



Inspection Report

This Could Be You

Property Address:

123 Main St
Anytown CT 06000



Date of Inspection: 11/23/21

Welcome Home Inspections LLC

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Date: 1/1/2021	Time: 12:00 PM	Report ID:
Property: 123 Main St Anytown CT 06000	Customer: This Could Be You	Real Estate Professional:

A Message to the Home Buyer

This building inspection is being conducted in accordance with the State of Connecticut Department of Consumer Protection (of which you were given a copy of and I highly recommend that you read thoroughly) home inspector regulations recognized standards of practice and is for the purpose of identifying major deficiencies which might affect your decision whether to purchase. Although major problems may be mentioned, this report does not attempt to list them all.

You are urged to attend the inspection and accompany the inspector during his examination of the building. The information you will gain from this will be of great value to you. This report is a summary of that information.

It is important that you understand exactly what your professional building inspector is able to do for you and what the limitations are in his inspection and analysis. The inspection is of readily accessible areas of the building and is limited to visual observations only. The inspector cannot report on obscured or concealed defects and he may not move furniture, lift carpeting, remove or dismantle any items or equipment.

Homebuyers, after settlement and occupying the building, sometimes overlook important information and warnings contained in their reports. This can result in failure of equipment or other damage which could have been prevented if the the inspector's advice and recommendations had been followed.

After occupancy, all building may have some defects which are not identified in the inspection report. If a problem occurs that you feel the inspector's report did not give you sufficient warning of, call him. A phone consultation may be helpful to you in deciding what corrective measures to take and the inspector may be able to advise you in assessing proposals offered by building contractors for remedying the problem.

This report is not a guarantee or warranty; we cannot eliminate all your risk in purchasing.

All buildings will have issues, regardless of age or usage. It is not the purpose of this report to compile a complete, definitive, or exhaustive list of items that need attention, but to document the general condition of the building and note visible and apparent defects in the systems and components that are readily visible and accessible at the time of the inspection. Not all minor cosmetic items, such as marred finishes or minor drywall settlement cracks, will be identified during this inspection. Minor cosmetic items may be mentioned as a courtesy during your discussions with me as we both examine the home, but may be omitted from the written report. Components such as wooden framing behind the wooden shingled siding, finished attic areas, or above closed, fixed ceilings - cannot be seen, probed, or evaluated.

It is the goal of the inspection to put a buyer in a better position to make a more informed buying decision. Unexpected, or routine maintenance repairs should still be anticipated after purchasing this home. All conditions reported are as they existed at the time of the inspection and may be subject to change or deterioration any time after the inspection.

NOTICE TO THIRD PARTIES: This document is the exclusive property of Welcome Home Inspections, LLC and the client(s) listed above and is not transferable to any third parties or subsequent buyers. Our inspection services have been performed via a written contract agreement that limits its scope and usefulness. Unauthorized recipients of any knowledge, written or verbal, garnered as a result of our services tendered as part of this agreement are therefore advised not to rely upon this information, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own property evaluation.

Comment Key or Definitions

All comments by the inspector should be considered before purchasing this home. Some recommendations as noted by the inspector to repair or replace suggests a second opinion or further inspection by a qualified 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.

Unless otherwise noted, my inspection of the exterior of this home was conducted from ground level.

Please review this report for information, suggestions, and recommendations as they pertain to this home.

It is always recommended that major components of the home, (Examples: heating systems, air conditioning systems, water heaters, fireplaces and appliances.) be cleaned, serviced and inspected if they have not been within the last year.

All directional references to left, right, front or rear assume the reader is standing in the street, facing the front doors of the home being referenced.

Recommendation: - Is an indication that further evaluation by a licensed contractor or professional is needed. The red lettering is a convenience for you, it is strongly recommended that you read the entire report.

Recommendation: - Is an indication of a maintenance issue. The green lettering is a convenience for you, it is strongly recommended that you read the entire report.

As I explained to you at the time of the inspection, certain conditions existed that prevented me from accessing and observing items that I often can see and inspect. Examples are as follows:

> The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

Exclusions: The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances or environmental hazards including but not limited to radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals and water or airborne hazards. *Note: Separate testing may have been ordered for radon, water and radon in water testing. If asbestos is noted in the inspection report, it is recommended to have an asbestos abatement company evaluate the material and then make recommendations. The inspection also does not include the presence of potentially hazardous plants or animals, including, but not limited to, wood destroying organisms or diseases harmful to humans.*

- The exterior of the home and its trim appeared to be approximately one hundred percent encased with exterior siding. Consequently I could not see any of the framing.
- Maintenance and other items may be discussed, but they are not part of our inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind. The inspection also does not comment on if any permits were pulled and any certificates of occupancy.
- Mold testing was not conducted during the inspection. Current information indicates that the presence of some types of mold may cause health problems in certain individuals. Not all molds are detectable by visual inspections conducted by a certified professional home inspector. Properties may have hidden mold problems of which the Seller/Lessor is not aware. The only way to provide reasonable assurances that the property does not have a mold problem or a moisture problem that creates the potential for a mold problem is to retain the services of a professional mold inspector to conduct the appropriate inspection and testing necessary for the property. This may consist of interior and exterior examination of the property and can include moisture detection by use of a calibrated meter as well as sampling for airborne spores or taking samples of visible mold. These are some basic procedures and further procedures or recommended protocol may be required. **Note:** *If a visual presence of mold is noted during the inspection, it will be noted in the report and a certified professional should be consulted for a mold inspection.*
- The home inspection does not include if permits were pulled on any structure or component of the home. If you are purchasing a home or commercial property you should carefully check if any additions or improvements to the property were made after the original construction. If you don't research the status of past and current Building Permit activity for the property with the local Building Department having jurisdiction for the property, you could be at risk if you purchase.
- If renovations were made by a prior property owner that required a permit and the property was later bought and sold several times, the building official may have the authority to force the "Current Owner" to obtain the permit and satisfy all code requirements. All previous owners including the one(s) that made the renovations are off the hook and the current owner becomes responsible for compliance. If you just purchased the property then you are now the "Current Owner".
- We do not determine if the home is on a flood plain. It is your responsibility to call the local town hall to see if your home is on a flood plain.
- Client is solely responsible for completion of the pre-closing walk-through checklist in order to verify that the condition of the home has not changed since the inspection and to check for any defects that may have been concealed by the prior owners personal belongings at the time of the inspection. Welcome Home Inspections, LLC is available to assist with this walk-through for an additional fee.

> OUR FEES FOR THIS REPORT DO NOT INCLUDE CHECKING OR PERFORMING TESTS FOR THE FOLLOWING ITEMS OR CONDITIONS UNLESS OTHERWISE SPECIFICALLY INCLUDED IN WRITING: 1. Accuracy of thermostats or timers on or across a range, Efficiencies of heating / cooling systems and alarms, etc. 2. Intercoms, security systems and alarms, etc, Antennae and associated wiring; phone wiring. 3. Swimming pools or outdoor spas, hot tubs. Solar systems for any purpose or any type. 4. Water/air quality. Mold, toxic or allergic substances. Asbestos, Radon, Pesticides, Urea Formaldehyde. 5. Items or conditions which cannot be seen or which require disassembly or removal: Well casing and pumps, sewer, water, electric lines, septic tanks, drain fields, water wells, heat exchangers, humidifiers, etc. 6. Inaccessible areas or areas likely to pose a hazard to the inspector. 7. Inability to inspect due to utilities not being turned on at time of inspection, or access to service panels blocked. 8. Electrical outlets, windows, closets, cabinets or any areas blocked by furniture, appliances or stored items. 9. Defects beneath or behind wall or floor coverings, etc. 10. Secured, disconnected or tagged equipment or any mechanical operation expressly prohibited by the owner. 11. Radio frequencies for automatic doors or automatic garage door reversing mechanisms etc. 12. Drop light or video scan sighting in chimneys. Fireplace drafting, etc. 13. Winterized, sealed or covered items or equipment. 14. Roofs not accessible with a 12' ladder, limited from view due to snow cover or any other condition. 15. Operational testing of water heater safety valves (T&P). 16. Removal of paneling, carpeting, wall or floor coverings, trim, etc. 17. Lawn watering systems. Back flow prevention and cross connection devices. 18. Inspections for wood destroying organisms and any hidden damage caused by wood destroying insects. (WDI Inspection report will follow the guidelines per the NPMA-33 form)

> There were limitations of inspection noted in the report. The inspection is a visual non invasive inspection.

A "visual" inspection means that a home inspection report is limited to describing conditions in those parts of a home that an inspector can see during the inspection. Obviously, parts of the home that are permanently hidden by wall, ceiling and floor coverings are excluded, but so are parts of the home that were inaccessible during the inspection for some other reason. Some reasons might include lack of an access point, such as a door or hatch, or a locked access point, or because an occupant's belongings blocked access, or because of dangerous or unsanitary conditions.

There can be many more reasons. The point is that if an inspector can't see a portion of the home, the inspector can't assume responsibility for ensuring that a safe and proper condition exists or that systems are operating properly in that hidden space.

Recommendation: If a limitation of inspection was noted in the report, it is recommended that you have a licensed contractor evaluate that system.

PLEASE NOTE: There appears to be a radon mitigation system installed in the home. It was not inspected but appears functional.

Standards of Practice:

Connecticut

Style of Home:

Single Family, Colonial

Year Built:

1989 Per Field Card

Wood Destroying Insect Report:

Yes

Square Footage:

3029

Inspection Agreements Signed:

Signed: yes

In Attendance:

Client and their agent

Water Source:

Well - Per Client

Sewage Disposal:

Septic - Per Client

Temperature:

Approximately 35

Weather:

Clear, Windy

Rain in last 3 days:

Yes

Radon Test:

Test Not Performed

Water Test:

Test Performed

Furnished:

Empty, unoccupied

Utilities Status:

All utilities on

Outside the scope of Inspection:

Radon System, Shed

1. Exterior

Styles & Materials

Exterior Trim:

Aluminum
Wood

Driveway:

Asphalt

Items

1.0 Exterior Foundation

Comments: Inspected

Observation: Where visible and accessible no major structural cracks were noted on the poured concrete exterior foundation. The foundation looked to be in good condition.

Note: Minor stress cracks may have been noted during the inspection, but were not significant enough to mention in the report.

Special Note: If any cracking of the foundation was noted in this report, it is strongly recommended that you have a concrete contractor and or a foundation specialist come out and completely evaluate the foundation due to the crumbling foundation issue in Connecticut. (years 1980 - 2016)

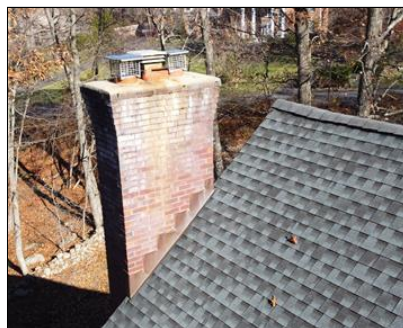
Owners Note: Proper draining is critical to the future performance of the foundation. Trees and shrubs around foundation can affect soil moisture content and thus the foundation. Experts recommend that trees and shrubs be planted away from foundations, or that good root barriers be installed to prevent roots from getting under slab. Poor drainage away from slab, or ponding against it, can also affect foundation performance. If for any reason water ponds at any location near the foundation for any extended period of time (24 hours or more) drainage corrections will have to be made.

Limitation of Foundation Inspection

- > Structural components concealed behind finished surfaces could not be inspected.
- > Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- > Vegetation near the foundation can limit the inspection.
- > The majority of the exterior foundation is covered with soil. This limited the inspection of the foundation.

1.1 CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected



Observation: There appears to be a 3 flue chimney located on the left side of the home. I noted that all three flue appear to have caps. The flashing appears to be in good condition. I made the following notes about the chimney:

Condition: Appears to be good.

Repointing Needed? I did not note that any significant repointing is needed.

Cement Cap: Appears to have some cracking.

Number of Flues: 3 **Condition of Flues:** Where visible appears in good condition

Condition of Chimney: The chimney is tight to the home, with no significant cracking noted.

Brick Damage? Where visible, i did not note any significant brick damage.

Recommendation: I do recommend you have the chimney cleaned and serviced if it has not been in the last year.

Note: Chimney safety should be a concern for every homeowner. Each year, lives and property are lost due to improper care and maintenance of chimneys. A home inspection checks some parts of the chimney, but other parts need to be checked by a professional. You should have your chimney checked at least once a year by a chimney professional, and cleaned if necessary.

Note: It is recommended that you install any missing covers and or spark arrestors. Chimney caps, also called rain covers, are one of the most inexpensive preventive measures you can take to prevent water penetration and damage to a chimney. A well designed cap will keep water out and prevent birds and animals from entering and nesting. They also function as spark arrestors-preventing sparks from landing on the roof or nearby combustible materials,

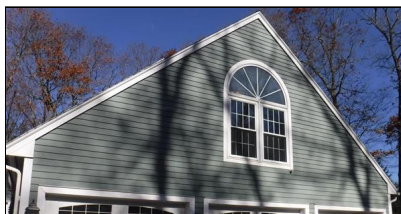
The NFPA (National Fire Protection Association) and Welcome Home Inspections, LLC highly recommends an annual inspection of all chimneys, fireplaces, solid fuel-burning appliances, and vents. They also recommend an NFPA 211 Standard, Level II inspection upon sale or transfer of the property. A Level II inspection includes, not only cleaning the interior of the chimney pipe, but also the use of specialized tools and testing procedures such as video cameras, etc. to thoroughly evaluate the serviceability of the entire flue lining and fireplace/chimney system. If one has not been performed over the past 12 months, such an inspection is recommended before home changes ownership---for fire safety reasons.

Limitation of Inspection:

> The chimney was inspected from the roof at a distance.

1.3 Siding

Comments: Inspected



Observation: The siding seems to be wood, where visible and accessible the siding appears to be tight up against the house and the lines of the house are straight.

Note: Minor defects such as small holes and damage from landscaping equipment may have been noted at the time of the inspection, but are not part of this report. Mildew noted at the inspection should also be cleaned off the siding.

Limitation of Siding Inspection: This is a VISUAL inspection only. I cannot make judgements regarding conditions behind exterior coverings of walls. I make every reasonable effort to look for indications of pest or moisture damage to walls and other structural systems. However, it is beyond the scope of this inspection to make judgements about

concealed conditions in these areas. If it is suspected that concealed damage may be possible, then a contractor should make a more detailed and exhaustive evaluation of areas with suspected hidden damage.

1.4 Exterior Trim (soffit, fascia, eaves)

Comments: Inspected



Observation: Portions of the wood trim throughout the house exhibit signs of deterioration, especially along the skirt board and drip cap located below the first course of siding.

Recommendation: Recommend having a licensed contractor evaluate the trim and at that time have them make recommendations.

1.5 VEGETATION, GRADING, DRAINAGE (With respect to their effect on the condition of the building)

Comments: Inspected

(1) **Observation:** There appears to be no significant vegetation touching the home. Note: All vegetation should be kept trimmed at least 6-12" inches away from the structure, to eliminate a common avenue for pest infestation.

(2) **Note:** The home inspector did not inspect for hazardous plants or animals. The home inspector does not look for mice tubes in insulation. The home inspector will note in the report if mice droppings are found.

Recommendation: The state of Connecticut scope of inspection states that a home inspector is not required or responsible to find the presence of potentially hazardous plants or animals, including, but not limited to, wood destroying organisms or diseases harmful to humans. It is recommended that you have a wildlife inspection.

Wildlife removal and damage restoration are often more expensive than normal home repairs. A wildlife inspection will determine if there are any issues and fully inform you of any issues. If your property does indeed have animal problems, a professions can conduct exclusion and animal control.

1.6 Basement Entrance

Comments: Inspected

Observation: The basement entrance was dry and there were no signs of water intrusion at the time of the inspection.

Note: *This is not a guarantee or warrantee against future leaks or water intrusion, which can happen at anytime.*

1.7 Windows and Window Wells

Comments: Inspected

Observation: Where visible and accessible the thermopane windows appeared, at the time of inspection, to have the following issues:

- It seems that some windows that would not stay open when run.
- I noted window(s) that would not align to lock properly.
- I did note windows that are hard to open and close, but were functional.
- There appears to be missing screens. (appear to be in the basement)

Recommendations: Recommend you have a window company come out evaluate all the windows and make repairs as necessary.

Recommendations: Recommend you clean and service the windows yearly.

Note: A representative number of windows have been tested for function and to determine their condition.

The proper installation of flashings around windows is critical to water proofing the exterior walls. Missing, damaged or improperly installed flashings are the most common cause of moisture intrusion to walls and baseboards beneath windows. Because these flashings are concealed by the exterior wall covering, we cannot endorse them and specifically disclaim any evaluation of these flashings, and leaks may become evident only during heavy, prolonged or wind-driven rainfall. The window screens are not evaluated because many people choose to remove them for aesthetic reasons. Also, they are easily damaged and can be removed after our inspection. Windows with access issues were not inspected.

Limitation of exterior window inspection:

> Trim on second floor windows if not accessible may only be visually inspected.

> Windows with broken glass are not opened and closed.

1.8 Exterior Faucets

Comments: Inspected

Observation: The home inspection does not include operation of safety valves or shut-off valves.

The exterior faucet at the front of the home was tested and water flowed from it.

The exterior faucet at the rear was shut off during the inspection.

Recommendation: Recommend you consult with the home owner, if possible, to locate all exterior shut off valves.

Note: If anti-siphon devices are not present at all the exterior faucets there is a potential for cross contamination. The inspector recommends installing anti-siphon devices at hose bibs that do not currently have this protection.

1.9 Exterior Outlets

Comments: Inspected

Observation: The outlets on the exterior of the house appear to be GFI protected and they were tested and all were functional at the time of the inspection. A receptacle is required at the front and back door outside every home. This receptacle can be mounted no higher than 6'6" above grade. Receptacles installed outdoors must have a weatherproof cover that are acceptable for damp location. These are gasketed covers that seal the unit from moisture and retard rain and snow.

Recommendation: If exterior outlets are missing water proof covers, I do recommend you have them installed.

1.10 Exterior Lighting/Doorbell

Comments: Inspected

Observation: The exterior lighting seemed to function properly. It also appears to be properly located.

Note: For dwelling units, attached garages, and detached garages with electric power, at least one wall switch-controlled lighting outlet shall be installed to provide illumination on the exterior side of outdoor entrances or exits with grade level access. A vehicle door in a garage shall not be considered as an outdoor entrance or exit.

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

Comments: Inspected



(1) **Observation:** There is a wood deck on the rear of the house. I inspected the deck and noted the following:

- There does not seem to be concrete piers for some sections of the deck.
- I noted wood rot. (decking at stairs, wood posts)
- I could not determine if there was flashing for the ledger board
- There appears to be galvanized hardware properly used in many locations.

I **Recommendation:** Recommend you have a contractor come out and evaluate the deck and at that time have them make recommendations.

Recommendation: I do recommend you do a yearly visual inspection of the deck. Looking for rot, loose balusters and other issues early can avoid larger expenses in the future.

(2) **Limitation of deck inspection:**

> I will make an attempt to point out visible deck defects discovered during the course of a normal home inspection. However, every deck is unique and determining the overall structural stability and load carrying capacity of individual members and connections is outside the scope of this inspection. Many critical items and details that affect the stability and load carrying capacity can be hidden from view such as verifying the presence and condition of flashing between the ledger board and the house, the condition of bolts, nails and screws, including rust and corrosion, the grade and moisture content and extent of decay in wood members, the condition of columns and members in contact with soil, and depth and size of footings below ground.



(3) **Observation:** There is a portion of the deck which has a roof and is closed in with screens. There also appears to be a hookup for a grill or stove. I noted that there is a hood for this cooking area but it was not tested during the time of inspection. The hood does appear to vent outside. There are two skylights in this section of roof and they appear in serviceable condition.

Recommendation: I highly recommend having the ducting unit thoroughly tested before using this screened in area for cooking. There may be special appliances required to be used in this area.

1.12 Walkways

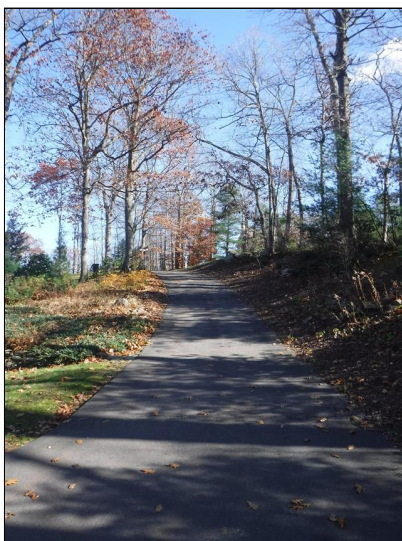
Comments: Inspected



Observation: The front walkway appears to be pavers and is in good condition. I did not note any major cracking or depressions.

1.13 Driveway

Comments: Inspected



Observation: The driveway for the most part is in good condition. I did not note any significant damage to the driveway. There was some minor cracking in several sections noted and they should be sealed to prevent anymore damage.

Recommendation: Recommend having a certified paving contractor evaluate and make necessary repairs.

Limitation of Driveway Inspection:

> The inspection was limited to car(s) that were parked during the inspection.

Note: If any part of your driveway is shared with a neighbor, it is recommend that you consult with an attorney with what your liability is concerning maintenance and repaving.

1.15 Steps to Building

Comments: Inspected

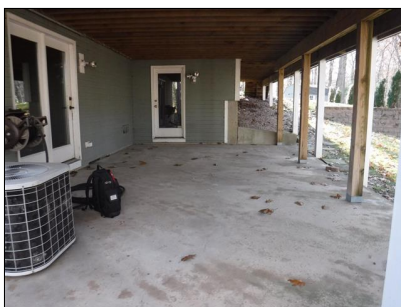


Observation: The brick steps at the front of the home are showing signs of damage. They appear to need some repointing.

Recommendation: Recommend you have the steps evaluated by a contractor and at that time have them make recommendations.

1.16 Patio, Terrace

Comments: Inspected



Observation: There is a concrete patio at the rear of the house and upon inspection seems to be in good condition. It was even and there was no standing water at the time of inspection.

1.17 DOORS (Front, rear, side)

Comments: Inspected

Observation: At the time of the inspection, the doors on the home appeared functional and I did not note any significant rot around the door's trim. The doors appeared in functional condition.

Door Material: Wood

1.18 Electrical Service Entry

Comments: Inspected



Observation: The electrical service entry is below ground and that section could not be inspected. The above ground section looked to be free of rust and seemed secure and tight to the home.

1.19 Oil fill and exhaust pipe location

Comments: Inspected



Observation: The oil fill and exhaust pipes are located on the right side of the house when facing the front of the house. No significant issues were noted at the time of the inspection.

1.21 Retaining Wall(s)

Comments: Inspected



Observation: I did note a retaining wall on the left side of the home. It appears to be tilting.

Recommendation: Recommend you have this retaining wall evaluated and necessary repairs made.

1.22 Propane Tanks

Comments: Not Inspected

(1) **Observation:** I noted propane tank(s) on the property. They were not inspected. When you venture out to the propane tank, check for a sticker or something that identifies the company servicing the tank. If there are no stickers on the tank, open the dome and see if there is anything identifying a propane gas company such as a tag, sticker or something that gives the name and number of a propane company. This will give an indication of who (or what company) is familiar with your tank and LP Gas system. Most propane companies keep records of tanks that they service by location and by the tank's serial number. Other firsts for new propane users after inspecting the tank and based on individual situations include:

> If you bought the home, contact the propane company servicing the tank, provided you have that information.

Recommendation: I do recommend you have the tank(s) inspected by a heating company.

(2) **Observation:** There appears to be CSST gas piping in the home that is not bonded. It is recommended that all CSST gas piping be bonded.

Note: It is strongly recommended that you determine if the CSST system is properly bonded and grounded. A bonding device should be installed on your natural gas system in order to reduce the chances of a natural gas leak or fire.

Bonding is provided primarily to prevent a possible electric shock to people who come in contact with the gas piping and other metal objects connected to the grounding system. Nearby lightning strikes can also result in an electrical surge and can potentially puncture a hole in the CSST. Proper bonding and grounding will reduce the risk of damage and fire from a lightning strike.

Recommendation: I strongly recommend you have a licensed electrician come out evaluate the gas piping and determine if there is bonding installed. **Note:** The bonding may be installed but was obscured at the time of the inspection.

Limitation of Exterior Inspection:

> The inspection does not include any geological surveys, soil compaction surveys, ground testing, or evaluation effects of, or potential for earth movement such as earthquakes, landslides, sinking, rising or shifting for any reason.

> The inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, pools, spas and other recreational items.

> The exterior 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. Any repair items mentioned in this report should be considered prior to 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. Roofing

Styles & Materials

Style:

Gable

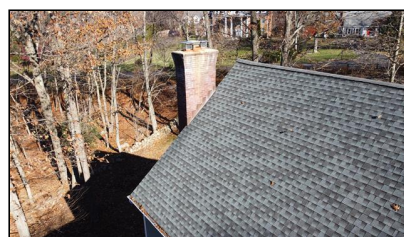
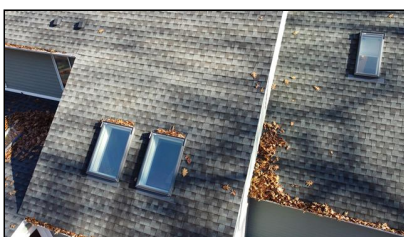
Viewed roof covering from:

Drone Camera

Items

2.0 Roof Coverings

Comments: Inspected



Observation: At the time of the inspection, the roof where visible and accessible seems to be performing its intended function of keeping out the rain and other related weather. The roof lines were straight. The shingles did not show any signs of lifting, thermal cracking or substantial particulate loss. No significant issues were noted with the shingles. The home appears to have architectural shingles and due to the age of the home, this appears, most likely, to be a replacement roof. Most architectural style shingles have a life expectancy of 25 - 30 years. I would place this roof statistically past the start of its expected life cycle.

Recommendation: Recommend you consult with a roofing company concerning the moss and dark spots. These can be cleaned off the roof.

Note: This inspection is not a warranty, guarantee or insurance policy and it is not intended to predict how long the roof will last or if it will leak. Leaks can develop at any time depending on rain intensity, wind direction, ice build-up and other factors. All roofs should be inspected annually in order to last typical life spans. The inspection is not an evaluation of the quality of the shingle. The inspection also does not determine the number of layers.

Special Note: Newer architectural roofs (last 5 - 10 years) may have a life cycle of 40 - 50 years. For the purpose of the report, I assume it is a 30 year roof.

Limitations of Roof Inspection

- 1) Roof inspection may be limited by access, condition, weather or other safety concerns.
- 2) The roof was inspected visually. I also used binoculars.
- 3) Some sections of the roof could not be viewed due to a lack of access.
- 4) The quality of the installation is not part of the home inspection.

2.1 Roof Ventilation

Comments: Inspected

Observation: The roof utilizes ridge, soffit and gable vents for ventilation. A cool and well vented attic will help prolong the life of a roof covering.

Note: *Roofs and attics need year round ventilation. There are no seasonal efficiencies gained by blocking roof ventilation. Ventilation of roof spaces is essential to removing moisture from the air. If air is not circulated this can lead to premature failure of roofing materials, rot, mildew and mold.*

2.2 SKYLIGHTS

Comments: Inspected

Observation: There seem to be seven skylight(s) on the roof. An interior inspection of the skylights will be noted in the interior rooms sections of the report.

Limitation of Inspection: Inspection of the skylights is at the time of the inspection. This is not a guarantee that failure of the flashing will never happen.

2.3 ROOF DRAINAGE SYSTEMS (Gutters & Downspouts)

Comments: Inspected

Observation: The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.

Recommendation: Recommend you have the gutter cleaned and inspected.

2.4 Vent Pipes

Comments: Inspected

Observation: The vent pipes where visible appear to be the appropriate height and well flashed.

Material: Plastic

Note: Inspection of the vent pipe flashing is not a guarantee that water intrusion will never occur.

Limitation of Inspection:

> The roof was inspected from the ground.

The roof 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. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered prior to 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. Garage

Styles & Materials

Garage Door Type:

Three automatic

Auto-opener Manufacturer:

CHAMBERLAIN

Garage Type:

Attached

Garage Lighting:

Functioning

Items

3.0 Foundation Type

Comments: Inspected

Observation: The garage foundation appears to be poured concrete. No major cracking was noted at the time of the inspection.

3.1 GARAGE FLOOR

Comments: Inspected

Observation: The garage floor appears to be poured concrete. No significant cracking was noted at the time of the inspection.

Note: Minor cracking may have been noted at the inspection, but was not significant enough to be mentioned in this report.

Method of Inspection

> Walked On, Visual

Limitation of garage floor Inspection

> No limitation.

3.2 Garage Sill

Comments: Inspected

Observation: Where visible and accessible the garage sill appeared not to show signs of rot at the time of the inspection. I probed many sections of the sill.

3.4 Garage Walls and Ceilings

Comments: Inspected

(1) **Observation:** At the time of the inspection, there were no major cracks on the ceilings or walls and I did not note any significant staining. I did note that some of the tape joints of the garage ceiling are in disrepair.

Recommendation: Recommend you have repairs made as necessary.

(2) **Note:** Some minor cracking may have gone unnoticed. Recommend if you see any minor cracking to have it repaired.

Limitation of Ceiling/Wall Inspection: This is a VISUAL inspection only. I cannot make judgements regarding conditions behind interior coverings of ceilings. I make every reasonable effort to look for indications of pest or moisture damage to walls and other structural systems. However, it is beyond the scope of this inspection to make judgements about concealed conditions in these areas. If it is suspected that concealed damage may be possible, then a contractor should make a more detailed and exhaustive evaluation of areas with suspected hidden damage.

3.5 Garage Electrical Outlets / Lighting

Comments: Inspected

Observation: The garage outlets appear to function properly and are GFI protected. The outlets appear to be 18 inches above the ground.

3.6 GARAGE DOOR (S)

Comments: Inspected

Observation: There appears to be a three bay garage. I operated the metal doors and they did function properly. The garage doors have sensors which will stop the door if tripped. I noted safety cables in the springs. I noted proper outlets for the garage door(s). The garage door(s) springs appeared in good condition. The gasket appears in good condition.

Note: The safety features of automatic garage door openers should be tested periodically to ensure proper and safe operation. Photo sensors are safety standards designed to protect small children from harm and should be installed 6" from the floor. The safety reverse function should reverse when the door meets resistance. Occasionally the setting at the opener may need to be adjusted.

3.7 Ventilation

Comments: Inspected

Observation: The garage space appears to be encapsulated so that exhaust from a car would not be able to enter the home.

Note: Any minor gaps in the ceiling noted at the inspection should be filled with insulation or covered over with sheetrock.

Limitation of Inspection: Current standards require 1/2" drywall and 5/8" Type X drywall if there is living space above to meet the garage separation requirements. Due to either finishing materials or insulation it is typically not possible to verify that these requirements are being met.

3.12 Door for garage to living space

Comments: Inspected

Observation: I noted the door from the garage to the living space does not close automatically. I also noted a screen storm door installed. This may create a safety issue as this door may allow exhaust gasses to enter the home if the main door is not fully closed.

Recommendation: Recommend you have a carpenter evaluate this door and make corrections as needed. I would also confirm that the door is fire rated.

5. Basement or Lower Level

Styles & Materials

Access:	Inspection method of basement:	Smoke Dectctor Noted:
Interior Door	Entered	Yes
Exterior Door		
Is Basement Heated:	Mouse Droppings:	
Appears not to be heated	Noted mouse droppings	

Items

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Comments: Inspected



Observation: The interior basement foundation seems to be poured concrete. For the most part it appeared in good condition. I did note several vertical cracks. These cracks do not appear to have structural effect on the foundation. The foundation was even on either side of the cracks. The diameter of the cracks was less than the thickness of a quarter.

Recommendation: Consider filling these cracks and monitor for future movement. Consult with a contractor for further evaluation as needed.

Special Note: If any cracking of the foundation was noted in this report, it is strongly recommended that you have a concrete contractor come out and completely evaluate the foundation due to the crumbling foundation issue in Connecticut.

Owners Note: Proper draining is critical to the future performance of the foundation. Trees and shrubs around foundation can affect soil moisture content and thus the foundation. Experts recommend that trees and shrubs be planted away from foundations, or that good root barriers be installed to prevent roots from getting under slab. Poor drainage away from slab, or ponding against it, can also affect foundation performance. If for any reason water ponds at any location near the foundation for any extended period of time (24 hours or more) drainage corrections will have to be made.

5.1 Basement Sill

Comments: Inspected

Observation: Where visible and accessible the basement sill appeared not to show signs of rot at the time of the inspection. I probed many sections of the sill. Sill Material: Wood

Limitations of Basement Sill Inspection

> A large majority of the sill was not fully visible because branch wiring is fastened to framing in this area.

5.2 Basement Floor

Comments: Inspected

Observation: The basement floor appears to be concrete and where visible and accessible there were no major cracks noted.

5.4 Load Bearing Girders

Comments: Inspected

Observation: The load bearing girder (Triple 2x10) where visible and accessible appears to be straight and the girder shows no appearance of any depressions and no sign of rot. I did not note any significant cracking of the main girder(s).

5.5 Support Columns

Comments: Inspected

Observation: I was able to view the support columns in the basement. They appear to be acceptable and they were not loose and they were tight up against the main beam. The columns appear to be metal piers filled with concrete. They appeared to be clean and free of any extensive damage.

Note: *Minor rust noted at the time of the inspection, but not mentioned in this report, should be cleaned off the supports.*

5.6 Basement Sub Floor

Comments: Inspected

Observation: Where visible and accessible no significant deterioration was noted.

Note: *Past water staining may be present and may have been noted during the inspection. This staining is not uncommon and unless noted in this report should not be of concern.*

5.7 Joists

Comments: Inspected

Observation: The basement joists (2x10) where visible and accessible appear to be straight and solid, no significant deterioration was noted at the time of the inspection.

Limitations of Basement Joist Inspection

> Inspection was limited due to ductwork running along floor joists.

5.8 Chimney & Clean Out

Comments: Inspected



Observation: There seems to be three cleanout(s) in the basement. They were opened during the inspection and found not to be in need cleaning. I did not note any significant damage to the cleanout door(s).

Note: *If not mentioned in this report, it is always recommended that any combustible materials be kept at least 18' away from the cleanout(s)*

5.9 Bulkhead/Basement Entrance

Comments: Inspected

Observation: The basement entrance was dry and there were no signs of water intrusion at the time of the inspection.

Note: *This is not a guarantee or warrantee against future leaks or water intrusion, which can happen at anytime.*

5.10 Basement Dampness

Comments: Inspected

Observation: At the time of my inspection, the basement looked clean and dry and free of excessive moisture. The basement air smelled dry. The basement ceiling, walls, boxes and storage all looked clean and dry and free of mildew or moisture stains. It did not appear that water intrusion into the basement was of major significance.

Within the last week we have had significant rain.

Limitation of Inspection:

> This inspection is not a guarantee that water intrusion will not occur in the future or has happen in the past.

> Changing the beds and grading around the home after you move in can cause water intrusion into the basement if water is not able to shed away from the home.

5.13 Drain

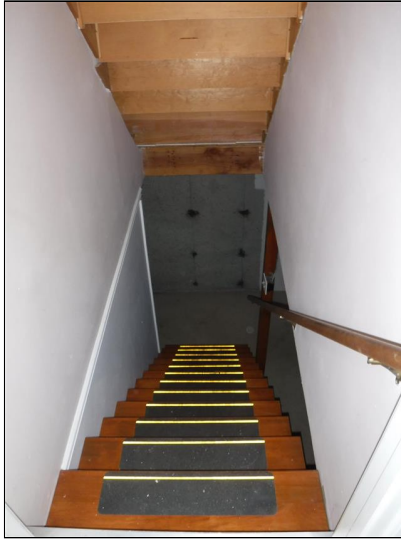
Comments: Inspected

Observation: I noted several stub outs at the basement floor. This may be an issue for several reasons. It is possible for the line to back up or you can have back-gassing.

Recommendation: I strongly recommend you have a plumber come out evaluate the line and at that time have them make recommendations.

5.16 Stairs & Handrails

Comments: Inspected



Observation: The basement stairs have railing(s) and appear to be solid with no movement noted at the time of my inspection.

5.17 Basement Outlets

Comments: Inspected

Observation: I noted outlets in the basement none appear to be GFI protected.

Recommendation: Recommend the installation of GFI protection where needed.

5.18 Chimney section in basement

Comments: Inspected



Observation: The chimney section in the basement appears to be in good condition, with no significant issues noted. There does appear to be possible water intrusion from both the flues and the cleanouts.

Recommendation: Consult a licensed contractor about ensuring flues are properly sealed and make repairs as necessary.

5.21 Mouse Droppings

Comments: Inspected

Observation: I noted mouse droppings in the basement and attic.

Deterring Interest: Preventative Action - Sealing entry points is just one step homeowners can take. Rodents come to your home in search of shelter and food. Implementing measures related to food storage and cleanliness will also help to keep your home pest-free. Consider:

- Storing food in tightly sealed containers, preferably made of tin or plastic
- Cleaning up water spills immediately
- Vacuuming, sweeping, and mopping regularly to eliminate food waste and water sources

- Keeping trash cans tightly sealed and disposing of trash often

Recommendation: I do recommend you call a licensed pest control company to come out and due further evaluation and at that time have them make a recommendation.

Basement dampness is frequently noted in houses and the condition which cause it are usually capable of being determined by an experienced building analyst. Often, however, in houses which are being offered for sale, the visible signs on the interior of the basement which would indicate a past or present water problem are concealed. For example, an area may be painted over, or basement storage may be piled against a wall where a problem has occurred. If there has been a dry period before the time of the inspection, signs of past water penetration may not be visible. In such cases, the building analyst may not be able to detect signs of basement dampness or water penetration.

Elimination of basement dampness, whether slight or extensive, can usually be accomplished by one or both of the following actions: realigning gutter and extending downspouts to discharge some distance from the house; re-grading in the vicinity of the house so that the slope goes away from the house rather than toward it.

A proper slope away from a house for a distance of approximately 5 feet is five inches (one inch per foot).

Expensive solutions to basement dampness problems are often offered, and its possible to spend many thousands of dollars for such unsatisfactory solutions as a system for pumping out water that has already entered the basement or area around or under it. Another solution sometimes offered is the pumping of chemical preparations into the ground around the house. This has been found not to be of any value.

Independent experts try to recommend solutions that prevent water from entering the basement around or under the building, and their solutions can be as simple as purchasing a splash block for \$5.00 and placing it under a downspout outlet, or the purchasing of a load of fill dirt for building up the grade around the house.

If you have a basement dampness problem that persists in spite of efforts you have made following the instructions of your building analyst, call him for further consultation and advice.

6. Heating / Central Air Conditioning

Styles & Materials

Heat Type: Forced Hot Air	Energy Source: Oil	Number of Heat Systems (excluding wood): One
Heat System Brand: TRANE	Combustion Air: Appears Adequate	Shut off for heating system: On unit and top of stairs (Functional)
Date of Unit: 2019 Date of Manufacture	Date of Last service: 2020	Ductwork: Insulated and Non-insulated
Filter Size: Cut to fit	Types of Fireplaces: Gas/LP Log starter	Operable Fireplaces: One
Cooling Equipment Type: Central Air	Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: HEIL
Number of condensers / Heat Pumps: One	Age of Condenser: 1988 date of Manufacture	Convenient Access (air handler): Yes
Dedicated Flues for all systems: Appears to be		

Items

6.0 Heating System(s)

Comments: Inspected

(1) **Observation:** There appears to be a two-zone oil fired furnace in the house. I did fire the unit and it did heat the house accordingly. The unit did not make any unusual noises or fumes and did turn off when the emergency switch(s) was turned off. The life expectancy of this type of unit is anywhere from 18 - 22 years. The unit functioned normally at the time of the inspection. The fan motor functioned normally at the time of the inspection. I did not notice any significant soot or dirt near the air vents throughout the house. I would place this unit near the middle of its life expectancy. Please see styles and materials for the date of manufacture if noted. *It is also recommended to consult with a licensed contractor to confirm the venting for all systems into the flue(s) are appropriate.*

Humidifier: There is a humidifier attached to the heating unit. I did not note any rust. The unit was not run during the inspection.

Recommendation: Recommend you have the unit evaluated by a heating company.

Filter: There is a disposable filter for the heating unit. The size of the filter is (listed in styles and materials) and was clean at the time of the inspection.

Condensate Line: The condenser drains appears to be draining on the outside of the home.

Fire-o-matic Installed: Yes

Recommendation: I do recommend you have the unit cleaned and serviced if it has not been in the last year.



(2) Limitations of Heating Inspection

- > The adequacy of the heat supply or distribution balance is not inspected.
- > The interior of flues or chimneys which are not readily accessible are not inspected.
- > The heating systems heat exchanger, burn chamber, humidifier, or dehumidifier and electronic air filters are not inspected. **Note:** The interior of the heating system is not inspected.
- > Programmable thermostats are not tested.
- > Inspection of the heating systems is not a guarantee or warranty.
- > Access to the heating system was somewhat restricted.

6.1 DISTRIBUTION SYSTEMS - Baseboard/radiator/diffusers

Comments: Inspected

Observation: The distribution system for the heating system appears to be ductwork.

There does not appear to be any asbestos type material on the ductwork.

Note: This is a visual inspection. Asbestos can be behind walls and or hidden by storage.

6.2 Fuel Tank

Comments: Inspected



Observation: The oil tank did show signs of leaking. I did not note any patching of the tank. The leaking seemed to be coming from the top fill pipe. I would place this tank near the middle of its expected life cycle.

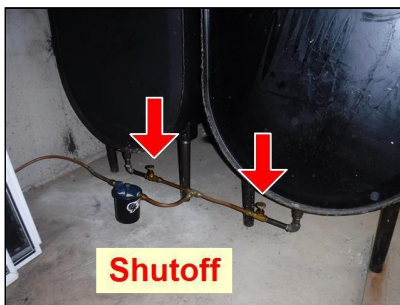
Recommendation: I recommend having a licensed heating company evaluate the tank.

Note: I do recommend that you be set up on an automatic delivery of oil. Do not use the measurement sight as a gauge to order oil. You may also consult with a local oil company to see if they have a price protection plan.

Code: The inspection of the tank is not a code inspection. Today's tanks have many components that most older tanks do not have these components. Tanks should have a pressure valve and also hand supports. Most tanks installed today do not. Although issues were noted with your tank, **I do recommend that you have it evaluated so that any necessary upgrades can be made.**

6.3 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected



Observation: The main fuel shut off is located in the basement at the fuel oil tank.

Limitation of Inspection:

> Testing of this shut off is outside the scope of the inspection.

6.4 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

Observation: According to most central cooling manufacturers, operation of an electric-gas compression air conditioning system when the outdoor temperatures have not been at least 65 degrees Fahrenheit, for at least 48 hours prior, can result in possible serious damage to the compressor. Conditions at the time of the inspection were not appropriate for the operation of the air conditioning system.

Recommendation: I recommend inspection and evaluation of the performance of the system, when conditions are appropriate.

Extra Information: In most cases the HVAC contractors will not run the air-conditioners in the winter time. The ability to test requires installing a heater onto the compressor for a period of time to detach the refrigerant from the oil to prevent oil slugging when the compressor turns on. This oil slugging is what causes damage to reciprocal compressors.

The next obstacle is to overcome the low outdoor ambient temperature. Head pressure controllers make the equipment think that it's hot outside.

After all this is said and done, the analysis is limited to determine that the components actually functions but that capacity or refrigerant charge cannot be determined as there is an insufficient load on the equipment and differential pressures are obtained artificially.

6.5 Cooling Condenser / Heat Pump

Comments: Inspected

(1) **Observation:** The condenser did show a manufacturing date (*please see styles and materials for date of manufacture*). The life expectancy of an AC condenser is approximately 12-15 years. I would place this unit past its expected life cycle.

The condenser sat even on its slab. I did not note any significant vegetation near the unit.

(2) **Observation:** I noted a split system condenser on the outside of the home. This unit appears to service the bonus room above the garage. A split system air conditioner is a refrigerative air conditioner that splits its components into two parts: an indoor unit, which contains the evaporator component, and an outdoor unit which houses the compressor and condenser components. I would place this unit near the middle of it expected life cycle of 12-15 years. The unit was not tested the day of the inspection. The date of manufacture appears to be 2011 based on the serial number.

6.6 Air Handler Unit Location

Comments: Inspected

Observation: The air handler is located in the basement.

What is an air handler unit?

An air handler is usually a large metal box containing a blower, heating or cooling elements, filter racks or chambers, sound attenuators, and dampers. Air handlers usually connect to a ductwork ventilation system that distributes the conditioned air through the building and returns it to the AHU.

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. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered prior to 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.

7. Electrical System

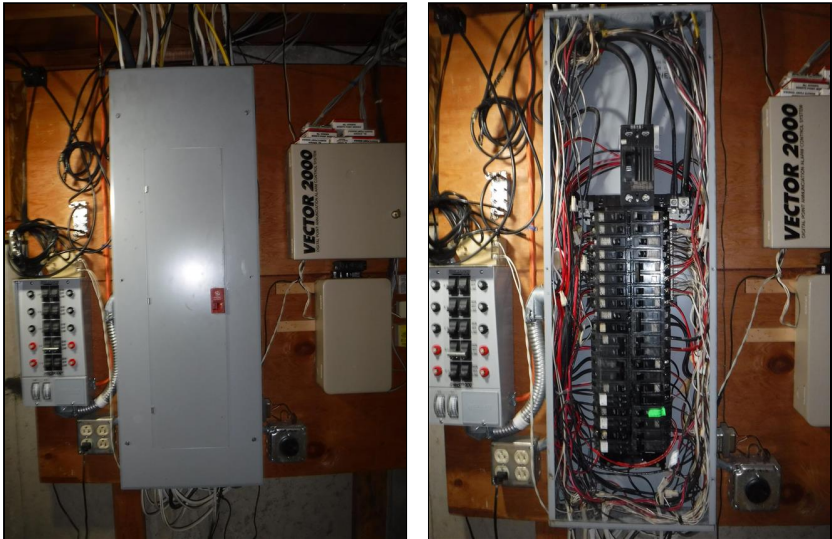
Styles & Materials

Type of Breakers:	Electric Panel Manufacturer:	Electric Sub- Panel Manufacturer:
Circuit Breakers	GENERAL ELECTRIC	Reliance
Wiring Methods:		
Romex		

Items

7.0 MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected



(1) **Observation:** The main panel box is located in the basement. The main disconnect breaker (basement) read 200 amps. The interior of the box looked clean and free of excessive rust or corrosion. I noted what looked like aluminum wiring coming into the home from the street. The branch wiring looked to be copper. The branch wires did look proportionally sized to their amperage. There was no significant corrosion noted on any of the wiring. The box appears to be properly grounded. I did note missing exterior box screws. **(replace screws as needed)** The panel appears to have good access. The electrical circuits appear to be in functioning condition and there appears to be no extra space for an additional circuit to be added.

Service Ground Location: The ground service location appears to be a grounding rod buried into the ground.

Note: The inspection of the grounding is not a code inspection. Today's standards have been improved. The configuration may not meet today's standards.

Double Taps: None Noted

Openings not closed: No issues

Breakers Labeled: Yes



(2) **Observation:** There appears to be a generator for the home. This is outside the scope of a home inspection.

Recommendation: Recommend you have a licensed electrician come out evaluate the unit and show you how it functions.

(3) **Limitation of electrical panel inspection**

- > Electrical components concealed behind finished surfaces are not inspected.
- > Only a representative sampling of outlets and light fixtures were tested.
- > Furniture and/or storage restricted access to some electrical components.
- > The inspection does not include remote control devices, alarm systems and components, low voltage wiring and systems and components which are not part of the primary electrical power distribution system.
- > Inspection of the branch wiring was limited due to access. I was unable to determine if some of the branch wiring is copper as the wire is deeply set into the breakers.
- > The main disconnect breaker was not tested the day of the inspection. (computers and other components of the home may be affected by testing of the breaker.)
- > Inspection of the electrical panel is a limited inspection. Rust, corrosion, amperage, double tapping and missing components are noted.

Note: If evaluation of the panel is noted in this report, the electrician may find other items that may be outside the scope of the home inspection.

7.2 SMOKE and CARBON MONOXIDE DETECTORS

Comments: Inspected

Observation: I did note smoke detectors in the house. They were not tested during the inspection. I strongly recommend that you have them tested. I also recommend replacement if the detector is older than ten years.

Recommendation: I recommend you replace the batteries in the detectors once a year. I also recommend that smoke detectors be placed in each bedroom if they are not installed already.

Smoke / Carbon Monoxide Alarms: The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries yearly. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacturer(s).

7.3 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

Observation: I turned on many lights and switches throughout the house. Ceiling fans and other lighting appeared to function properly during the inspection.

Note: *I make every attempt to find missing junction box covers and missing cover plates. Missing cover plates can be hidden by storage and or furniture. If not noted in this report and found, I recommend you install a new cover plate where needed.*

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. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected. 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.

8. Plumbing System

Styles & Materials

Water Filters: Sediment filter (not inspected)	Plumbing Water Supply (into home): PVC	Plumbing Water Distribution (inside home): Copper
Washer machine drain: Not visible	Dryer Power Source: 220 Electric	Dryer Vent: Metal
Plumbing Waste: ABS	Water Heater Power Source: Oil fired water heater	Water Heater Capacity: 50 Gallon
Manufacturer: Bock	Water Heater Age: 2003 date of manufacture	Floor drain: Appears to be none present

Items

8.0 Water Service

Comments: Inspected

Observation: Water appears to be supplied by a well.

Recommendation: I recommend having the well evaluated by a certified water company to determine water flow and the condition of the water. It is always recommended that it be determined that the well is at least 75 feet from the septic system.

8.1 Waste Disposal Pipes

Comments: Inspected

Observation: The house per the client appears to be serviced by a septic system. I did not note any leaking from the waste pipes the day of the inspection. All the pipes appear to be pitched correctly. I also noted a cleanout for the waste pipes.

Recommendation: Recommend having a licensed septic company clean and evaluate the system.

Note: Leaks can develop at anytime. The inspection of the water and waste lines is at the time of the inspection only. No one can guarantee that leaks will not develop in the future. It is always recommended to call your local town or city hall to confirm that there is public waste service for the home. I also can not guarantee that there won't be a sewage backup from the street. I do not open any cleanout covers and do not inspect the waste or water piping that I can not access.

8.2 Visual Condition of Interior Water Pipes

Comments: Inspected

Observation: The interior pipes where visible appear in serviceable condition and no leaks were observed.

Note: Leaks can develop at anytime. The inspection of the water and waste lines is at the time of the inspection only. No one can guarantee that leaks will not develop in the future.

8.3 Water Pressure

Comments: Inspected

Observation: Functional flow of water at the fixtures was judged to be adequate. Several fixtures were operated simultaneously. Minor changes in flow, when other fixtures are turned on or turned off, are considered normal.

8.4 Waste Discharge

Comments: Inspected

Observation: The drainage in the home appeared to function properly.

8.5 Accessible Well Equipment

Comments: Inspected

Observation: The well head is located at the front of the house. I ran the water in the house and the pressure was acceptable.

Recommendation: I recommend that you have a well equipment company come out and evaluate the well head and related equipment. It is also recommend to keep vegetation away from the well head.

8.7 Washer / Dryer and Connections

Comments: Inspected



(1) **Observation:** I did note that the dryer is vented to the outside. The washing machine was not operated at the time of the inspection. Therefore, I was unable to test the washing machine drain. The standpipe was the correct size.

Recommendation: Recommend you check the dryer vent yearly for lint build-up and if necessary replace venting. I do recommend the installation of metal clad washing machine lines.

Note: If it is noted in the plumbing styles and materials that the dryer vent is plastic, *I do recommend you upgrade the vent to metal.*

Limitation of Inspection:

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

> There is no specific requirement in the NEC for the washing machine itself to have GFCI protection. Section 210.52(F) requires a receptacle outlet to be installed for the laundry area and it must be supplied by a 20-ampere branch circuit in accordance with 210.11(C)(2).

(2) **Observation:** There appears to be washer/ dryer hookups in a closet located in the first floor half bathroom. I noted a dryer vent which appears to be plumbed to this area.

8.8 Water Heater

Comments: Inspected



Observation: At the time of the inspection the water heater, which is located in the basement appears to be in good condition with no signs of leaks or physical damage. I did not note any rusting. The pressure relief valve extension is of adequate length. The expected life cycle of this type of unit is approximately 15 years. The water heater age, if noted will be listed in styles and materials.

Note: Water heater age is only a part of the equation to determine how long the unit will last. Other factors will be the condition of the supply water, the pressure, the heat that the tank maintains and the general maintenance that is performed on the tank regularly. Failure of the water heater or any associated equipment can occur at anytime during or after the inspection.

FYI: The application of an insulation blanket may void the warranty for this water heater. Furthermore, the application of an insulation blanket may interfere with the operation of this water heater, possibly resulting in property damage or injury. Modern water heaters typically are double-walled, and insulation blankets typically serve no useful purpose, particularly in an enclosed space. The inspector recommends that you consult the product manual to determine if the use of an insulation blanket is allowed.

Special Note: Recommend draining and flushing unit at least once a year to reduce deposits/noise and extend life.

Note: The T&P valve is a safety device that releases water from the heater (ideally to the outside of the dwelling) if the temperature of the water, or the pressure in the tank, reaches certain preset levels. This is so that water that may have exceeded the boiling point due to a runaway burner or electric element control that fails to function properly does not result in a steam explosion should the tank burst. **It is also recommended to consult with a licensed contractor to confirm the venting for all systems into the flue(s) are appropriate.**

8.9 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected



Observation: The main water shut off is located in the basement. Testing the operation of this valve is not within the scope of a home inspection. Operation of the valve from time to time will keep it functional and maximize its useful life. No significant rust or corrosion was noted on the shut off the day of the inspection.

8.10 Pressurization tank

Comments: Inspected



Observation: I noted a pressurization tank in the basement. It was not inspected during the home inspection. The pressure was acceptable in the home.

Recommendation: You may consider having a licensed plumber evaluate the tank.

8.11 Sediment Filter / Conditioning systems

Comments: Inspected

Observation: I noted a sediment filter in the basement, it was not inspected the day of the inspection.

Recommendation: You may consider having a plumber evaluate the unit.

Limitations of Plumbing Inspection:

- > Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- > Water quantity and water quality are not tested unless explicitly contracted for and discussed in this or a separate report.
- > Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted for and discussed in this or a separate report.
- > It is always recommend on older homes which may have clay waste pipes to have them inspected by a licensed plumber.
- > The home inspection does not determine if recalls have been issued on any plumbing material.

Note: Polybutylene pipe was installed and manufactured from the late 1970's till the mid-1990's, however, stockpiles of polybutylene pipe at supply vendors, such as supply risers were still known to be available up to 1999. If your home has plastic water piping and was built within this time frame you may consider consultation with a licensed plumber.

> 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.

9. Kitchen

Items

9.0 Sink Hot water Temperature

Comments: Inspected



Observation: I ran the faucet water and the water volume appears adequate, I ran the hot and cold water and found no major defects. I did note shut offs under the sink. No leaking was noted from them at the time of the inspection. The drain pitch looked to be correct. The sink appeared to drain at a normal rate.

Note: Inspection of the sink is not a guarantee. Leaking and other issues may occur in the future.

Limitation of Inspection: As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions: 1) Thermostats, timers and other specialized features and controls are not tested. 2) Appliances are not unplugged to test outlets. The temperature calibration, functionality of timers, effectiveness, efficiency, adequacy and overall performance of appliances is outside the scope of this inspection. The oven's self cleaning operation, clocks, timing devices, lights and thermostat accuracy are not tested. 3) Portable dishwashers are not inspected, as they require connection to facilitate testing. All other appliances are also not moved. 4) Water filters and hot water dispensers are outside the scope of the home inspection. 5) The microwave oven was not tested for radiation leaks. 6) Cosmetic flaws such as worn finishes, nicks, scratches and cleanliness are outside the scope of the home inspection. 7) Intercom systems are outside the scope of the home inspection.

9.1 COUNTERTOPS

Comments: Inspected

Observation: The granite counter tops seem secure and there appear to be no major defects.

Note: Minor defects like scratches, dents or chips may have been noted at the time of the inspection, but were not significant enough to mention in the report.

9.2 REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected



Observation: I opened and closed the majority of the cabinets and they appeared to operate adequately. Material: Wood

Note: Every effort is made to open each cabinet and draw. Access may restrict inspection. A representative number of cabinet and draws may have been inspected.

9.3 Ceiling / Walls

Comments: Inspected

Observation: At the time of the inspection, there were no major cracks on the kitchen ceilings or walls and I did not note any significant staining.

Inspection Method

> Visual

Note: Minor cracking or damage may have been noted at the inspection, but was not significant enough to mention in the report.

9.5 Floor

Comments: Inspected

Observation: No major deterioration was noted.

Material: Wood

Limitation of Inspection:

- > Furniture and stored items can limit the inspection.
- > Inspection of the floor was completed visually.

9.6 Kitchen Outlets

Comments: Inspected

Observation: Where appropriate, the kitchen outlets are GFI protected and functioned properly during the inspection. Since the home is over 30 years old, GFCI receptacles may not be in all counter locations but noted in "wet" locations.

Life cycles of GFCI'S

There are two types of GFCIs that can be installed, "GFCI circuit breakers" and "GFCI receptacles". While many people prefer to use GFCI receptacles inside the house and circuit breaker types for the outside power. The two main disadvantages of GFCI circuit breakers over receptacles can be cost and inconvenience (resetting), but GFCI circuit breakers will typically outlast GFCI receptacle.

While one of the common complaints concerning a GFCI receptacle is their short life span. Even though some can last a very long time, others just a few years, and some can fail shortly after installation. Typically using a higher grade GFCI receptacle will give a longer life span; look for specification grade, commercial grade, and hospital grade. These are much higher quality units for just a few dollars more.

9.7 Lightening and Switches

Comments: Inspected

Observation: At the time of the inspection the lighting and the switches appeared to turn on and off and work properly.

9.8 Kitchen Appliances RANGES/OVENS/COOKTOPS/DISHWASHER/REFRIGERATOR/MICROWAVE

Comments: Inspected

Observation: All the kitchen appliances appear to be functional the day of the inspection, the range did heat up and all cook top burners heated up. The dishwasher was operated and did run through a cycle. The refrigerator was in good working order.

Note: All the kitchen appliances are not required to be inspected by the state of Connecticut. Inspection was done as a added service to you. The inspection of the appliances does not constitute a warranty express or implied. If installed, trash compactors are not inspected during the inspection.

9.9 Ventilation

Comments: Inspected

Observation: I did not note any kitchen ventilation.

Recommendation: Recommend you have venting installed.

9.10 Disposal

Comments: Inspected

Observation: I noted a garbage disposal that has been installed in the kitchen. It is not recommended to use a disposal connected to a septic system.

9.11 Heat Source

Comments: Inspected

Observation: The kitchen has a register and it did produce heat during my inspection.

Limitation of Appliance Inspection:

> Thermostats, timers and other specialized features and controls are not tested.

> The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

> The built-in appliances of the home were 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. 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.

10. Interior Rooms

Styles & Materials

Interior Doors: Hollow core	Ceiling Materials: Drywall Popcorn Ceilings	Window Types: Thermal/Insulated
Missing window screens: Off windows screens located in basement	Wall Material: Drywall	Floor Covering(s): Carpet
Interior Stairs: Carpet	Interior Fire Place: Brick	Do all bedroom have smoke detectors?: Appear to

Items

10.0 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected
Observation: I opened and closed the majority of the doors in the house and they appeared to function properly.
Recommendation: Recommend you install any missing door stops.

Note: Missing and damaged interior doors can go unnoticed. Storage and access can also limit the inspection of interior doors. It is always recommended that on the final walk through you make sure there are no missing or damaged door.

10.1 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected



Observation: There is a LP fireplace in the living room. The unit was not tested during the inspection.
Recommendation: Recommend that you have a heating company clean and service the unit.

10.2 ENTRYWAY, STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected



(1) **Observation:** The entryway in the home appears in good condition. The walls appear to be in good condition, with no significant issues noted. The ceilings look in good condition with no cracking or staining noted at the time of the inspection. The interior stairs appear to be in good condition. They felt solid under foot and no major deterioration was noted. Handrails appear to be solid to the touch.

Note: *This is not a code inspection, the handrailing height may not conform to present day code.*

(2) **Observation:** I noted several cracked tiles on the entryway floor.

Recommendation: I do recommend you have a contractor evaluate the floor and at that time have them make recommendations.

10.3 Skylight(s)

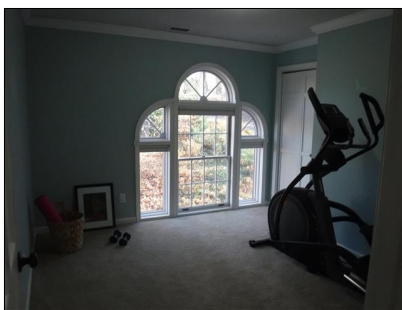
Comments: Inspected

Observation: There seem to be several skylights on the roof, from the inside of the house they appeared to be in good condition with no signs of leaking or water staining.

Note: *The inspection of the skylights is not a warrantee of guarantee, leaks can develop at anytime.*

10.4 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected



Observation: I did note windows that appear to be too low. The window should be tempered (not required) for safety reasons. They make special safety equipment for windows installed low to the ground.

Recommendation: Consider installing safety hardware for windows with sills less than 18" from the ground.

10.5 FLOORS

Comments: Inspected

Observation: The general condition appears good. They are solid under foot and level.

> Carpet, vinyl, and wood floors near water sources (kitchens, laundry, bathrooms, etc.) need to be monitored regularly for wet conditions where mold can thrive. Vinyl floors need to be monitored regularly for curling and deteriorated grout or caulking to prevent moisture from getting under the vinyl and creating wet conditions where mold can thrive. There is always the possibility that moisture has penetrated beneath any floor covering in an existing structure, particularly in a kitchen at the dishwasher and sink, and in bathrooms at the bathtub/floor junction and the toilet/floor junction, and that any mold or subfloor damage would not be detected during a visual home inspection.

Note: *Minor defects like small stains and scratches may have been noted at the time of the inspection but are not part of the inspection report.*

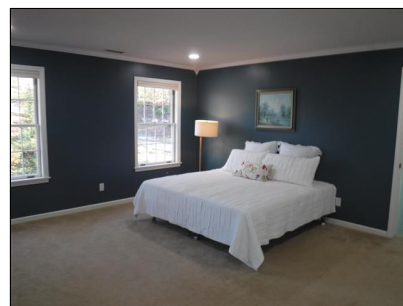
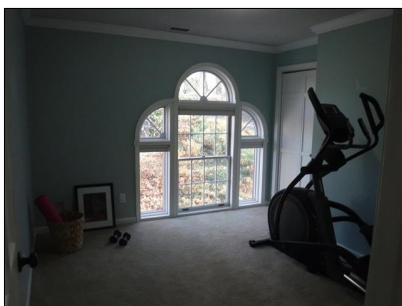
Limitation of floor inspection:

> Carpets, furniture and other items may have limited the inspection.

> Inspection of the sub flooring is not possible in many locations of the home.

10.6 Ceilings / Walls

Comments: Inspected



Observation: At the time of the inspection, there were no major cracks on the ceilings or walls and I did not note any significant staining.

Note: Some minor cracking may have gone unnoticed. Recommend if you see any minor cracking to have it repaired.

Limitation of Ceiling/Wall Inspection: This is a VISUAL inspection only. I cannot make judgements regarding conditions behind interior coverings of ceilings. I make every reasonable effort to look for indications of pest or moisture damage to walls and other structural systems. However, it is beyond the scope of this inspection to make judgements about concealed conditions in these areas. If it is suspected that concealed damage may be possible, then a contractor should make a more detailed and exhaustive evaluation of areas with suspected hidden damage.

10.7 Electric Outlets/switches/lights

Comments: Inspected

Observation: I tested a representative number of outlets and switches and lights all appeared to function properly at the time of inspection.

Note: Missing cover plates may have been noted at the inspection. If noted replace all missing covers. Inspection of wiring on canned lighting in ceilings may not be inspected due to a lack of access. Insulation and finished flooring can limited the inspection.

10.8 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

Observation: I did note the presence of a heat source in each room.

Note: *Inspection of the distribution supply and balance is not required by the State of Connecticut and is not a guarantee or warranty. Disconnected ductwork, radiators or baseboard heating can go unnoticed. Storage can block evaluation of these systems. It is always recommended that during the final walk through, it is determined that the heat and distribution is functional.*

10.10 Termite Inspection (mice, animals and hazardous plants and materials)

Comments: Inspected

(1) **NOTE:** A formal wood destroying insect inspection was provided at the time of the inspection. **No termite damage was noted at the time of the inspection. No mud tubes on the exterior foundation were noted. Where visible and accessible no termites or termite damage was noted.** **Note:** Termite and other wood destroying insect damage can be present and hidden behind finished walls and surfaces. *If visible and accessible, any termite or wood destroying insect damage will be noted in this report.*

Note: If you need a formal termite report, please request one by email.

Wood Destroying Insects: We recommend a semi-annual inspection by a licensed pest control company of all properties in Connecticut due to elevated termite activity. Having regular inspections can alert you to the presence of these insects before considerable damage can be done. Wood destroying insects can and do appear without warning. Many pest control companies will perform these inspections for free. Most offer annual service contracts that will include regular inspections and tenting/fumigation if the need arises.

(2) **Note:** The home inspector did not inspect for hazardous plants or animals. The home inspector does not look for mice tubes in insulation. The home inspector will note in the report if mice droppings are found.

Recommendation: The state of Connecticut scope of inspection states that a home inspector is not required or responsible to find the presence of potentially hazardous plants or animals, including, but not limited to, wood destroying organisms or diseases harmful to humans. It is recommended that you have a wildlife inspection.

Wildlife removal and damage restoration are often more expensive than normal home repairs. A wildlife inspection will determine if there are any issues and fully inform you of any issues. If your property does indeed have animal problems, a professional can conduct exclusion and animal control.

The interior 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. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. 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.

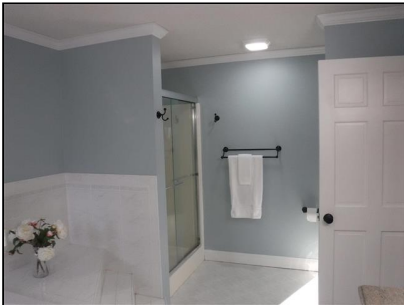
11. Bathroom(s)

Styles & Materials

Location 1:	Location 2:	Location 3:
First Floor (Half Bath)	Second Floor (full bath)	En-Suite (Full Bath)

Items

11.0 Bathroom
Comments: Inspected



(1) **Observation:** No leaks were noted at the time of the inspection.

Location: All bathrooms

Water Pressure: The bathroom water pressure seemed satisfactory *at the time of my inspection*.

(2) **Note:** Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.

Limitation of Inspection: As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

The following items are not included in this inspection: overflow drains for tubs and sinks; bidets, heated towel racks, saunas, steam generators, steam showers, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances. Determining the water tightness of the shower pan is outside the scope of the home inspection.

11.1 Sink and Hot water Temp.

Comments: Inspected



Observation: Water Volume appears adequate; I ran the hot and cold water and found no major defects. I did note shut offs under the sink. The sink stopper was functional the day of the inspection. I did not note any leaking from the sink at the time of the inspection.

Location: All bathrooms

11.2 Tub/Shower

Comments: Inspected

(1) **Observation:** I ran water into the tub and it held water, the water temperature was acceptable both hot and cold. The tub also drained at a normal rate. The water pressure appeared at the time of the inspection to be acceptable. The diverter functioned normally at the time of the inspection. I noted the controls for the tub were functional during the inspection.

Location: Second floor full bathroom

(2) **Observation:** The stall shower was run and appeared to function normally at the time of inspection. I ran the water and hot and cold water came out of the shower. The water pressure appeared at the time of the inspection to be acceptable.

Location: En Suite

11.3 Tile/Fiberglass Wall

Comments: Inspected



(1) **Observation:** The bathroom walls around the tub are tile, no major defects were found and the caulking appears to be in good condition. **Location:** Second floor full bathroom

(2) **Observation:** The bathroom stall shower has plastic walls on three sides, no leaking was observed. I also did not note any significant damage to the walls.

Location: En Suite

11.4 Toilet

Comments: Inspected

Observation: I flushed the toilet and it did function properly. It is tight to the floor and I did not see any leaking, at the time of the inspection. **Note:** *If the configuration of the toilet allows, I check for leaking where the tank connects to the bowl. At the time of the inspection, I found no leaking at that connection.*

Location: All bathrooms

Limitation of inspection: Inspection of the toilet is limited to a visual inspection only. I can not determine if there is any deterioration or damage under the toilet.

11.5 GFCI/Electrical/Lighting

Comments: Inspected

Observation: I tested the GFCI in the bathroom and it appeared to function properly during the inspection.

Location: All bathrooms

11.6 Ventilation

Comments: Inspected

Observation: The bathroom utilizes a fan which did function properly at the time of the inspection.

Location: All bathrooms

11.7 Floor Covering

Comments: Inspected

Observation: Floor appears to be ceramic tile, no major defects were noted at the time of the inspection. The floor was solid under foot and level at the time of the inspection. No significant issues were noted with the flooring.

Location: All bathrooms

Note: *I was able to walk on the floor and do a visual inspection. Inspection of the sub flooring was not possible from this location.*

11.9 Ceiling/Walls

Comments: Inspected

Observation: At the time of the inspection, there were no major cracks on the ceiling and walls, and I did not note any significant staining.

Location: All bathrooms

Note: *Inspection was completed visually.*

11.10 Bathroom Door

Comments: Inspected

Observation: The bathroom door functioned properly during the inspection.

Location: All bathrooms

Recommendation: I do recommend you install any missing door stops when needed.

11.11 Heat Source

Comments: Inspected

Observation: I noted a heat source.

Location: All bathrooms

Limitations of Plumbing Inspection:

> Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.

> Water quantity and water quality are not tested unless explicitly contracted for and discussed in this or a separate report.

> Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted for and discussed in this or a separate report.

> It is always recommend on older homes which may have clay waste pipes to have them inspected by a licensed plumber.

> The home inspection does not determine if recalls have been issued on any plumbing material.

Note: *Polybutylene pipe was installed and manufactured from the late 1970's till the mid-1990's, however, stockpiles of polybutylene pipe at supply vendors, such as supply risers were still known to be available up to 1999. If your home has plastic water piping and was built within this time frame you may consider consultation with a licensed plumber.*

> 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.

15. Attic

Styles & Materials

Power Venting: Fan only	Inspection Method: Entered	Chutes Present: Yes
Collar Ties Present: Yes	Mouse Droppings: Noted mouse droppings	

Items

15.0 Access

Comments: Inspected

(1) **Observation:** The attic access appears to be a pull down on the second floor, it appears in good condition..

(2) **Observation:** There is an additional small attic space located off the bonus room. Access appears to be a door in this room.

15.1 Evidence of Water Penetration

Comments: Inspected

Observation: There is no visible evidence of active water penetration at the time of the inspection.

Note: Past staining may have been noted at the inspection, but was not significant enough to put in the report.

Limitation of Water Penetration Inspection

> Inspection was limited as the attic is partially floored.

15.2 Roof Decking

Comments: Inspected

Observation: The roof backing is wood and where visible and accessible there appears to be no visible signs of water leaking or damage. At the time of the inspection, I did not notice the visible presence of mildew or mold and there appeared to be no significant darkening of the roof decking

Limitations of Roof Decking Inspection

> Inspection was limited as the attic is partially floored.

15.3 Roof Framing

Comments: Inspected



Observation: From inside the attic where visible and accessible the framing for the roof looks to be in good condition. The framing appears to be straight and even and there appears to be no major gaps between the joints.

Limitations of Roof Rafters Inspection

> Inspection was limited as the attic is partially floored.

> The pictures are used to demonstrate that the inspector makes every effort to visually inspect all accessible areas or show limitations of access. In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, or are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point.

15.4 Any Venting into Attic

Comments: Inspected

Observation: Where visible and accessible there are no visible systems venting directly into the attic.

Limitations of Venting into the Attic Inspection

> Inspection was limited as the attic is partially floored.

15.6 INSULATION IN ATTIC

Comments: Inspected

Observation: The attic has approximately 10 inches of fiberglass insulation. The insulation seems to be installed on the floor. The small attic area behind the bonus room also has fiberglass batt insulation installed on the walls.

Recommendation: You may consider having your local utility perform a free or low cost energy audit. This will determine the pay back of updating the insulation. The insulation installed when the home was built may have been adequate then, but you may achieve more cost savings with today's insulation standards.

15.7 Duct Work

Comments: Inspected

Observation: The flexible duct work for the HVAC system to be in good condition.

15.8 VENTILATION OF ATTIC

Comments: Inspected

Observation: There appears to be a power vent installed in a gable vent. I noted a switch near the attic entrance but the unit does not seem to be activated by the switch. See comment 2.1 for more comments about roof venting.

Recommendation: Consider consulting an electrician about the installed attic fan to determine if it is functional.

15.9 Storage

Comments: Inspected



Observation: The main attic currently has very little flooring so there is no real storage space. There is a small attic area located in the bonus room above the garage. This area appears to be fully floored and may be better suited for storage.

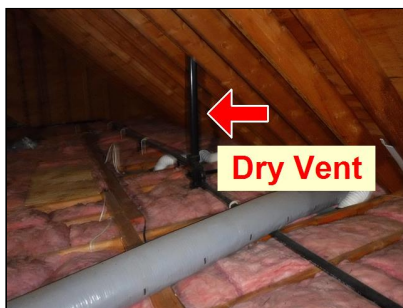
15.10 Wiring in Attic

Comments: Inspected

Observation: Where visible and accessible no significant issues were noted with the wiring in the attic.

15.13 Dry venting

Comments: Inspected



Observation: I noted the wood around the dry vent was clean and clear. No past water staining was noted. I also could not see any light coming from the outside.

15.15 Mouse/Animal

Comments: Inspected



Observation: I noted mouse droppings in the attic.

Recommendation: I do recommend you call a licensed pest control company to come out and due further evaluation and at that time have them make a recommendation.

The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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.



INVOICE

Welcome Home Inspections LLC

Middletown, CT. 06457

(860)657-6049

Inspected By: Louis Rubino

Inspection Date: 1/1/2021

Report ID:

Customer Info:	Inspection Property:
This Could Be You 123 Main St Anytown CT 06000 Customer's Real Estate Professional:	123 Main St Anytown CT 06000

Inspection Fee:			
Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method: Check
Payment Status: Paid
Note: