



Home Inspection Service

**418 Clark Lane
Orange, CT 06477
203-795-9664 203-259-3111
203-259-3111**

Customer

Sample Report

Inspected Property

1 Main St
Fairfield, CT

Real Estate Agent



Inspection Date

Monday, August 16, 2004

Weather:

Rain

Temperature:

65

Report ID:

Inspected By

Ed Malloy



STRUCTURAL COMPONENTS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or it's components or be dangerous to or adversely effect the health of the home inspector or other persons. The home inspector does not report on the presence or absence of fungi, mold or bio-aerosols and is not part of this inspection.

Any below-grade space can leak, even areas that have been dry in prior years. While we look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the basement and obtain price estimates when infiltration is disclosed or signs of water are present. We cannot certify the basement against future water infiltration. Some thin cracking of walls and floors is common and whenever cracks are present, a possibility of future leaking exists. Most wall cracks are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. Back-up sump systems are advised to reduce the opportunity for flooding during a power outage or main pump failure. The chance of leakage increases when adjacent surfaces are not pitched away from the home and when roof drainage is within several feet of the foundation. These issues should be addressed as soon as possible. Signs of possible water infiltration include mold/mildew, stains on walls, loose flooring, musty odors, warped paneling and efflorescence. If freshly painted walls are present, we suggest you inquire of the seller/occupants if any staining or other leak evidence existed before painting.

Styles & Materials

FOUNDATION:

BRICK
ROCK

FLOOR STRUCTURE:

2 X 10
WOOD JOISTS
WOOD BEAMS

WALL STRUCTURE:

2 X 4 WOOD

COLUMNS OR PIERS:

STEEL LALLY COLUMNS

CEILING STRUCTURE:

2X10

ROOF STRUCTURE:

STICK-BUILT
2 X 8 RAFTERS
COMMON BOARD

ROOF-TYPE:

GABLE

Inspection Items

1.0 OVERALL STRUCTURE

Comments: Inspected, Serviceable

This is a good quality wood frame Colonial style house approximately 40 years in age. Maintenance has been carried out on an acceptable level. As with all homes, systems and components require continual yearly maintenance and improvements will be needed over time. The improvements recommended in this report are considered typical and within the scope of expected repairs and upkeep for a house of this age

1.1 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected, Serviceable

1.2 FLOORS (Structural)

Comments: Inspected, Serviceable

1.3 WALLS (Structural)

Comments: Inspected, Serviceable

1.4 COLUMNS, PIERS AND GIRDERS

Comments: Inspected, Serviceable

1.5 CEILINGS (structural)

Comments: Inspected, Serviceable

1.6 ROOF STRUCTURE AND ATTIC

Comments: Inspected, Serviceable

EXTERIOR

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

SIDING STYLE:

LAP

WINDOW TYPES:THERMAL/INSULATED
DOUBLE-HUNG
TILT FEATURE
CASEMENT**GARAGE DOOR MATERIAL:**

WOOD

DRIVEWAY:

ASPHALT

SIDING MATERIAL:

WOOD

APPURTENANCE:COVERED PORCH
BRICK WALKWAY**GARAGE DOOR TYPE:**

ONE MANUAL

EXTERIOR ENTRY DOORS:

WOOD

Inspection Items

2.0 WALL CLADDING FLASHING AND TRIM

Picture 1



Picture 2



Comments: Inspected, Repair or Replace

Most of the paint on the house is serviceable, but some areas of the trim are in need of paint.

2.1 DOORS (Exterior)

Comments: Inspected, Serviceable

2.2 WINDOWS

Picture 1

Picture 2



Comments: Inspected, Repair or Replace
The trim on the bay and cellar windows is rotted and should be repaired by a carpenter.

2.3 GARAGE

Picture 1



Picture 2



Picture 3



Comments: Inspected, Repair or Replace
Damaged wall and ceiling finishes of attached garages should be repaired where they abut the interior of a house. This reduces the potential of toxic automobile gases entering the house and serves as a fire break. Openings should be sealed for your protection.

The door between the house and garage should be weather-stripped and fitted with an automatic

closer. This will reduce the potential of toxic automobile gases entering the house.

Pronounced floor cracks were noted in the garage. While this amount of cracking is unusual, this slab is not a structural component.

The overhead garage door is substantially rotted. It should be repaired or replaced as necessary.

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS



Comments: Inspected, Serviceable, Repair or Replace

The steps off the breezeway have settled. This represents a trip hazard and should be corrected by a reputable contractor.

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)



Comments: Inspected, Repair or Replace

Landscaping is well established but in need of general pruning and trimming. Foundation plantings and shrubbery should be trimmed to avoid any contact with the home.

2.6 EAVES, SOFFITS AND FASCIAS

Comments: Inspected, Serviceable

2.7 DRIVEWAY

Comments: Inspected, Serviceable

ROOFING

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Many homes in our climate experience roof ice dams and resultant water entry during periods of extreme winter weather conditions. While we look for ceiling damage and staining, we may be unable to determine the likelihood of future excessive ice dams in any individual home that we inspect. If unacceptable ice dams are experienced, reducing heat loss into the attic, and increasing ventilation along the underside of the roof sheathing are common remedial strategies. Also, specialized ice and water barrier membranes are available which can be applied under shingles when re-roofing.

Any life expectancies for roofing materials given in the checklist or report are rough estimates only. Actual useful life of these components may vary. Life expectancies are based on the assumption that normal routine maintenance will be performed. This maintenance includes removing debris, and minor repairs. Typically all portions of a roof will not wear out at the same time. In our area, south and west facing slopes, along with valleys, often need replacement before the rest of the roof. Roof cement (tar) flashings typically will not last for the life of the roof and should be periodically inspected and resealed.

Styles & Materials

ROOF COVERING:
AGED
3-TAB FIBERGLASS

VIEWED ROOF COVERING FROM:
WALKED ROOF

CHIMNEY (exterior):
BRICK

Inspection Items

3.0 ROOF COVERINGS

Picture 1



Picture 2

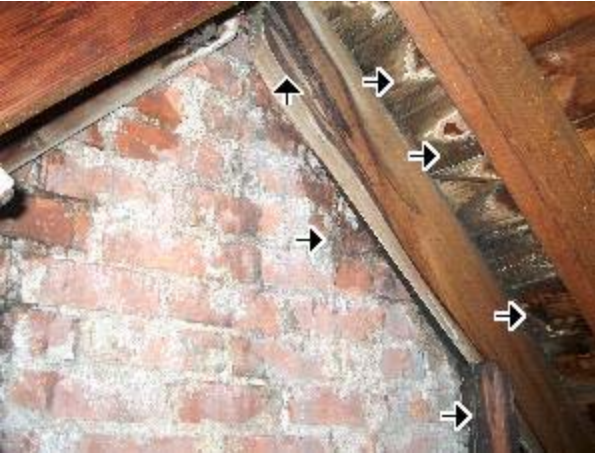


Comments: Inspected, Repair or Replace

While the useful remaining life of this roof covering is impossible to predict, it is nearing the end of its life cycle. Replacement would be a logical short term goal.

It is recommended that the present layers of roofing materials be removed prior to re-roofing. This adds cost of demolition and debris removal to the re-roof cost.

3.1 FLASHINGS



Comments: Inspected, Repair or Replace

Chimney has no step or cap flashing and needs repair. Roofing cement has been used as flashing and appears to be leaking. Patching should be attempted. If this is unsuccessful, replacement may be necessary. The Chimney should be properly flashed when the roof is replaced.

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Picture 1



Picture 2



Comments: Repair or Replace

Weathering and/or cracking of the mortar crown has been noted at the masonry chimney. This has resulted in moisture entry into the masonry and subsequent damage at the top courses of brick. Rebuilding of the crown and repointing of missing or deteriorated mortar is recommended.

3.3 ROOFING DRAINAGE SYSTEMS

Comments: Inspected, Serviceable

The leaders discharge water at the foundation corners which can cause basement seepage after prolonged rainfall when drained in this manner. Extensions should be used to carry the water away from the house a minimum of six feet to avoid exposure to conditions which can cause seepage and other moisture related problems

PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

The normal life expectancy of a water heater is from 8 - 15 years. The longevity of any older water heater is unpredictable.

The hot water temperature was not measured. Temperatures over 125 degrees can cause scalding. We recommend adjusting the temperature to a safe level, if necessary.

Styles & Materials

WATER SOURCE:

PUBLIC

PLUMBING SUPPLY:

AGED
COPPER
BRASS

PLUMBING DISTRIBUTION:

COPPER
BRASS

WASHER DRAIN SIZE:

2" DIAMETER

PLUMBING WASTE:

CAST IRON (OLD)

WATER HEATER POWER SOURCE:

AQUA BOOSTER (FROM BOILER)

CAPACITY:

40 GAL (1-2 PEOPLE)

MANUFACTURER:

SUPER STOR

Inspection Items

4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected, Serviceable, Repair or Replace

There is a small leak in the sink and the stopper doesn't work on the first floor bathroom.

4.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected, Serviceable

While most of the original brass water piping in the home has been replaced with copper, there is still some brass pipe in use. The original brass piping is past its average useful life and corrosion was noted at several joints. There was a small leak noted in the plumbing chase to the 2nd floor, additional useful life may be limited.

The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected, Serviceable

The aqua booster is an older unit that may be approaching the end of its useful life. Although it is in serviceable condition, it would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

4.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected, Serviceable

The main shut-off is the knob at the front wall of basement (For your info).

4.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)



Comments: Inspected, Serviceable, Repair or Replace

There are abandoned oil lines present in the basement, this combined with the history in the neighborhood could suggest that an underground oil storage tank exists on the property. According to the Environmental Protection Agency (EPA), this situation can represent a significant environmental risk. In most cases, these tanks must be removed. Contaminated soil around the tank, if any, should be also be removed. The cost for this work can be substantial. It is recommended that you check with the town records to see if in fact a tank has been removed. If no history is found then a specialist should be consulted to further investigate.

ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any overcurrent device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

ELECTRICAL CONDUCTORS:
ABOVE GROUND

BRANCH WIRE 15 and 20 AMP:
COPPER

SERVICE ENTRANCE CABLE:
ALUMINUM

PANEL CAPACITY:
100 AMP

WIRING METHODS:
ROMEX
BX

PANEL TYPE:
CIRCUITS

Inspection Items

5.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected, Serviceable

5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected, Serviceable

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE



Comments: Inspected, Repair or Replace

Several breakers within the panel have undersized wiring and should be corrected. One of the wires coming out of the panel is loose and should be reconnected. Recommend a licensed electrician inspect further and correct as needed.

All the individual circuit breakers should be manually "tripped" every 6 months to keep them limber and in good working order.

5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected, Repair or Replace

Several electrical receptacles with open grounds were revealed by random testing in the living room and kitchen. These conditions can result in increased risk of shock hazard. Corrections are recommended and are normally relatively easily accomplished. We recommend testing of all of the receptacles when repairs are made. There is also an open junction box in the basement which needs to be covered.

5.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected, Repair or Replace

2 GFCI outlets outside and one in the kitchen were not working correctly and should be repaired. The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

5.5 SMOKE DETECTORS

Comments: Inspected

It is recommended that smoke detectors be installed on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year

5.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

Main panel box is located in the basement.

HEATING

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Verify the condition of the heat exchanger since this would require dismantling the furnace. Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

We suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces and boilers can require repair or replacement at any time. An average lifespan of a forced air furnace is 12-18 years. The average lifespan of a boiler is 20-35 years based on regular service and the materials used to manufacture the unit. Modern heating systems are complicated and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air.

Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. It would be wise to consider the installation of carbon monoxide detectors within the home.

Styles & Materials

HEAT TYPE: STEAM BOILER	ENERGY SOURCE: OIL	NUMBER OF HEAT SYSTEMS (excluding wood): TWO
TYPES OF FIREPLACES: CONVENTIONAL PROPANE GAS LOGS VENTED	OPERABLE FIREPLACES: TWO	

Inspection Items

6.0 HEATING EQUIPMENT

Comments: Inspected, Serviceable

Steam boilers are good systems but require flushing once a week or so during season. Simply fill a small bucket full until water becomes clear to remove sediment. Only flush when boiler is not running. (FYI)

The boiler is due for service for the upcoming season. You should maintain this equipment on a service contract and have it checked prior to each heating season to keep it in its most efficient operating condition.

The boiler for this unit appears to be in working condition and within its expected life span. Actual equipment life will vary depending on quality of equipment and quality/frequency of service.

6.1 NORMAL OPERATING CONTROLS

Comments: Inspected, Serviceable

6.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected, Serviceable

6.3 CHIMNEYS, FLUES AND VENTS

Comments: Inspected, Serviceable

6.4 SOLID FUEL HEATING DEVICES

Picture 1



Picture 2



Comments: Inspected, Repair or Replace
Clearance from the gas fired Woodstove to wall is too close and needs fire rated wall board or approved decorative panels placed on wall.

It also appears the venting system is too close to both the eave and the window.
I recommend contacting a fireplace specialist to make necessary corrections to ensure operating safety.

6.5 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)



Comments: Inspected, Serviceable
There is what appears to be an asbestos type material covering the heating pipes. This can only be verified by laboratory analysis which is beyond the scope of this inspection. The EPA reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). Some of the sections of the insulation are indeed friable, I recommend a specialist should be engaged to determine the best way to remediate the situation.

6.6 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

6.7 Oil Tank

Comments: Inspected, Serviceable

INTERIORS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

CEILING MATERIALS:

PLASTER

INTERIOR DOORS:

WOOD

WALL MATERIAL:

PLASTER

CABINETS:

WOOD

FLOOR COVERING(S):

HARDWOOD T&G

COUNTERTOP:

LAMINATE

Inspection Items

7.0 INTERIOR OVERALL

Comments: Inspected, Serviceable

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas.

7.1 CEILINGS

Comments: Inspected, Serviceable

7.2 WALLS

Comments: Inspected, Serviceable

7.3 FLOORS

Comments: Inspected, Serviceable

7.4 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected, Serviceable

7.5 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected, Serviceable

7.6 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace

Several interior doors catch on the floor and need adjustment.

7.7 WINDOWS (REPRESENTATIVE NUMBER)



Comments: Inspected, Repair or Replace

Many of the windows on the 2nd floor are missing one of the ropes needed to hold the window in an open position.

BUILT-IN KITCHEN APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

RANGE/OVEN:
GENERAL ELECTRIC

BUILT-IN MICROWAVE:
GENERAL ELECTRIC

REFRIGERATOR:
WHIRLPOOL

DISHWASHER:
KENMORE

Inspection Items

8.0 DISHWASHER

Comments: Inspected, Serviceable

8.1 RANGES/OVENS/COOKTOPS

Comments: Inspected, Serviceable

8.2 MICROWAVE COOKING EQUIPMENT

Comments: Inspected, Serviceable

8.3 COUNTERTOPS

Comments: Inspected, Serviceable

8.4 FLOORING

Comments: Inspected, Serviceable

8.5 SINK/PLUMBING

Comments: Inspected, Serviceable

INSULATION AND VENTILATION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Established modern standards for attic/ceiling insulation is roughly 10" - 12", or R-32 to R-38, depending on heat type. This amount of insulation or more is considered cost effective in most instances. Any inaccessible areas are likely to be insulated to the standards of the period of construction. The adequacy of vapor barriers on installed insulation, if any, is generally not determinable. Moisture buildup in the attic areas may result. Any such evidence of moisture buildup or damage noted during the inspection is discussed under attic ventilation.

Styles & Materials

ATTIC INSULATION:

FIBERGLASS
ROCK WOOL

EXHAUST FAN TYPES:

FAN ONLY

R- VALUE:

R-19 OR BETTER

DRYER POWER SOURCE:

220 ELECTRIC

VENTILATION:

GABLE VENTS

DRYER VENT:

FLEXIBLE VINYL

Inspection Items

9.0 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected, Serviceable

Recommend increasing the ventilation when roof covering is replaced.

9.1 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

Comments: Inspected, Serviceable

Most older homes have relatively low levels of insulation. The down side, of course, is that heating and/or cooling costs are higher. The up side is that these homes tend to be fairly well ventilated.

Their natural ability to allow infiltration of outside air actually improves indoor air quality.

Improving insulation levels will reduce energy costs

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)



Comments: Inspected, Repair or Replace

Exhaust fan is does not vent to outside at Upstairs Bath. (Pic)

It is generally recommended that any flexible plastic clothes dryer exhaust tubing, if observed, be updated to the metal type for safer operation. Dryer exhaust tubing should be monitored for lint buildup and clogging.

All exhaust outlets should be monitored for adequate flapper operation to ensure adequate air flow and to prevent cold air or pest entry.

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SUMMARY



418 Clark Lane
Orange, CT 06477
203-795-9664 203-259-3111
203-259-3111

Customer
Sample Report

Home
1 Main St
Fairfield, CT

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation.

This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home.

This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

EXTERIOR

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

Most of the paint on the house is serviceable, but some areas of the trim are in need of paint.

2.2 WINDOWS

Inspected, Repair or Replace

The trim on the bay and cellar windows is rotted and should be repaired by a carpenter.

2.3 GARAGE

Inspected, Repair or Replace

Damaged wall and ceiling finishes of attached garages should be repaired where they abut the interior of a house. This reduces the potential of toxic automobile gases entering the house and serves as a fire break. Openings should be sealed for your protection.

The door between the house and garage should be weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.

Pronounced floor cracks were noted in the garage. While this amount of cracking is unusual, this slab is not a structural component.

The overhead garage door is substantially rotted. It should be repaired or replaced as necessary.

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Inspected, Serviceable, Repair or Replace

The steps off the breezeway have settled. This represents a trip hazard and should be corrected by a reputable contractor.

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

Landscaping is well established but in need of general pruning and trimming. Foundation plantings and shrubbery should be trimmed to avoid any contact with the home.

ROOFING

3.0 ROOF COVERINGS

Inspected, Repair or Replace

While the useful remaining life of this roof covering is impossible to predict, it is nearing the end of its life cycle. Replacement would be a logical short term goal.

It is recommended that the present layers of roofing materials be removed prior to re-roofing. This adds cost of demolition and debris removal to the re-roof cost.

3.1 FLASHINGS

Inspected, Repair or Replace

Chimney has no step or cap flashing and needs repair. Roofing cement has been used as flashing and appears to be leaking. Patching should be attempted. If this is unsuccessful, replacement may

be necessary. The Chimney should be properly flashed when the roof is replaced.

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Repair or Replace

Weathering and/or cracking of the mortar crown has been noted at the masonry chimney. This has resulted in moisture entry into the masonry and subsequent damage at the top courses of brick. Rebuilding of the crown and repointing of missing or deteriorated mortar is recommended.

PLUMBING SYSTEM

4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Inspected, Serviceable, Repair or Replace

There is a small leak in the sink and the stopper doesn't work on the first floor bathroom.

4.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Inspected, Serviceable, Repair or Replace

There are abandoned oil lines present in the basement, this combined with the history in the

neighborhood could suggest that an underground oil storage tank exists on the property. According to the Environmental Protection Agency (EPA), this situation can represent a significant environmental risk. In most cases, these tanks must be removed. Contaminated soil around the tank, if any, should be also be removed. The cost for this work can be substantial. It is recommended that you check with the town records to see if in fact a tank has been removed. If no history is found then a specialist should be consulted to further investigate.

ELECTRICAL SYSTEMS

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected, Repair or Replace

Several breakers within the panel have undersized wiring and should be corrected. One of the wires coming out of the panel is loose and should be reconnected. Recommend a licensed electrician inspect further and correct as needed.

All the individual circuit breakers should be manually "tripped" every 6 months to keep them limber and in good working order.

5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

Several electrical receptacles with open grounds were revealed by random testing in the living room and kitchen. These conditions can result in increased risk of shock hazard. Corrections are recommended and are normally relatively easily accomplished. We recommend testing of all of the receptacles when repairs are made. There is also an open junction box in the basement which needs to be covered.

5.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected, Repair or Replace

2 GFCI outlets outside and one in the kitchen were not working correctly and should be repaired. The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

HEATING

6.4 SOLID FUEL HEATING DEVICES

Inspected, Repair or Replace

Clearance from the gas fired Woodstove to wall is too close and needs fire rated wall board or approved decorative panels placed on wall.

It also appears the venting system is too close to both the eave and the window. I recommend contacting a fireplace specialist to make necessary corrections to ensure operating safety.

INTERIORS

7.6 DOORS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

Several interior doors catch on the floor and need adjustment.

7.7

WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

Many of the windows on the 2nd floor are missing one of the ropes needed to hold the window in an open position.

INSULATION AND VENTILATION

9.2

VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected, Repair or Replace

Exhaust fan is does not vent to outside at Upstairs Bath. (Pic)

It is generally recommended that any flexible plastic clothes dryer exhaust tubing, if observed, be updated to the metal type for safer operation. Dryer exhaust tubing should be monitored for lint buildup and clogging.

All exhaust outlets should be monitored for adequate flapper operation to ensure adequate air flow and to prevent cold air or pest entry.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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