



# Inspection Report

**Richard Smith**

**Property Address:**  
123 Happy Home Lane  
Glastonbury CT 06033



**Allied Home Inspection**

**2502 New London Turnpike  
South Glastonbury, CT 06073  
860-525-2727**

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## General Info

**Property Address**

123 Happy Home Lane  
Glastonbury CT 06033

**Date of Inspection**

8/9/2022

**Report ID**

409254

**Customer(s)**

Richard Smith

**Time of Inspection**

09:00 AM

**Real Estate Agent**

Jane Smith

## Inspection Details

**Standards of Practice:**

Connecticut

**In Attendance:**

Client and Agent

**Type of building:**

Single Family

**Style of Home:**

Colonial

**Year of Construction:**

1980

**Home Faces:**

North

**Home Occupied:**

Yes

**Temperature:**

85(F)

**Weather:**

Cloudy

**Recent Rain/Snow (past 48 hours):**

Yes

## Comment Key & Definitions

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified/licensed contractor. Home inspectors are "generalists" and the severity or full extent of a defect requires determination by an "expert" (qualified/licensed contractor). All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

## General Summary



**Allied Home Inspection**

**2502 New London Turnpike  
South Glastonbury, CT 06073  
860-525-2727**

**Customer**  
Richard Smith

**Address**  
123 Happy Home Lane  
Glastonbury CT 06033

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 **warrants 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 or efficiency 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.

### 1. Roof & Exterior

#### 1.0 Roof Covering(s), Roof Flashings and Penetrations

##### Repair or Replace

According to information provided to me at the time of the inspection, the roof is approximately 10 years old. The roof has architectural shingles which have a "normal" life of approximately 25-35 years depending on the manufacturer and model shingle. The roof shingles were in good condition; however, there is a large hole in the vent boot to the rear plumbing stack vent which requires replacement to prevent roof leaks. I recommend repair be accomplished by a qualified roofer at this time

#### 1.1 Roof Drainage System

##### Repair or Replace

The rear right downspout discharges water too close to the foundation which could result in basement water entry. I recommend an elbow and downspout extension be installed to allow for proper drainage away from the foundation. Ideally, downspouts should discharge water at least 6 feet from the foundation.

#### 1.2 Chimney(s)

##### Repair or Replace

The chimney crown is heavily weathered and no longer adequately covers the top of the chimney. This could allow water to enter through openings in the crown and freeze and expand during the winter

months causing further damage to the chimney. I recommend a mason or qualified chimney service contractor replace the crown at this time.

#### 1.4 Doors (Exterior)

##### Repair or Replace

The front glass storm door hits on the door frame and the strike plate is missing. The door should be adjusted to allow for it to close properly and a strike plate should be installed to prevent damage to the door jamb.

#### 1.5 Windows

##### Repair or Replace

(1) There is significant rot to the bottom of the bay window frame and the right double hung window of the unit is racked and will not open. This window is the original and at over 40 years old is considered to be beyond its useful life. Based on its age and overall condition I recommend the bay window be replaced by a qualified contractor.

(2) The first floor bathroom window does not stay up when opened (sash balance springs broken) and requires repair by a qualified window contractor.

#### 1.7 Decks, Balconies, Porches and Stoops

##### Repair or Replace

The deck ledger board was not secured to the house with lag bolts or lag screws which provide a better connection between the ledger board and house framing members. To prevent possible separation between the deck and house, I recommend this hardware be installed by a carpenter at this time.

#### 1.10 Vegetation

##### Repair or Replace

There is vegetation in contact with the house which could cause damage to the siding. I recommend that the vegetation be trimmed back so that it is no longer in contact with the house. This is considered a part of normal homeowner maintenance. Ideally, a 12" gap should be maintained between any vegetation and the siding.

#### 1.11 Driveway(s)

##### Repair or Replace

There are a few cracks which run the width of the driveway and should be repaired with an asphalt filler to prevent further deterioration.

## 2. Interior & Structural Components

#### 2.6 Steps, Stairways, and Railings

##### Repair or Replace

The railing on the basement stairs is an "open" type which is considered a safety hazard, especially for small children. I recommend installing a "closed" type railing for safety reasons (railing in which a 4" diameter ball cannot pass through).

#### 2.11 Venting Systems

##### Repair or Replace

The flap to the dryer vent cap is damaged and stuck in an open position. This could allow for pests to nest inside the duct and create an obstruction. I recommend the dryer vent cap be replaced. Additionally, a significant amount of lint was obstructing the vent cap and lint could be felt inside the duct. The dryer duct should be cleaned to remove any accumulation of lint and ensure safe operation. As a part of normal homeowner maintenance, the dryer duct should be cleaned annually.

### 3. Plumbing System

#### 3.1 Well Equipment

##### Repair or Replace

The well pump gauge needle does not move and the gauge is full of water and is leaking. I recommend that the gauge be replaced at this time by a licensed plumber.

#### 3.6 Water Heater

##### Repair or Replace

Heavy rust was noted along the bottom of the water heater tank which is evidence of advanced aging and an indication the inner liner of the tank may be failing. The water heater is approximately 16 years old and considered to be beyond its useful life. Based on the age and condition of the water heater I recommend it be replaced at this time. Additionally, the temperature of the domestic hot water was tested and found to be over 140(F) which is considered too hot and a potential burn hazard. I recommend the temperature be adjusted to a lower and safer temperature, ideally 120(F).

### 4. Electrical System

#### 4.3 Branch Circuit Conductors

##### Repair or Replace

There is an improperly terminated wire hanging down from the ceiling next to the water heater. This is a possible safety/shock hazard and I recommend it be properly terminated inside of a junction box for safety reasons.

#### 4.4 Electrical Receptacles and Switches (Representative Number Sampled)

##### Repair or Replace

The outlets in the master bedroom were tested with a circuit tester and found to have reversed wiring (hot/neutral reverse). Outlets with reversed wiring are considered to be a greater shock hazard. I recommend these receptacles be repaired by a licensed electrician at this time.

#### 4.5 Ground Fault Circuit Interrupters (GFCI)

##### Repair or Replace

The first floor bathroom outlet is not protected by a ground fault circuit interrupter (GFCI). For safety reasons, all outlets within 6 feet of a plumbing fixture should be protected by a GFCI. I recommend this receptacle be replaced with a GFCI outlet at this time.

#### 4.7 Smoke and Carbon Monoxide Detectors

##### Repair or Replace

The second floor hall smoke detector is 18 years old and is beyond its useful life. There are also no smoke detectors in the bedrooms and I did not observe any carbon monoxide detectors in the home. The National Fire Protection Association ([www.nfpa.org](http://www.nfpa.org)) recommends that detectors be replaced every ten years. The NFPA also recommends installing smoke alarms in every bedroom, outside each sleeping area and on every level of your home. CO alarms should be installed in a central location outside each sleeping area and on every level of the home and in other locations where required by applicable laws, codes or standards. I recommend new smoke and carbon monoxide detectors be installed where required on all levels of the home.

### 5. Heating & Central Air Conditioning

#### 5.1 Heating System

##### Repair or Replace

Heat is provided by a gas fired furnace which did operate when tested. There is rust and water on the middle shelf of the furnace which is evidence of a condensate leak that requires repair at this time. Additionally, no maintenance sticker was observed at the heating system. Ideally, heating systems should be serviced on an annual basis to ensure proper operation. I recommend repair and service be accomplished by a licensed HVAC service technician to ensure proper operation and maximum efficiency.

## 5.6 Cooling Equipment

### Repair or Replace

While operating the central air conditioning system, I found that the temperature differential between the supply and return air was only several degrees and although the cooling system ran for almost two hours during the inspection the house never felt cool. An adequate temperature differential is between 16-22 degrees. With a temperature differential of only several degrees this is an indication that the cooling system is in need of service. I recommend a licensed HVAC service technician further inspect the central air conditioning system and accomplish whatever service or repairs necessary at this time. Additionally, the outdoor condenser is not level which can damage the bearings to the compressor due to inadequate lubrication and I recommend the condenser be made level.

## 6. Built-In Kitchen Appliances

### 6.2 Garbage Disposal

#### Repair or Replace

The garbage disposer made a humming noise when tested and then the internal breaker tripped. This is an indication that the disposer is bound up and not operating properly. I recommend the garbage disposer be replaced at this time.

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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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Steven Kniffen

# 1. Roof & Exterior

The inspector shall inspect the roof covering; the roof drainage systems; the flashings; the skylights, chimneys, and roof penetrations. The inspector shall describe the roof covering and report the methods used to inspect the roof. The inspector is not required to inspect antennae, interiors of flues or chimneys which are not readily accessible or other installed accessories. The inspector shall inspect the system components and the vent systems, flues, and chimneys. The inspector shall describe the fireplaces, solid fuel burning appliances and the chimneys. The inspector is not required to inspect the interiors of flues or chimneys, the fire screens and doors, the seals and gaskets, the automatic fuel feed devices, the mantles and fireplace surrounds, the combustion make-up air devices, or the heat distribution assists, whether gravity controlled or fan assisted. The inspector is not required to ignite or extinguish fires, determine draft characteristics, or move fireplace inserts or stoves or firebox contents. The inspector shall inspect the exterior wall covering, flashing and trim; all exterior doors; attached decks, balconies, stoops, steps, porches, and their associated railings; the eaves, soffits, and fascias where accessible from the ground level; the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building; and walkways, patios, and driveways leading to dwelling entrances. The inspector shall describe exterior wall covering, finishing and trim. The inspector is not required to inspect screening, shutters, awnings, and similar seasonal accessories; fences; geological, geotechnical or hydrological conditions; recreational facilities; outbuildings; seawalls, break-walls, and docks; or erosion control and earth stabilization measures.

## Styles & Materials

**Roof Covering:**  
Architectural

**Viewed roof covering from:**  
Drone

**Siding Style:**  
Vinyl Clapboard  
Brick

**Chimney (Exterior):**  
Brick

**Driveway:**  
Asphalt

**Garage Overhead Door:**  
Automatic Opener

**Garage Door(s) Safety Reverse:**  
Safety reverse tested and operated

		IN	NI	NP	RR
<b>1.0</b>	<b>Roof Covering(s), Roof Flashings and Penetrations</b>				●
<b>1.1</b>	<b>Roof Drainage System</b>				●
<b>1.2</b>	<b>Chimney(s)</b>				●
<b>1.3</b>	<b>Siding, Trim, Soffits, and Fascias</b>	●			
<b>1.4</b>	<b>Doors (Exterior)</b>				●
<b>1.5</b>	<b>Windows</b>				●
<b>1.6</b>	<b>Skylights</b>			●	
<b>1.7</b>	<b>Decks, Balconies, Porches and Stoops</b>				●
<b>1.8</b>	<b>Grading, Drainage, and Retaining Walls (With respect to their effect on the condition of the building)</b>	●			
<b>1.9</b>	<b>Patio(s) and Walkway(s)</b>	●			
<b>1.10</b>	<b>Vegetation</b>				●
<b>1.11</b>	<b>Driveway(s)</b>				●
<b>1.12</b>	<b>Garage</b>	●			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR



1.0 According to information provided to me at the time of the inspection, the roof is approximately 10 years old. The roof has architectural shingles which have a "normal" life of approximately 25-35 years depending on the manufacturer and model shingle. The roof shingles were in good condition; however, there is a large hole in the vent boot to the rear plumbing stack vent which requires replacement to prevent roof leaks. I recommend repair be accomplished by a qualified roofer at this time



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



**1.1** The rear right downspout discharges water too close to the foundation which could result in basement water entry. I recommend an elbow and downspout extension be installed to allow for proper drainage away from the foundation. Ideally, downspouts should discharge water at least 6 feet from the foundation.



1.1 Item 1(Picture)

**1.2** The chimney crown is heavily weathered and no longer adequately covers the top of the chimney. This could allow water to enter through openings in the crown and freeze and expand during the winter months causing further damage to the chimney. I recommend a mason or qualified chimney service contractor replace the crown at this time.



1.2 Item 1(Picture)

**1.4** The front glass storm door hits on the door frame and the strike plate is missing. The door should be adjusted to allow for it to close properly and a strike plate should be installed to prevent damage to the door jamb.



1.4 Item 1(Picture)

1.5 (1) There is significant rot to the bottom of the bay window frame and the right double hung window of the unit is racked and will not open. This window is the original and at over 40 years old is considered to be beyond its useful life. Based on its age and overall condition I recommend the bay window be replaced by a qualified contractor.



1.5 Item 1(Picture)



1.5 Item 2(Picture)

1.5 (2) The first floor bathroom window does not stay up when opened (sash balance springs broken) and requires repair by a qualified window contractor.



1.5 Item 3(Picture)

**1.7** The deck ledger board was not secured to the house with lag bolts or lag screws which provide a better connection between the ledger board and house framing members. To prevent possible separation between the deck and house, I recommend this hardware be installed by a carpenter at this time.



1.7 Item 1(Picture)

**1.10** There is vegetation in contact with the house which could cause damage to the siding. I recommend that the vegetation be trimmed back so that it is no longer in contact with the house. This is considered a part of normal homeowner maintenance. Ideally, a 12" gap should be maintained between any vegetation and the siding.



1.10 Item 1(Picture)



1.11 There are a few cracks which run the width of the driveway and should be repaired with an asphalt filler to prevent further deterioration.



1.11 Item 1(Picture)

1.11 Item 2(Picture)

1.12 The garage overhead door openers and safety reverse mechanisms were tested and did operate at the time of the inspection.



1.12 Item 1(Picture)

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The exterior of the home was inspected and reported on with the above information. Inspection of the interior of chimney(s) requires specialized equipment and is not a part of a home inspection. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Interior & Structural Components

The inspector shall inspect the walls, ceilings, and floors; the steps, stairways, and railings; the countertops and a representative number of installed cabinets; a representative number of doors and windows; and garage doors and garage door operators. The inspector is not required to inspect the paint, wallpaper, and other finish treatments; the carpeting; the window treatments; the central vacuum systems; the household appliances; or recreational facilities. The inspector shall inspect the structural components including foundations and framing. The inspector shall probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. The inspector shall describe the foundation and report the methods used to inspect the under-floor crawl space or basement area; the floor structure; the wall structure; the ceiling structure; and the roof structure and report the methods used to inspect the attic. The inspector is not required to provide any engineering service or provide architectural service. The inspector shall inspect the insulation and vapor retarders in unfinished spaces; the ventilation of attics and foundation areas; and the mechanical ventilation systems. The inspector shall describe the insulation and vapor retarders in unfinished spaces and the absence of insulation in unfinished spaces at conditioned surfaces. The inspector is not required to disturb insulation or vapor retarders or determine indoor air quality. The inspector is not required to determine the following: presence of any environmental hazards, including, but not limited to, toxins, carcinogens, noise, contaminants in soil, water, and air, radon, mold, asbestos, lead paint, or lead solder; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.

### Styles & Materials

**Foundation:**

Concrete

**Wall Material:**

Drywall

**Sump Pump:**

Tested & Operated at the time of inspection

**Method used to observe attic:**

Walked

**Attic Ventilation:**

Ridge Vent  
Soffit Vents

**Columns or Piers:**

Steel lally columns

**Ceiling Structure:**

2X8

**Roof Structure:**

2 X 8 Rafters

**Attic Entry:**

Pull Down Stairs

**Floor System Insulation:**

Fiberglass Batts

**Floor Structure:**

2 X 10

**Ceiling Materials:**

Drywall

**Roof-Type:**

Hip

**Attic Insulation:**

Fiberglass

**Types of Fireplaces:**

Vented gas logs

		IN	NI	NP	RR
<b>2.0</b>	<b>Foundation, Basement, and Crawlspace</b>	●			
<b>2.1</b>	<b>Columns or Piers</b>	●			
<b>2.2</b>	<b>Floors</b>	●			
<b>2.3</b>	<b>Walls</b>	●			
<b>2.4</b>	<b>Doors</b>	●			
<b>2.5</b>	<b>Ceilings</b>	●			
<b>2.6</b>	<b>Steps, Stairways, and Railings</b>				●
<b>2.7</b>	<b>Counters and Cabinets (representative number)</b>	●			
<b>2.8</b>	<b>Roof Structure and Attic</b>	●			
<b>2.9</b>	<b>Attic Insulation</b>	●			
<b>2.10</b>	<b>Attic Ventilation</b>	●			
<b>2.11</b>	<b>Venting Systems</b>				●
<b>2.12</b>	<b>Fireplace(s) and Stove(s)</b>	●			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

**2.0** The basement was dry at the time of the inspection. To prevent excessive moisture and possible mold growth I recommend operating a dehumidifier as a part of good homeowner maintenance. The sump pump was tested and did operate properly at the time of inspection. This should be periodically tested by lifting the float switch to turn on the pump.



2.0 Item 1(Picture)



2.6 The railing on the basement stairs is an "open" type which is considered a safety hazard, especially for small children. I recommend installing a "closed" type railing for safety reasons (railing in which a 4" diameter ball cannot pass through).



2.6 Item 1(Picture)

2.9 There is approximately 9" of fiberglass insulation (R-30) in the attic. Today, considering the many years of increases in energy cost, the recommendation is for approximately 16" of fiberglass insulation (R-49) or its equivalent. If you wish to have a more energy efficient home, you may want to consider adding additional insulation over the existing insulation.



2.9 Item 1(Picture)



2.9 Item 2(Picture)

**2.11** The flap to the dryer vent cap is damaged and stuck in an open position. This could allow for pests to nest inside the duct and create an obstruction. I recommend the dryer vent cap be replaced. Additionally, a significant amount of lint was obstructing the vent cap and lint could be felt inside the duct. The dryer duct should be cleaned to remove any accumulation of lint and ensure safe operation. As a part of normal homeowner maintenance, the dryer duct should be cleaned annually.



2.11 Item 1(Picture)

**2.12** The gas fireplace was tested and did operate at the time of the inspection.



2.12 Item 1(Picture)

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. As mentioned in the section introduction, we do not provide engineering or architectural services. Foundation inspections for suspected crumbling foundations must be performed by a licensed professional engineer (licenses begin with PE). licensed home inspectors (HOI) are not licensed engineers and we do not perform this service. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Plumbing System

The inspector shall inspect the interior water supply and distribution systems, including all fixtures and faucets; the drain, waste and vent systems, including all fixtures; the water heating equipment; the fuel storage and fuel distribution systems; and the drainage sumps, sump pumps, and related piping. The inspector shall describe the water supply, drain, waste, and vent piping materials; if the water supply to the building is from an on-site well pump system, then the inspector shall describe the visible components of that system, the water heating equipment including the energy source; and the location of main water and main fuel shut-off valves. The inspector is not required to inspect the clothes washing machine connections; wells, well pumps, or water storage related equipment; water conditioning systems; solar water heating systems; fire and lawn sprinkler systems; or private waste disposal systems. The inspector is not required to determine whether water supply and waste disposal systems are public or private or the quantity or quality of the water supply, well yields, well pump longevity, or the internal condition of water storage equipment. The inspector is not required to operate safety valves or shut-off valves.

#### Styles & Materials

**Water Source:**

Well

**Well Type:**

Drilled

**Well Location:**

Front Yard

**Water Filters:**

Sediment filter

**Plumbing Water Supply:**

Copper

**Plumbing Waste:**

Cast iron  
ABS  
Copper

**Water Heater Power Source:**

Electric

**Water Heater Capacity:**

50 Gallon

**Manufacturer:**

GE

**Year Manufactured:**

2006

**Water Heater Location:**

Basement

		IN	NI	NP	RR
<b>3.0</b>	<b>Main Water Shut-off Valve</b>	●			
<b>3.1</b>	<b>Well Equipment</b>				●
<b>3.2</b>	<b>Plumbing Water Supply and Distribution</b>	●			
<b>3.3</b>	<b>Toilets</b>	●			
<b>3.4</b>	<b>Sinks</b>	●			
<b>3.5</b>	<b>Showers/Tubs</b>	●			
<b>3.6</b>	<b>Water Heater</b>				●
<b>3.7</b>	<b>Plumbing Drain, Waste and Vent Systems</b>	●			

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IN NI NP RR

**3.0** The main water shut off valve is located on the vertical copper pipe to the right of the well water pressure tank. This is for your information in the event a situation arises that you need to turn the household water supply off.



3.0 Item 1(Picture)

**3.1** The well pump gauge needle does not move and the gauge is full of water and is leaking. I recommend that the gauge be replaced at this time by a licensed plumber.



3.1 Item 1(Picture)

**3.6** Heavy rust was noted along the bottom of the water heater tank which is evidence of advanced aging and an indication the inner liner of the tank may be failing. The water heater is approximately 16 years old and considered to be beyond its useful life. Based on the age and condition of the water heater I recommend it be replaced at this time. Additionally, the temperature of the domestic hot water was tested and found to be over



140(F) which is considered too hot and a potential burn hazard. I recommend the temperature be adjusted to a lower and safer temperature, ideally 120(F).



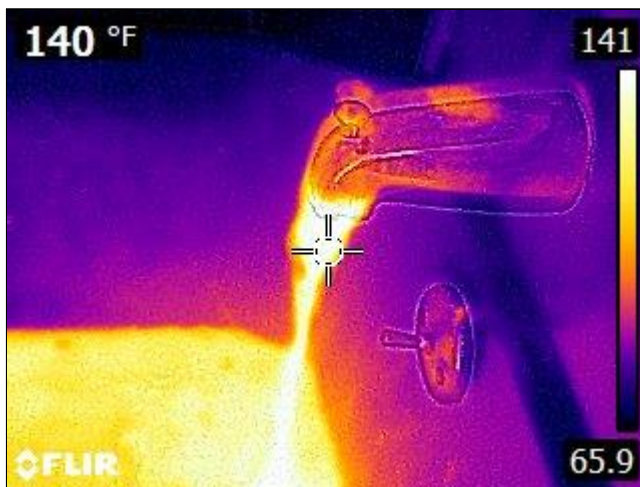
3.6 Item 1(Picture)



3.6 Item 2(Picture)



3.6 Item 3(Picture)



3.6 Item 4(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4. Electrical System

The inspector shall inspect the service drop; the service entrance conductors, cables, and raceways; the service equipment and main disconnects; the service grounding; the interior components of service panels and sub panels; the conductors; the overcurrent protection devices; a representative number of installed lighting fixtures, switches, and receptacles; and the ground fault circuit interrupters. The inspector shall describe the amperage and voltage rating of the service; the location of main disconnect or disconnects and sub panels; and the wiring methods. The inspector shall report on the presence of solid aluminum branch circuit wiring. The inspector shall report on the absence of smoke detectors. The inspector is not required to inspect the remote control devices unless the device is the only control device, the alarm systems and components, the low voltage wiring systems and components, or the ancillary wiring systems and components not a part of the primary electrical power distribution system. The inspector is not required to measure amperage, voltage, or impedance.

### Styles & Materials

**Electrical Service Conductors:**

Below ground

**Panel capacity:**

100 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

SQUARE D

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Non-metallic sheathing

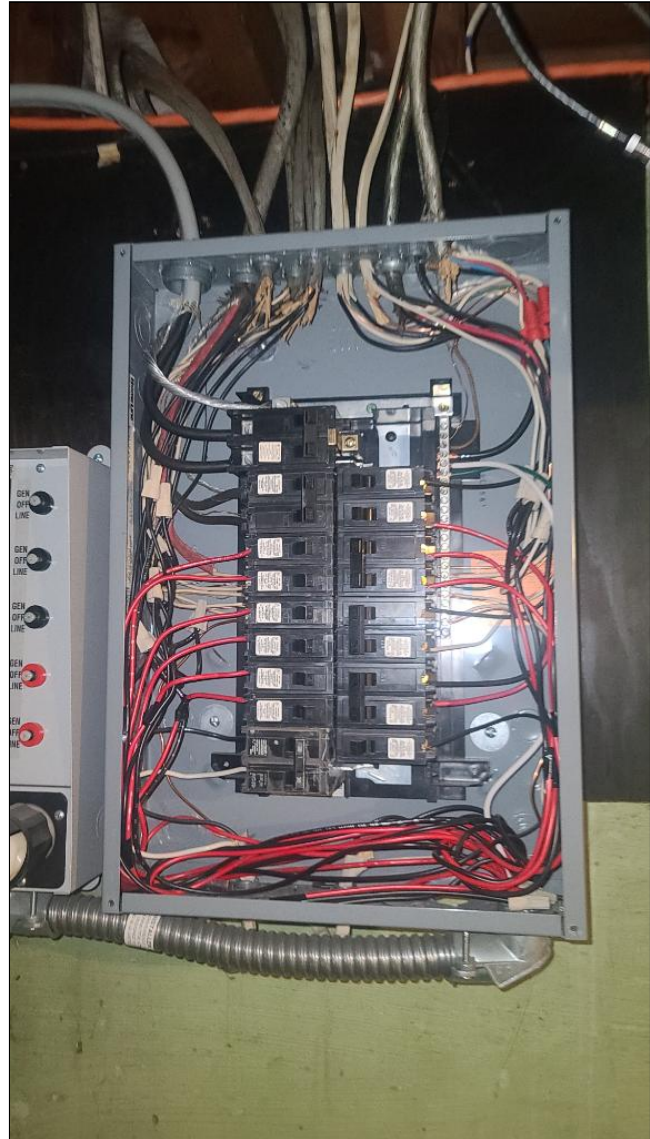
		IN	NI	NP	RR
<b>4.0</b>	<b>Main Disconnect Switch</b>	●			
<b>4.1</b>	<b>Service Entrance Conductors</b>	●			
<b>4.2</b>	<b>Main Service Panel, Subpanels, Meter and Grounding Equipment</b>	●			
<b>4.3</b>	<b>Branch Circuit Conductors</b>				●
<b>4.4</b>	<b>Electrical Receptacles and Switches (Representative Number Sampled)</b>				●
<b>4.5</b>	<b>Ground Fault Circuit Interrupters (GFCI)</b>				●
<b>4.6</b>	<b>Electrical Fixtures (Lights, Ceiling Fans, Etc.)</b>	●			
<b>4.7</b>	<b>Smoke and Carbon Monoxide Detectors</b>				●

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR



4.0 The main service panel is located in the front right corner of the basement. This is for your information in the event a situation arises that you need to turn off the power to the whole house, individual circuits, or need to reset a tripped circuit breaker.



4.0 Item 1(Picture)

4.0 Item 2(Picture)



4.3 There is an improperly terminated wire hanging down from the ceiling next to the water heater. This is a possible safety/shock hazard and I recommend it be properly terminated inside of a junction box for safety reasons.



4.3 Item 1(Picture)

4.4 The outlets in the master bedroom were tested with a circuit tester and found to have reversed wiring (hot/neutral reverse). Outlets with reversed wiring are considered to be a greater shock hazard. I recommend these receptacles be repaired by a licensed electrician at this time



4.4 Item 1(Picture)

4.5 The first floor bathroom outlet is not protected by a ground fault circuit interrupter (GFCI). For safety reasons, all outlets within 6 feet of a plumbing fixture should be protected by a GFCI. I recommend this receptacle be replaced with a GFCI outlet at this time.



4.5 Item 1(Picture)

4.7 The second floor hall smoke detector is 18 years old and is beyond its useful life. There are also no smoke detectors in the bedrooms and I did not observe any carbon monoxide detectors in the home. The National Fire Protection Association ([www.nfpa.org](http://www.nfpa.org)) recommends that detectors be replaced every ten years. The NFPA also recommends installing smoke alarms in every bedroom, outside each sleeping area and on every level of your home. CO alarms should be installed in a central location outside each sleeping area and on every level of the home and in other locations where required by applicable laws, codes or standards. I recommend new smoke and carbon monoxide detectors be installed where required on all levels of the home.



4.7 Item 1(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. As mentioned in the section introduction a "Representative number" means one component per room for multiple similar interior components such as windows and electric outlets or one component on each side of the building for multiple similar exterior components as defined by the Connecticut Department of Consumer Protection. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Heating & Central Air Conditioning

The inspector shall inspect the installed heating equipment and the vent systems, flues and chimneys. The inspector shall describe the energy source and the heating method by its distinguishing characteristics. The inspector is not required to inspect the interiors of flues or chimneys which are not readily accessible, the heat exchanger, the humidifier, dehumidifier, the electronic air filter, or the solar space heating system. The inspector is not required to determine heat supply adequacy or distribution balance. The inspector shall inspect the installed central and through-wall cooling equipment. The inspector shall describe the energy source and the cooling method by its distinguishing characteristics. The inspector is not required to inspect electronic air filters or determine cooling supply adequacy or distribution balance.

### Styles & Materials

**Heat Type:**

Furnace (warm air system)

**Energy Source:**

Gas

**Heat System Brand:**

HEIL

**Year Manufactured:**

2009

**Ductwork:**

Insulated

**Cooling Equipment Type:**

Central Air

**Cooling Equipment Energy Source:**

Electric

**Central Air Manufacturer:**

HEIL

**Year Manufactured:**

2009

**Filter Type:**

Pleated - Replaceable 20x25x1

		IN	NI	NP	RR
5.0	Main Fuel Shut-off	●			
5.1	Heating System				●
5.2	Thermostat(s) and Safety Controls	●			
5.3	Presence of Installed Heat Source in Each Room	●			
5.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	●			
5.5	Exhaust Vents (for Heating and Water Heater Systems)	●			
5.6	Cooling Equipment				●
5.7	Distribution Systems (pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	●			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

5.0 The main gas shut off valve is located on the supply pipe before the gas meter at the left side of the house.



5.0 Item 1(Picture)



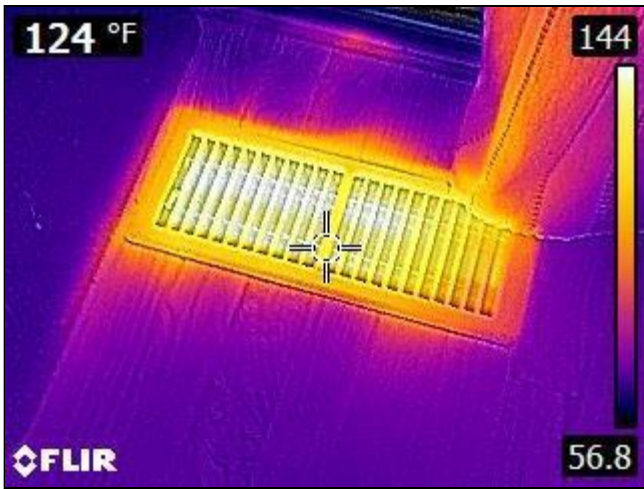
5.1 Heat is provided by a gas fired furnace which did operate when tested. There is rust and water on the middle shelf of the furnace which is evidence of a condensate leak that requires repair at this time. Additionally, no maintenance sticker was observed at the heating system. Ideally, heating systems should be serviced on an annual basis to ensure proper operation. I recommend repair and service be accomplished by a licensed HVAC service technician to ensure proper operation and maximum efficiency.



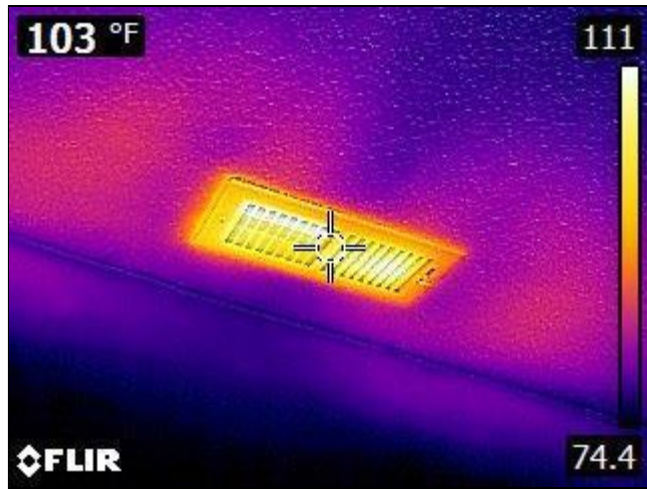
5.1 Item 1(Picture)



5.1 Item 2(Picture)



5.1 Item 3(Picture)



5.1 Item 4(Picture)

5.6 While operating the central air conditioning system, I found that the temperature differential between the supply and return air was only several degrees and although the cooling system ran for almost two hours during the inspection the house never felt cool. An adequate temperature differential is between 16-22 degrees. With a temperature differential of only several degrees this is an indication that the cooling system is in need of service. I recommend a licensed HVAC service technician further inspect the central air conditioning system and accomplish whatever service or repairs necessary at this time. Additionally, the outdoor condenser is not level which can damage the bearings to the compressor due to inadequate lubrication and I recommend the condenser be made level.

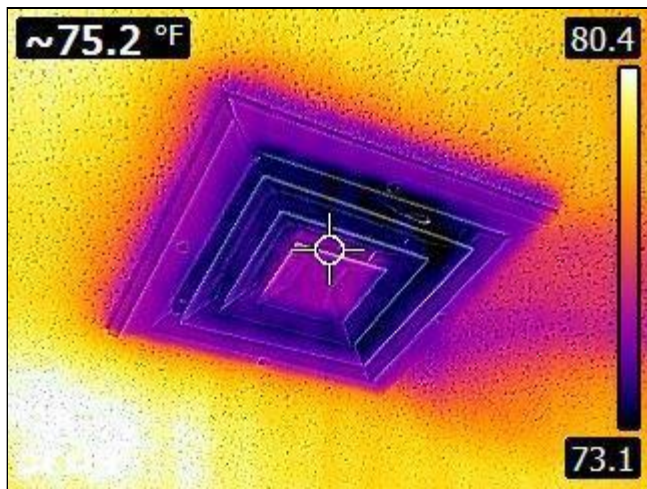


5.6 Item 1(Picture)

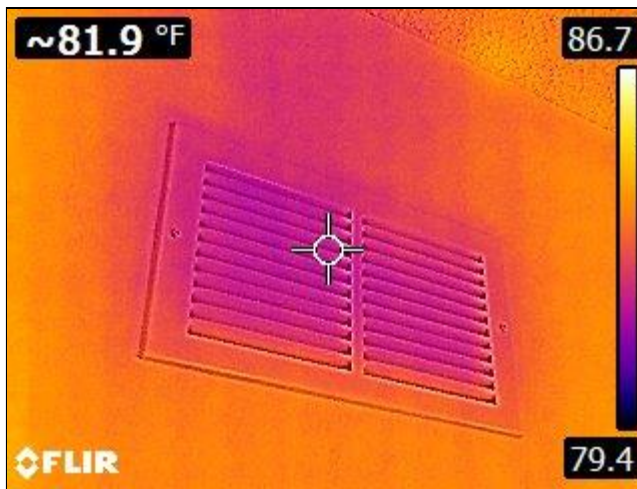


5.6 Item 2(Picture)





5.6 Item 3(Picture) Supply Air



5.6 Item 4(Picture) Return Air

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Additionally, cooling systems are not operated unless the outdoor temperature is above 65(F) for a sustained period of time(24 hours). Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Built-In Kitchen Appliances

		IN	NI	NP	RR
6.0	Dishwasher	•			
6.1	Ranges/Ovens/Cooktops	•			
6.2	Garbage Disposal				•
6.3	Refrigerators	•			
6.4	Clothes Washer	•			
6.5	Clothes Dryer	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

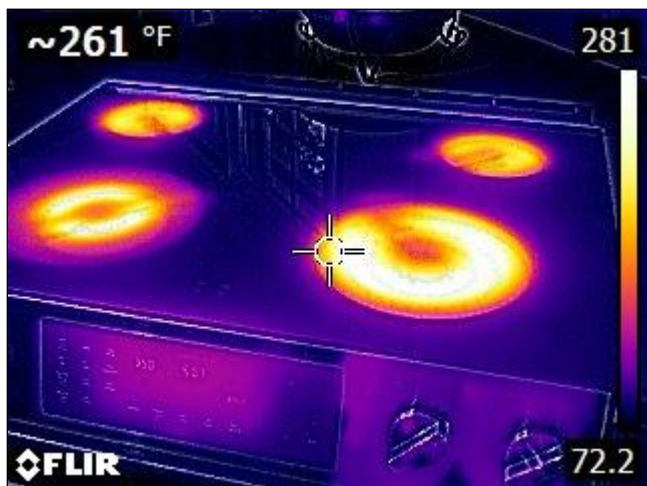
IN NI NP RR

6.0 The dishwasher was run through a full cycle and did operate properly at the time of the inspection.



6.0 Item 1(Picture)

6.1 The range and oven were both tested and did operate properly at the time of the inspection.



6.1 Item 1(Picture)



6.1 Item 2(Picture)

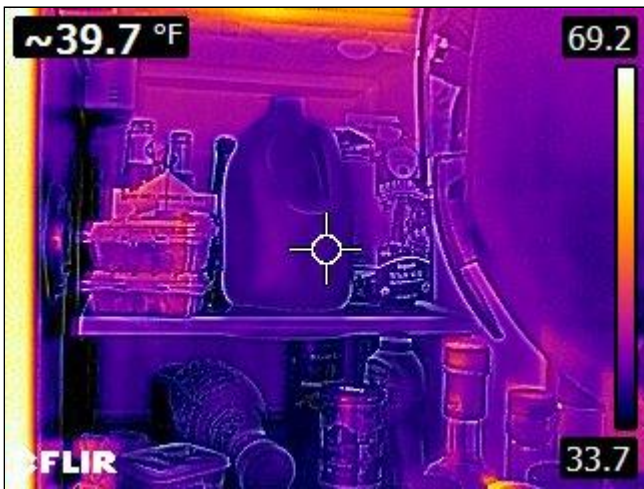


6.2 The garbage disposer made a humming noise when tested and then the internal breaker tripped. This is an indication that the disposer is bound up and not operating properly. I recommend the garbage disposer be replaced at this time.



6.2 Item 1(Picture)

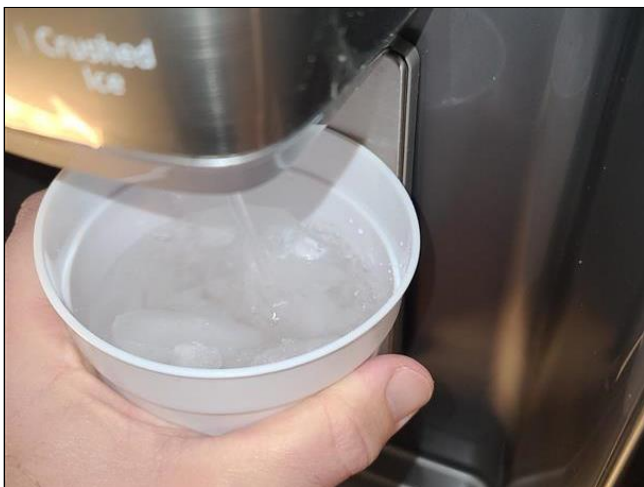
6.3 The refrigerator and freezer compartment temperatures were adequate at the time of the inspection. The ice/water dispenser was also tested and did operate.



6.3 Item 1(Picture)

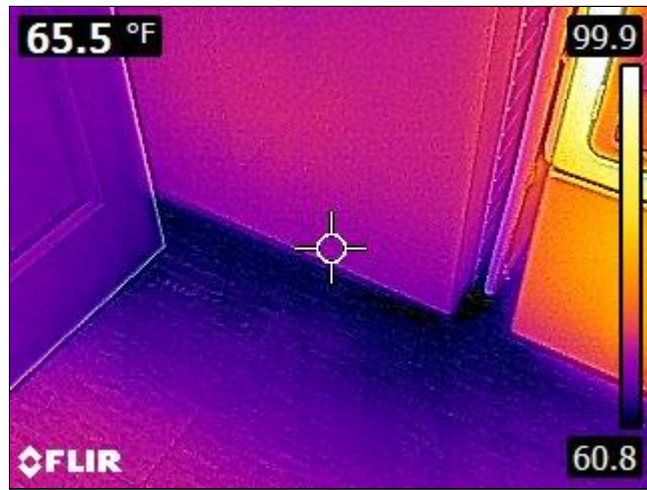


6.3 Item 2(Picture)



6.3 Item 3(Picture)

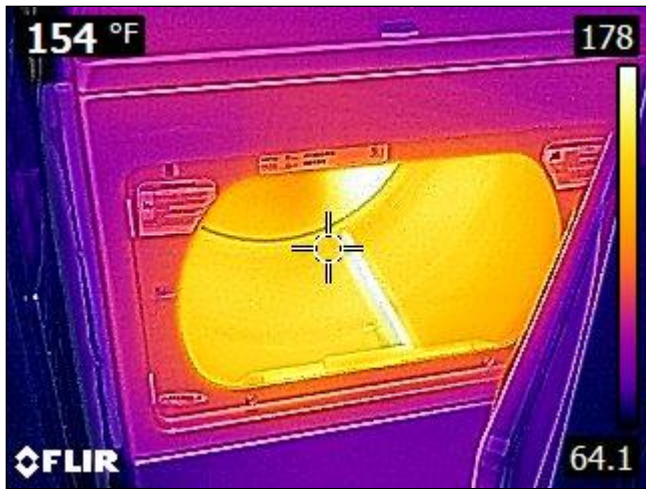
6.4 The clothes washer was run through a cycle and did appear to operate properly at the time of the inspection.



6.4 Item 1(Picture)

6.4 Item 2(Picture)

6.5 The dryer was tested and did operate at the time of the inspection.



6.5 Item 1(Picture)

Although inspectors are not required to inspect household appliances, a cursory inspection of household appliances is performed as a courtesy to our clients. The age of the appliances are not considered and the appliances are inspected in the state or condition they were in at the time of the inspection. Unplugged appliances may be plugged in and operated at the discretion of the inspector provided that an electrical receptacle is available without the appliance having to be moved. Any inspections of refrigerators or freezers are done visually, temperatures and thermostats are not tested for proper calibration. The rear of appliances and any connections for water supply lines to an appliance are not inspected. Any repair items mentioned in this report should be considered before purchase. The age of appliances should also be considered when deciding to repair or replace. It is recommended that qualified contractors be used in further inspection or repair issues as it relates to the comments in this inspection report.