bulb with Alcohol Swab
Extended Media Filter:
 Make/Model # Air bear 20x25x5
 Replace?

RODENHISER

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"Nice people...great service" since 1928

71 Whitney Street • Holliston, MA 01746

1-800-633-PIPE (7473)

www.rodenhiser.com

DATE: 09 16 09 WO #: 130811

CUSTOMER NAME (Financially Responsible Party) <i>Erik Heels</i>	CALLER NAME	JOB CONTACT NAME
JOB ADDRESS <i>Co Knowlton</i>	CITY <i>Acton</i>	STATE <i>MA</i>
BILLING ADDRESS (If Different)	PH1	PH2
E-MAIL ADDRESS	SERVICE PARTNER MEMBER? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

ORIGINAL REASON FOR THE CALL: *P/m A/c owed Renew A/c service plan*

SUMMARY: *Customer Renewed service plan service plan Valid until 9/16/10 Maintenance for plan is owed to Homeowner See Rodenhiser.com for service plan details*

WORK AUTHORIZATION: I, the undersigned, am owner/authorized representative/tenant of the premises at which the work above is being done. I hereby authorize you to perform the above recommendation, and to use such labor and materials as you deem advisable. Unless prior-authorization for billing, payment for all work done is due upon completion (C.O.D.). A \$10.00 BILLING CHARGE is due thereafter. An office billing charge and/or finance charge of 1.75% per month (21% per annum) will be added after 10 days past due. I agree to pay reasonable attorney's fees, court costs and collection fees in the event of legal action. I have read this contract, including the terms and conditions on the reverse side hereof and agree to be bound by all the terms contained herein. All old parts will be removed from premises and discarded, unless otherwise specified herein.

I HEREBY AUTHORIZE YOU TO PROCEED WITH THE ABOVE WORK AT THE UPFRONT FEE OF \$ _____ Signature: _____ Print Name: _____

For your peace of mind, should the repair amount exceed 25% of your system's replacement value, our technician is required to inform you of options for both repairing and replacing the equipment.

Qty	Task#	Description	Standard	Service Partner
		Service Call Charge		
1	SA106	Service Partner Membership		\$199.00

<input type="checkbox"/> Pre-Approved Financing Terms: _____	<input type="checkbox"/> Please pay from this invoice - Work performed C.O.D.
PAYMENT 1 Cash <input type="checkbox"/> Check <input type="checkbox"/> Check #: _____	<p>WANT TO PAY LESS?</p> <p>My Service Technician presented me with a Service Partner Program and explained the benefits</p> <p>I want to save money and become a Service Partner <input checked="" type="checkbox"/> <i>Initial ONE</i></p> <p>OR</p> <p>At this time I decline the offer <input type="checkbox"/> <i>NO</i></p>
MC <input checked="" type="checkbox"/> Visa <input type="checkbox"/> Disc <input type="checkbox"/> AmEx <input type="checkbox"/> Auth #: _____	
Card #: <i>546616016476 4993</i> Exp: <i>12 10</i>	
PAYMENT 2 Cash <input type="checkbox"/> Check <input type="checkbox"/> Check #: _____	
MC <input type="checkbox"/> Visa <input type="checkbox"/> Disc <input type="checkbox"/> AmEx <input type="checkbox"/> Auth #: _____	
Card #: _____ Exp: <i>MM YY</i>	
<p>DISCOUNT</p> <p>SUBTOTAL <i>\$199.00</i></p> <p>TAX</p> <p>TOTAL COST <i>199.00</i></p>	
SERVICE PARTNER SAVINGS	
\$ _____	

ACCEPTANCE OF WORK PERFORMED: I acknowledge satisfactory completion of the above described work and that the premises has been left in satisfactory condition. I understand that if my check does not clear, I am liable for the check and any charges from the bank. I agree to pay 1.75% per month for past due contracts (minimum charge \$15). In the event that collection efforts are initiated against me, I shall pay for all associated fees at the posted rates as well as all cost of collection fees and reasonable attorney fees. I agree that the amount set forth in the space marked "TOTAL COST" is the total flat price I have agreed to.

SIGNATURE *Erik J. Heels* *09/16/09*

SERVICE TECHNICIAN ACKNOWLEDGEMENT
Prior to the customer entering into the contract, I have discussed the nature of the service and cost and I have given a copy of the contract to the customer. All work I have done has been in compliance with company standards in a workmanship manner, to building codes when applicable.

SIGNATURE _____ DATE _____

CUSTOMER SERVICE IS OUR #1 FOCUS

If you are not completely satisfied for any reason, please call and ask to speak with the Customer Service Manager. Your feedback is very important to us.

THANK YOU FOR CHOOSING US FOR YOUR SERVICE NEEDS!

Dear Customer,

Thank you for calling us for your service needs. Your business is appreciated. Efficient, dependable service requires far more than just a technician, tools and parts. Quality service involves substantial investment of time, money and equipment. Unlike servicing a vehicle, we must travel to your door which involves truck mileage as well as the technician's travel time. Here are some of the items which contribute to superior service:

RODENHISER

PLUMBING - HEATING - AIR CONDITIONING

"Nice people...great service" since 1928

- ★ An experienced customer service representative to receive calls and get the facts.
- ★ A qualified dispatcher to relay calls to the nearest service technician and schedule stops for efficient operation.
- ★ A parts department with a large working inventory of back-up parts to eliminate costly delays in servicing your equipment.
- ★ Trucks with a large working inventory of parts plus expensive tools and test equipment for prompt repairs.
- ★ Trained service technicians to diagnose the problem quickly, make the repairs promptly and keep your costs reasonable.

We would appreciate hearing from you if you have any problems or suggestions.

Proud member of the:



Thank you for choosing us today!

TERMS AND CONDITIONS

RESPONSIBILITIES OF CUSTOMER:

Customer represents that, except as described in the request for service, all plumbing, heating, air conditioning, electrical, and drain systems are in good repair and condition and agrees to hold Seller harmless for the discovery of defective conditions, including but not limited to the following:

- | | | | |
|--------------------------------|-------------------------------------|-------------------------------|---------------------------------------|
| 1. Improper or faulty plumbing | 4. Lines that are settled or broken | 7. Improperly charged systems | 10. Improper or faulty electrical |
| 2. Rusted or defective pipes | 5. Existing illegal conditions | 8. Faulty air movement | 11. Improper voltage by power company |
| 3. Acids in the drain system | 6. Defective roofing | 9. Electrical defects | |

RESPONSIBILITIES OF SELLER:

Seller shall do all work in a competent, workmanlike manner. Seller is not responsible for any existing illegal conditions.

LIMITED WARRANTY:

Company warrants its work to be free from defects in material and workmanship for the warranty period of ninety (90) days from completion unless otherwise stated in writing on the face hereof. All drain stoppages are warranted for a period of thirty (30) days from the completion unless otherwise stated in writing on the face hereof. All warranties are void if payment is not made when due. Warranties extend only to the customer and are not transferable. If a defect in materials or workmanship covered by this warranty occurs, Seller will, with reasonable promptness during normal working hours, remedy the defect. In no event shall Seller be held liable for water or other damage caused by any delay in remedying a defect. To obtain warranty performance, notify Seller of any defect or claim for breach at the address and telephone number on the face hereof.

EXCLUSIONS and LIMITATIONS:

CUSTOMER'S RIGHT TO REPAIR AND REPLACEMENT ARE CUSTOMER EXCLUSIVE REMEDIES. SELLER SHALL NOT BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES.

Seller is not responsible for the following which are excluded from the coverage of this limited warranty:

1. Defective conditions listed under the above "Responsibilities of Customer."
2. Work performed by or materials installed by others not in this agreement.
3. Defects and failures from mistreatment or neglect or otherwise not caused by defect in Seller's materials or workmanship.
4. Mold development or mold detection of any kind.

"THE LIMITED WARRANTY STATED ABOVE IS THE ONLY WARRANTY SELLER MAKES. SELLER MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE FOR GOOD SOLD, OR ANY OTHER WARRANTY, EXPRESS OR IMPLIED."

PROTECTION OF CUSTOMER'S PROPERTY:

Customer agrees to remove or protect any personal property, inside and out, including but not limited to carpets, rugs, shrubs and planting, and Seller shall not be responsible for said items. Nor shall Seller be held responsible for the natural consequences of Seller's work which may cause damage to improvements to real property including, but not limited to, curbs, sidewalks, walks, driveways, garages, patios, lawns, shrubs, sprinkler systems, wallpaper, drywall, stucco, tile, cabinets and other appurtenances to the residence or real property.

Seller shall not be held responsible for damage to personal property, real property or any improvements to real property caused by persons delivering materials or equipment, or keeping gates and doors closed for children and animals.

ENTIRE AGREEMENT:

This is the entire agreement. The parties are not bound by any oral expression or representation by any agent purporting to act on their behalf, or by any commitment, or arrangement herein. The agreement binds jointly and severally all signing as Customer, their heirs, representations, successors and assigns. Seller will not provide an itemized breakdown of materials and labor.

WARRANTIES, AND LIMITATIONS OF WARRANTIES:

No warranty, expressed or implied, is provided for any existing systems or appliances. Any alterations, additions or repairs made by others unless authorized or agreed upon by Seller, will be cause to terminate Seller's obligation under this contract.

Nexstar™ is an association of independent service providers that have come together to share business best practices. Although Nexstar educates its members on how to meet professional standards and provide superior customer service, Nexstar is not an owner of its member's businesses and each member's business is independently owned and operated. Consequently, Nexstar makes no warranties or representations that the work described herein will be performed in accordance with Nexstar's professional standards.

CHIM-CHIMNEY SWEEPERS

7 Elm Street, Framingham, MA 01701

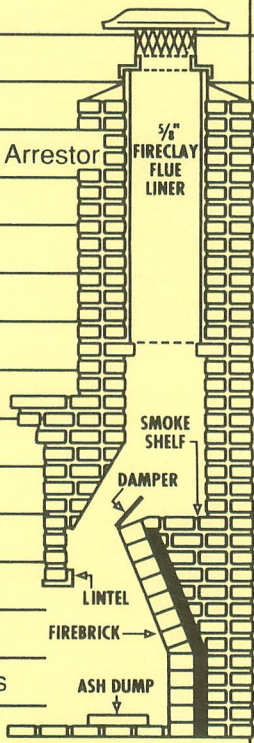
Framingham: (508) 875-3874

Wellesley: (781) 239-1419

Customer Mr. Hegel
 Address 16 Knowlton Dr.
 City Acton State MA Zip 01720
 Phone 978-266-1545
 Date 9-27-09 Time -

CONDITION REPORT

	Satisfactory	Unsatisfactory	Not Applicable
CHIMNEY			
1. Height	✓		
2. Chimney Cap/Spark Arrestor	✓		
3. Crown / Wash	✓		
4. Brickwork / Mortar	✓		
5. Flashing	✓		
6. Flue Tiles	✓		
7. Moisture Resistance	✓		
FIREPLACE			
8. Smoke Chamber			
9. Damper			
10. Firebox / Grate			
11. Ash Container			
12. Spark Screen / Doors			
13. Tools / Gloves			
14. Hearth Protection			
15. Misc.:			
WOODSTOVE OR FIREPLACE INSERT			
16. Stove Pipe Condition (woodstove)	✓		
17. NFPA Approved Flue Connection (insert)	✓		
18. Installation / Thimble / Clearances	✓		
OTHER SAFETY CONSIDERATIONS			
19. Fire Extinguisher / Smoke Detectors	✓		
20. Furnace Flue Liner - Gas <input type="checkbox"/> Oil <input checked="" type="checkbox"/>	✓		
21. Fire Escape Plan	✓		



COMMENTS:

- Outside Chimney Dimensions: _____" x _____"
- Fireplace Opening Size: _____" x _____"

CUSTOMER VERIFICATION

I have read and now understand which areas of my woodburning system appear to be satisfactory and which areas are not satisfactory.

Signed [Signature] Date 9-27-09

NEXT SERVICING RECOMMENDED

Date 1 year Time _____

Fireplace and chimney should be inspected yearly for any structural faults.

Sweep's or Mason's Signature [Signature]

RECEIPT / INVOICE

DESCRIPTION	PRICE
Cleaned woodstove Flue	149-
Cleaned oil Furnace Flue	109-
check #	
243	
TOTAL	258-

Net due on receipt, 1.5% monthly, thereafter.

Note: This sheet is the result of a visual inspection done at the time of cleaning. It is intended as a convenience to our customer, not as certification of fire worthiness or safety. Since conditions of use are beyond our control, we make no warranty of the safety or function of any appliance and none is to be implied.



DENNIS F. McCARTHY
MASTER ELECTRICIAN
 145 West Hill Road
 MARLBORO, MA 01752
 Phone (978) 897-0809
 (508) 460-0026

JOB WORK ORDER

3724

CUSTOMER'S ORDER NO.		PHONE	MECHANIC	HELPER	DATE OF ORDER
		266-1545			9 / 16 / 09
BILL TO					ORDER TAKEN BY
Eric Heels					
ADDRESS					<input checked="" type="checkbox"/> DAY WORK <input type="checkbox"/> CONTRACT <input type="checkbox"/> EXTRA
# 6 Knowlton Dr.					
CITY					
Aston					
JOB NAME AND LOCATION					
					Payment Due Upon Receipt

DESCRIPTION OF WORK:

- 1) Replaced 2) 0/14 lights in 1st flr hallway
- 2) Replaced Main Erd Clamp & Installed Jumper around Water Meter
- 3) Rana #4 copper from Erd Rod to Main C/B Panel
- 4) Ran a Sep 20A cir to Radon Fan outside
- 5) Replaced 1) bulb in P/H/L in Family Rm & kid's ^{litte}
- 6) Mounted junction box under Cooktop in Kitchen & Reconnected feed Wires
- 7) Replaced Missing Screws in C/B Panel
- 8) Disconnected Sw leg to Garbage Disposal & Installed a GFI Recp to Rtop of Sink Replaced Sw Plate
- 9) Replaced 5) plug in Kitchen w. GFI's
- 10) Removed plugs in Garage, 1/2 bath, 2nd flr Hall bath, Master Bedroom, & Master bath & Replaced w GFI Recp's

TOTAL MATERIALS		
TOTAL LABOR		
TAX		
TOTAL AMOUNT	\$1,165.00	

**Payment Due
Upon Receipt**

DATE COMPLETED	WORK ORDERED BY	
9 / 17 / 09	Eric Heels	

No one home
 Total amount due for above work: or
 Total billing to be mailed after completion of work

Signature _____

I hereby acknowledge the satisfactory completion of the above described work.



DOOR SYSTEMS, INC.
 120 ALEXANDER STREET
 P.O. BOX 511
 FRAMINGHAM, MA 01704-0511
Tel: (508) 875-3508 • Fax: (508) 626-2052
 TOLL FREE: (800) 545-DOOR

INVOICE
488457
DATE
2009/09/03

SOLD TO HEELS, ERIK J & PIRJO A 6 KNOWLTON DR ACTON, MA 01720-2918		INSTALLED AT HEELS, ERIK J & PIRJO A 6 KNOWLTON DR ACTON, MA 01720-2918	
PHONE : (978) 266-1545	FAX :	PHONE : (978) 266-1545	FAX :
P.O. # Heels	JOB NAME Heels	SALES PERSON Henry Schubert	SALES ORDER # F184031
PAYMENT TERMS Due upon receipt	SHIP VIA DSI Truck	ACCOUNT # 017277	
QUANTITY	DESCRIPTION		

Group : 1

2.0	Lift Master, 3255 Contractor series chain 7' rail HP: 1/2 Chain Drive
1.0	Install new wall button and photo eye wires as neat and clean as possible
1.0	RH door looking out / straighten LH side track as needed horizontal is bent

NOTES

INVOICE TOTAL	\$685.00
LESS DEPOSIT	- \$0.00
TOTAL DUE	\$685.00

Labor, freight and taxes are included

(Remittance Copy)

THANK YOU

Matt's

LANDSCAPING

LITTLETON, MA

978-486-0474

Complete Property Maintenance

September 1, 2009

Dear Valued Landscape Customer,

As we are more than halfway through the landscape season, I wanted to touch base with you on a few topics.

The next few weeks are the best time of year to grow grass. Please let me know if you are in need of any of the following:

New Lawn Install – We have a “Bobcat” and “Rock Rake” that will lay down the perfect soil bed for new seeding of large areas.

Slice Seeding – Mechanically slices the top of the lawn and drops seed into place.

Aerating – This helps air and allow nutrients to penetrate into the soil for proper root growth (This is HIGHLY recommended by me and other professionals in the field). Most golf courses aerate on a regular basis – several times a year. I recommend fall as a perfect time for your lawn.

Over Seeding Bare Spots – This is most effective when combined with Aerating

Fall Cleanups- PLEASE inform me if you are not intending to use our services for fall leaf removal.

Lastly – Weekly Mowing Schedule: I apologize for any interruptions or inconsistencies on days. The weather earlier this year was something I've never seen nor would hope to see again. We tried our best to keep things rolling and manageable with all the lengthy wet grass.

There have been a few weeks that we cut some lawns a day early and that was due to the weather forecast for the week, which isn't always accurate – We can't afford to fall behind and so with some rain days predicted I opted to send the crews out a day early rather than possibly cutting wet lawns.

Thank you all for your time and enjoy the nice fall weather that is just around the corner.

Sincerely,

Matthew D. George

Matthew D. George

Matt's Landscaping



WHITMARSH LOCK & SAFE CO.

2 Blueberry Lane • Gloucester, MA 01930

Locksmiths Since 1913

Toll Free 1-800-696-1913

#978-761-7808

20231

SOLD BY	<i>RW</i>	DATE	<i>Sept 30, 2009</i>
NAME	<i>Erik Heels</i>		
ADDRESS	<i>6 Knowlton Drive</i>		
CITY	<i>Acton, MA</i>	ZIP	<i>01720</i>

QUAN	DESCRIPTION	AMOUNT
	SERVICE CALL	<i>9500</i>
<i>1</i>	<i>Baldwin Lock ThumbLatch Kit</i>	<i>15000</i>
<i>1</i>	<i>Kit INSTALLATION w/repair Adjusted door to latch Good</i>	<i>15000</i>
	REKEYING	
	KEYS	
	LABOR	

RECEIVED BY	Sales Tax	<i>938</i>
		TOTAL
		<i>404.38</i>

THANK YOU



CONCORD OIL COMPANY

147 LOWELL RD. - BOX 368 - CONCORD, MA 01742
TELEPHONE (978) 369-3333
(800) 743-3835

AMOUNT ENCLOSED

RETURN TOP PORTION OF
YELLOW COPY WITH PAYMENT.

ACCT BILLED
14216

MR. ERIK HEELS
6 KNOWLTON DR.
ACTON, MA 01720

RE: 1

ACCT SERVICED	INVOICE	INV DATE	CALL NO.	SERVICEMAN	DATE SERVICED
14216	0909647	09/15/09	0909647	32	09/09/09

QUANTITY	PART NO.	DESCRIPTION	PRICE	EXTENSION	
REPLACED	1	90-001	MISC PIPING SUPPLIES	6.40	6.40
REPLACED	1	89-185	COPPER TUBING 3/4 M	3.25	3.25
REPLACED	1	33-003	NOZZLE AND FILTER	9.90	9.90
PERFORMED	1	08-001	ANNUAL CLEANING		
PERFORMED	1	08-021	OPERATIONS CHECK		
PERFORMED	1	08-012	EFFICIENCY TEST		

LABOR	139.00
MATERIALS	19.55
SUBTOTAL	158.55
TAX	1.22
PLEASE PAY THIS AMOUNT	159.77

**PAUL C. KELLEHER
PLUMBING & HEATING, INC.**

6 LEDGE ROCK WAY, UNIT 2
ACTON, MA 01720

PH: (978) 263-3356 FAX: (978) 264-4015

Invoice

DATE	INVOICE #
9/11/2009	26784

BILL TO:

Heels, Eric
6 Knowlton Dr
Acton, MA 01720

P.O. NUMBER	TERMS	PROJECT
	Due on receipt	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	2 sinks have loose faucets, 1 slow draining tub, remove garbage disposal		
4	Lav nut	0.50	2.00T
2	3/8 x 20 lav supplies	4.99	9.98T
2	3/8 Chrome Nuts & Ferrule	1.50	3.00T
1	Aerator	3.90	3.90T
1	Basket Strainer	22.10	22.10T
1	Dishwasher Tailpiece	24.95	24.95T
1	1 1/2 PVC Coupling	1.07	1.07T
1	1 1/2 PVC Wye	7.35	7.35T
1	1 1/2 PVC P Trap	15.00	15.00T
1	1 1/2 PVD Desanco	5.83	5.83T
1	1 1/2 PVC Pipe	1.21	1.21T
2.5	Mechanic Steve 9/10/9	98.00	245.00
	Sales Tax	5.00%	4.82

Thank you for your business.

TOTAL	\$346.21
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RAGGS INC.

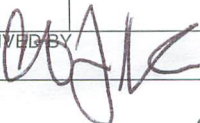
P.O. Box 1027 Concord, MA 01742

800-287-5541 978-369-1100 Fax: 978-897-3848

www.raggsinc.com info@raggsinc.com

Septic • Sewer • Drain • Site

Maintenance • Inspection • Engineering • Construction

CUSTOMER'S ORDER NO.					DATE 9-1-09	
NAME						
ADDRESS Heels 6 Knowlton Dr						
CITY, STATE, ZIP Acton						
SOLD BY Tom	CASH	C.O.D.	CHARGE	ON ACCT.	TIME	
QUAN.	DESCRIPTION			PRICE	AMOUNT	
1						
2						
3	dig 2'				60.00	
4	title U				300.00	
5	1000 gallons				163.00	
6	BoH Fee			?		
7						
8						
9						
10						
11						
12						
RECEIVED BY  09/01/09						

QUALITY RESULTS

15035

P.S. If You Lived Here, You'd Be Home Now



THE END.