



# Inspection Report

**John Smith**

**Property Address:**  
1234 Main St  
Anywhere CT 54321



1/1/2021

**SafeGuard Home Inspection**

**Jonathan Krompegal HOI.0000968  
1077 Silas Deane Hwy #154  
Wethersfield, CT 06109  
860.422.4449**

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## General Info

**Property Address**

1234 Main St  
Anywhere CT 54321

**Date of Inspection**

1/1/2021

**Report ID**

00000

**Customer(s)**

John Smith

**Time of Inspection**

09:00 AM

**Real Estate Agent**

Jane Doe  
Everything Real Estate

## Inspection Details

**Type of building:**

Single Family (2 story)

**Standards of Practice:**

Connecticut

**In Attendance:**

Client and their agent, Client's Mother,  
Client's Father, Client's Grandparent,  
Inspector, Listing Agent

**Style of Home:**

Tudor, Colonial

**Water Source:**

Public - Per Client

**Sewage Disposal:**

Public - Per Client

**House Occupied:**

Yes

**Temperature:**

Approximately 45

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Radon Test:**

Test Not Performed (basement not  
sealed)- Recommen Annual Testing

**Water Test:**

Test not performed (if well recommend  
testing)

**Start Time:**

9:00am

**Stop Time:**

12:00pm

**Year Built:**

1922 Per Field Card

**Furnished:**

Fully

**Utilities Status:**

All utilities on

**Outside the scope of Inspection:**

Propane/gas stove, Pool, Propane  
tank(s), Hot Tub, Barn, External  
Generation, Solar Panels, Sprinkler  
System

**Wood Destroying Insect Report:**

None

**Square Footage:**

Per Listing  
Square Footage : 3203

**Inspection Agreements:**

Signed: 1/1/2021

**Date report e-mailed:**

Same day as inspection

## Comment Key & Definitions

### 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.

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

### 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:

> 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 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..

> The exterior of the home and its trim appeared to be approximately one hundred percent encased with wood and brick. Consequently I could not see any of the framing.

> This home is older than 50 years and I consider this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection. It is always recommended to inquire if a permit was pulled for all construction or remodeling.

> The garage has closed ceiling and walls.

> The basement, living room, den, kitchen, dining room, garage, family room, all bedrooms and the bonus room were fully furnished. Therefore, movement and visibility was somewhat restricted.

> The garage was loaded with storage and movement and visibility within the garage was greatly restricted.

> The attic over the main portion of the home was partially floored and could be evaluated only from the floored area.

> The basement looked to be 100 percent finished with closed ceilings and walls.

## 1. Exterior

### Styles & Materials

**Exterior Trim:**

Aluminum  
Wood

**Driveway:**

Asphalt

### Items

#### 1.0 Exterior Foundation

**Inspected**

**Observation:** Where visible and accessible no major structural cracks were noted on the poured concrete exterior foundation. I did note the siding sits very low to the ground in some areas. The foundation inspection was limited to what was visible.

**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 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.

#### 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.

#### 1.1 CHIMNEYS AND ROOF PENETRATIONS

**Inspected**

(1) **Observation:** The 1st chimney is located on the front of the home (when facing the front of the home). Condition of the chimney appears to be good. I did not note that any significant repointing is needed. The cap where visible, seems in good condition with no significant cracking noted. There appear to be two flue(s) and they appear(s) in good condition. The chimney is tight to the home, with no significant cracking noted. No significant brick damage was noted.

**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.*

*The NFPA (National Fire Protection Association) 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.*

**Limitations of Chimney Inspection**

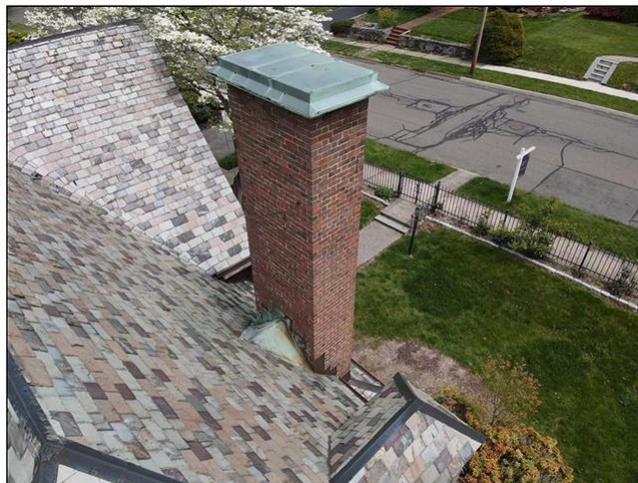
1) Unless otherwise noted, the chimney was inspected from the ground. I did not have visual access from all areas.



1.1 Item 1(Picture) 1st chimney



1.1 Item 2(Picture) 1st chimney



1.1 Item 3(Picture) 1st chimney

(2) **Observation:** The 2nd chimney is located in the center of the home (when facing the front of the home). Condition of the chimney appears to be good. I did not note that any significant repointing is needed. The cement cap appears to have some cracking. There appear to be one flue(s) and it appear(s) in good condition. The chimney is tight to the home, with no significant cracking noted. No significant brick damage was noted.

**Recommendation:** Recommend you have a licensed chimney company come out and evaluate the chimney cap cracking and at that time have them make recommendations.

**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.

The NFPA (National Fire Protection Association) 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.

### **Limitations of Chimney Inspection**

1) Unless otherwise noted, the chimney was inspected from the ground. I did not have visual access from all areas.



1.1 Item 4(Picture) 2nd chimney



1.1 Item 5(Picture) 2nd chimney



1.1 Item 6(Picture) Chimney cap crack

**1.2 FLASHINGS (Chimney)**

Inspected

(1) **Observation:** The roof flashing for the front chimney appears to be tight up against the chimney. I did note, from inside the house that water intrusion was not an issue at the time of the inspection.

**Note:** This is not a guarantee or warrantee that the flashing will not fail. Weather and other conditions can cause failure of the flashing at anytime.

**Limitation of Inspection:**

> Unless otherwise noted the flashing was inspected from the ground.

(2) **Observation:** The center chimney flashing has been tarred and sealed where the flashing meets the roof. This is usually an indication of a leak. No active leaking was noted from inside the home around the chimney area.

**Note:** Tarred flashing may be an indication that the original flashing has failed.

**Recommendation:** Recommend having a licensed chimney contractor evaluate the flashing and make recommendations.



1.2 Item 1(Picture) Tarred chimney flashing



1.2 Item 2(Picture) Tarred chimney flashing

**1.3 Siding**

Inspected

(1) **Observation:** The siding appears to be brick and wood. It is straight and tight up against the house. The lines of the home appear to be straight. No significant deterioration was noted.

I did note several sections of the siding that have chipping paint.

**Recommendation:** I do recommend you consult with a painting contractor regarding the chipping paint.

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

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.



1.3 Item 1(Picture) Chipping paint

(2) **Observation:** I noted in several sections where wood siding is touching the roof shingles. This can cause rot where the siding meets the roof. I normally see a 1-2 inch spacing.

**Recommendation:** Recommend you have a contractor come out and evaluate this and make recommendations.

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.

### **Limitation of Trim Inspection**

> Unless otherwise noted inspection of the trim was limited from ground level. Access limited the inspection.



1.3 Item 2(Picture) Wood rot where siding in contact with shingles

### **1.4 Exterior Trim (soffit, fascia, eaves)**

Inspected

**Observation:** The wood trim on the house is deteriorating in several sections.

**Recommendation:** Recommend that you have a contractor evaluate the entire trim on the home and at that time have them make repairs.

**Note:** *It is recommended that you do an annual inspection of all sections of trim around the house for damage and disconnected sections. If damage is found, make repairs as needed.*

### **Limitation of Trim Inspection**

> Unless otherwise noted inspection of the trim was limited from ground level. Access limited the inspection.



1.4 Item 1(Picture) Trim rot

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

#### **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) **Observation:** The grading at the front of the house, has a negative slope. This can cause water to build up near the foundation. At the time of the inspection it was a dry day so it could not be determined from the exterior if there are any drainage issues. There was no standing water the day of the inspection near the house.

**Recommendation:** Recommend re-grading the ground, if necessary, so that water will move away from the house.

**Note:** This is not a guarantee that water intrusion into the home will not occur.

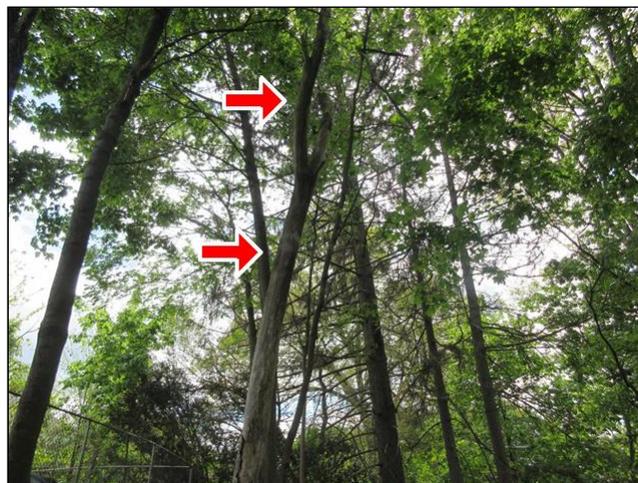
**Limitation of Inspection:** Anything beyond a distance of six-feet from the primary structure and the primary parking structure is not within the scope of our inspection. As a courtesy we may include our observations of the general condition of paving, fencing, hardscaping or conditions on the property that we think might be useful to you in making your purchase decision. Please note, we do not render opinions regarding soil quality or stability nor determine property lines or ownership of fences. Owners Note: Client is urged to keep soil levels a minimum of 4"-6" below top of slab and graded away to promote positive drainage and to prevent water from ponding around foundation. Proper soil levels will also help deter insects should they try to enter the home from the outside. High soil levels are considered conducive for Wood Destroying Insects and can prevent a visual inspection of the foundation in these areas.

(3) **Observation:** I did note dead tree limbs that are overhanging the roof of the garage.

**Recommendation:** Recommend you consult with a tree company concerning this issue.



1.5 Item 1(Picture) Dead tree leading toward garage



1.5 Item 2(Picture) Dead tree leading toward garage

## 1.6 Windows and Window Wells

*Inspected*

**Observation:** Where visible and accessible the single pane windows appeared, at the time of inspection, to mostly function properly for their age. I noted the following issues: I noted broken glass. I noted one that is stuck shut. There are windows are sealed shut.

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

**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.

## 1.7 Exterior Faucets

*Inspected*

**Observation:** The exterior faucets were tested and water flowed from them. The home inspection does not include operation of safety valves or shut-off valves.

**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.

## 1.8 Exterior Lighting/Doorbell

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.

## 1.9 Walkways

Inspected

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



1.9 Item 1(Picture) Front walkway



1.9 Item 2(Picture) Side walkway

## 1.10 Driveway

Inspected

**Observation:** No major cracking or depressions were noted at the time of the inspection.

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

**Limitation of Driveway Inspection:**

> None.



1.10 Item 1(Picture) Driveway



1.10 Item 2(Picture) Driveway

**1.11 Steps to Building**

**Inspected**

(1) **Observation:** There appears to be brick steps on the rear of the building. They appear to be in good condition. They are solid under foot and at the time of the inspection show no significant signs of deterioration. No railings were noted for the stairs.

**Recommendation:** I do recommend you have any missing railings installed.

**Limitation of inspection:**

> none.



1.11 Item 1(Picture) Missing railings for stairs

(2) **Observation:** The stone steps to the right of the detached garage are deteriorating. I noted some loosed stone steps. I did note that there are no railings for the rear steps.

**Recommendation:** Recommend that you have a contractor evaluate the rear steps and make recommendations. Recommend the installation of missing railings.



1.11 Item 2(Picture) Rear steps



1.11 Item 3(Picture) Loose steps

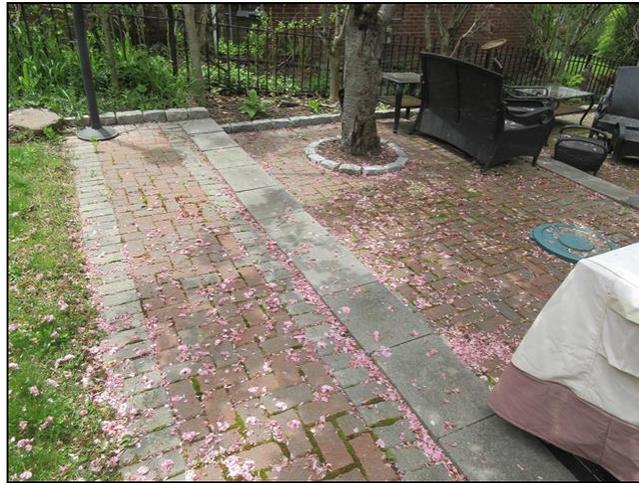


1.11 Item 4(Picture) Loose steps

**1.12 Patio, Terrace**

Inspected

(1) **Observation:** There is a paver 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.

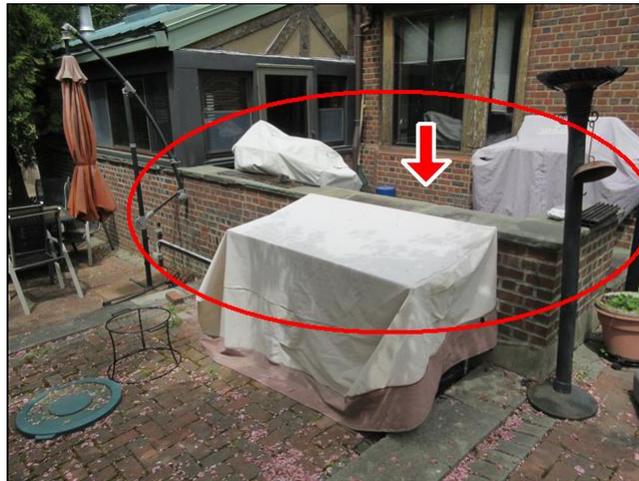


1.12 Item 1(Picture) Rear patio

(2) **Observation:** There appears to be a patio at the side of the home. The patio appears to be built over a closed structure in the basement. I noted excessive water intrusion through the patio and concrete structure below.

**SEE SECTION 4.7**

**Recommendation:** I STRONGLY Recommend having this patio and concrete vault below evaluated by a license contractor and have them make recommendations at that time.



1.12 Item 2(Picture) Patio issues

**1.13 DOORS (Front, rear, side)**

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.

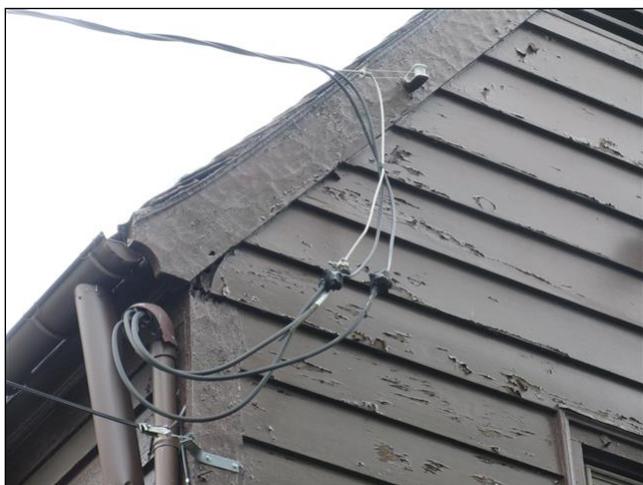
Door Material: Wood

**1.14 Electrical Service Entry**

Inspected

**Observation:** The electrical service entry at the time of the inspection shows no major issues, such as water intrusion, frayed wiring, etc. The box seemed secure and tight to the home. No significant issues were noted with the drip loop at the time of the inspection. The duct seal appears in good condition.

**Note:** Inspection of the exterior electrical service is a visual inspection. This inspection is not a guarantee or warrantee that water intrusion into the interior box will not occur in the future.



1.14 Item 1(Picture) Electrical service



1.14 Item 2(Picture) Electrical service

### 1.15 Retaining Wall(s)

Inspected

**Observation:** I noted retaining walls at the front and rear of the home. They appeared in good condition with no tilting, major cracking or bulging. I also did not note any significant vegetation that would affect the walls.



1.15 Item 1(Picture) Side retaining wall



1.15 Item 2(Picture) Side retaining wall

#### **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



Roof



Roof



Roof



Roof



Roof



Roof



Roof



Roof



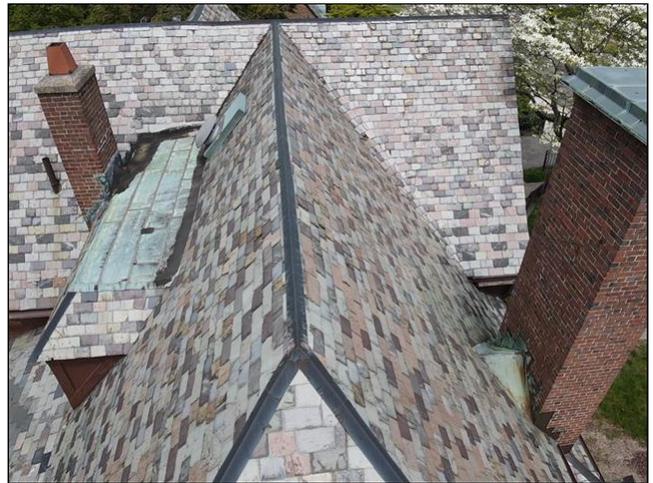
Roof



Roof



Roof



Roof



Roof

## Styles & Materials

**Style:**

Gable  
Hip

**Viewed roof covering from:**

Ground  
Binoculars  
Drone

## Items

### 2.0 Roof Coverings

**Inspected**

(1) **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 slate roof shingles did show the following issues: I noted missing shingles. I noted damaged shingles. I noted staining on the slate shingles, which seems to be coming from rusting of the nails or fasteners from the shingle above.

The home appears to have slate shingles and due to the age of the home, this appears, most likely, to be a replacement roof. Most slate style shingles have a life expectancy of 20-200 years, which vary widely depending on the quality & grade of the slate, installation method & quality of installation, and material of the fasteners.

**Recommendation:** Because of the noted damage, defects, and other issues, I strongly recommend you have the entire roof evaluated by a roofing contractor that specializes in slate roofs and have them make recommendations at that time.

**Special Note for Slate Roofs:** *The felt underlayment for the slate roof is not permanent in contrast with the lifespan of the slate roof itself. The underlayment deteriorates as it loses volatile oils over time. This is less of a problem with asphalt shingles since the lifespans of both are similar. Because slate roofs can have a much longer lifespan, it's more likely that the underlayment will deteriorate long before the slate. The quality of the slate tile installation becomes much more important in preventing leaks in 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.*

### **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.

### **Slate Grades**

Slate is graded according to ASTM standards as S1, S2 or S3, with S1 being the highest grade.

- Slate grade S1 has a minimum lifespan of more than 75 years.
- S2 is rated for 40 to 75 years.
- S3 is rated for 20 to 40 years.

Slate can be grade-tested by a laboratory for compliance with ASTM standards, but this won't tell what the remaining lifespan is with any real accuracy. Slate rated S1 may last anywhere from 75 to 200 years or more. Almost all slate installed on new roofs in North America is rated S1. Slate Lifespan

The lifespan of slate is directly tied to its quality. Life spans vary from less than 60 years for some types of Pennsylvania Soft-Vein, to more than 200 years for Pennsylvania Peach Bottom. Different quarries that produce the same color or type of slate may be located on different parts of the same slate deposit. The slate produced by each quarry can look very similar but have different qualities and different life spans.

Slate quality varies not only among different quarries, but can vary within a single quarry. Different layers can be of different quality. So, as mining in a pit progresses, the quality of the slate can change. I will not be able to identify the type of slate on a roof or estimate its remaining service life by looking at it.

Although the slate itself may be very durable, the lifespan of a slate roof is limited by its weakest component. The slate may be of a type known to last 200 years, but if the fasteners or the crucial underlayment fails after 50 years, then the lifespan of that slate roof is only 50 years.



2.0 Item 1(Picture) Detached shingle



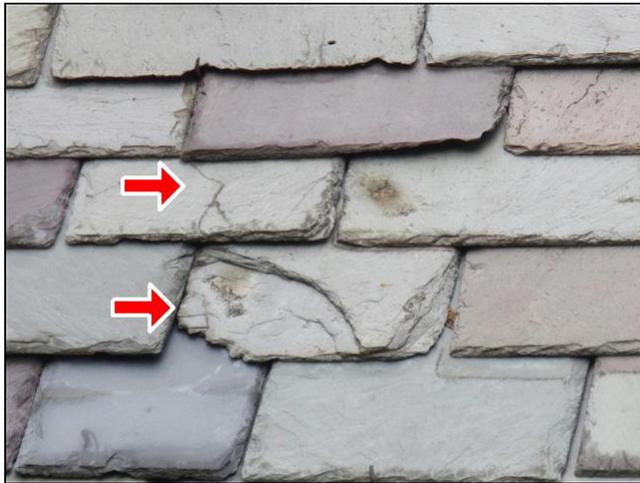
2.0 Item 2(Picture) Damaged shingles



2.0 Item 3(Picture) Damaged/missing shingles



2.0 Item 4(Picture) Detached shingle



2.0 Item 5(Picture) Damaged/missing shingles



2.0 Item 6(Picture) Detached shingle



2.0 Item 7(Picture) Damaged/missing shingles



2.0 Item 8(Picture) Damaged/missing shingles



2.0 Item 9(Picture) Detached shingles



2.0 Item 10(Picture) Detached shingle



2.0 Item 11(Picture) Damaged/missing shingles



2.0 Item 12(Picture) Damaged/missing shingles



2.0 Item 13(Picture) Detached shingle



2.0 Item 14(Picture) Staining from nails/fasteners



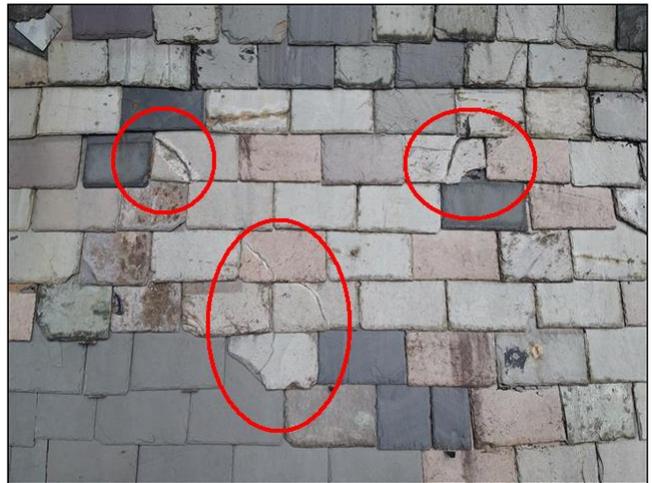
2.0 Item 15(Picture) Staining from nails/ fasteners



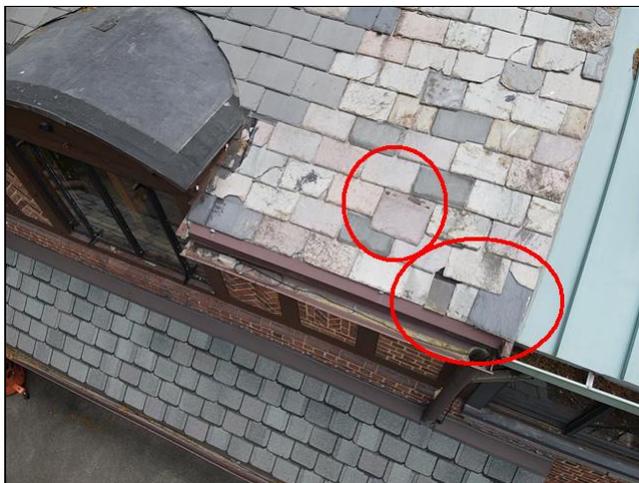
2.0 Item 16(Picture) Damaged/missing shingles



2.0 Item 17(Picture) Damaged/missing shingles



2.0 Item 18(Picture) Damaged/missing shingles



2.0 Item 19(Picture) Damaged/missing shingles



2.0 Item 20(Picture) Damaged/missing shingles



2.0 Item 21(Picture) Staining on shingles



2.0 Item 22(Picture) Staining on shingles



2.0 Item 23(Picture) Staining on shingles

(2) **Observation:** I noted the valleys on the roof appear to have been tarred. Tarred valleys are a sign of leaking, caused by incorrect installation, or failing of the roof.

**Recommendation:** I recommend you have a roofing contractor come out and evaluate the roof and its valleys and at that time have them make recommendations.



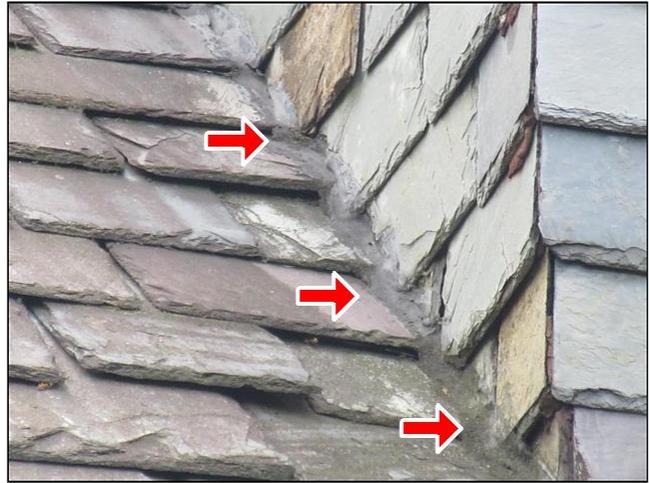
2.0 Item 24(Picture) Tarred valley



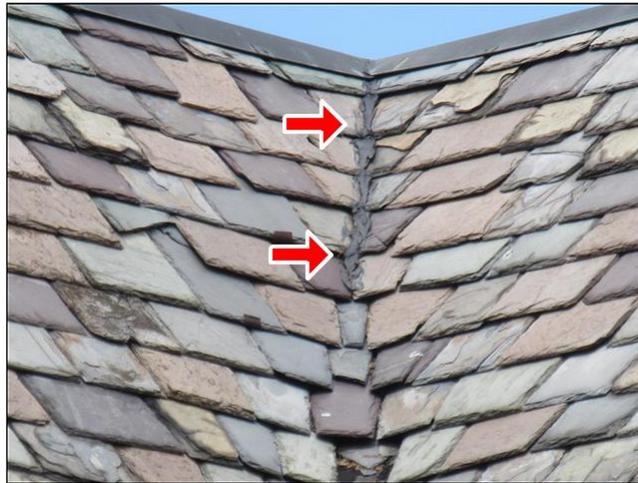
2.0 Item 25(Picture) Tarred valley



2.0 Item 26(Picture) Tarred valley



2.0 Item 27(Picture) Tarred valley



2.0 Item 28(Picture) Tarred valley

### 2.1 Roof Ventilation

Inspected

**Observation:** The roof utilizes gable and a power vent 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

Inspected

**Observation:** There seem to be four skylight(s) on the roof, from the inside of the house they appeared to be in good condition with no signs of leaking or water staining.

### 2.3 ROOF DRAINAGE SYSTEMS (Gutters & Downspouts)

Inspected

(1) **Observation:** Maintain gutters as needed. Clean out debris and check that gutters are secured properly to roof. It is recommended that you monitor all downspouts during periods of rainfall to determine if gutters are over-flowing in any areas and that all downspout discharge is directed away from the foundation. Make any corrections to the drainage system to reduce potential water accumulation at foundation.

The gutters where visible and accessible appeared not to be pitched correctly.

**Recommendation:** I do recommend you have the gutter systems evaluated by a contractor and at that time have them make recommendations.

I noted missing downspouts on the home.

**Recommendation:** I do recommend you have the downspouts and gutter system as a whole evaluated by a licensed contractor.



2.3 Item 1(Picture) Missing downspout



2.3 Item 2(Picture) Gutter not pitched correctly



2.3 Item 3(Picture) Gutter not pitched correctly

(2) **Observation:** I did note one or more downspouts connected to inground drainage. Inspection of this type of system is not possible.

**Recommendation:** Recommend that you monitor all downspouts during periods of rain to ensure that water is not backing up.

2.4 Vent Pipes

Inspected

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

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

**Limitation of Inspection:**

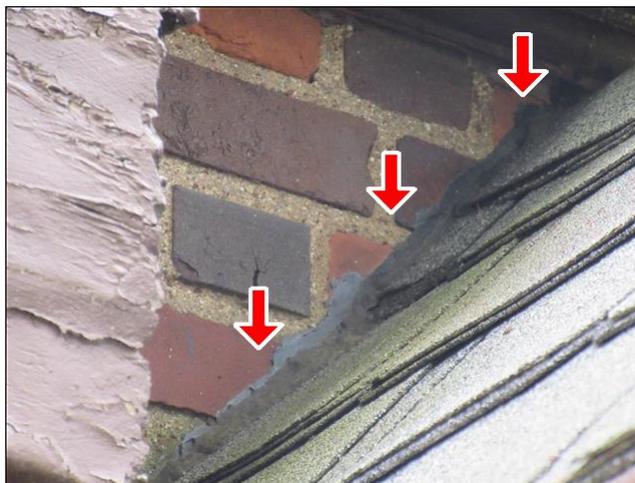
> Unless otherwise noted, the roof and related components were inspected from the ground.

## 2.5 Flashing

**Inspected**

**Observation:** I noted missing step flashing on a section of roofing where it meets the brick siding. Step flashing is required in this area to seal that connection and direct water away from entering the edge.

**Recommendation:** I recommend you have a licensed roofing contractor evaluate this section and make necessary recommendations for repair at that time.



2.5 Item 1(Picture) Missing step flashing

---

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



Garage



Garage

### Styles & Materials

**Garage Door Type:**  
Two automatic

**Auto-opener Manufacturer:**  
GENIE

**Garage Type:**  
Attached

**Garage Lighting:**  
Functioning

**Any wood burning stoves in garage:**  
No

**Open junction boxes:**  
No (can be hidden by access and storage)

### Items

#### 3.0 Foundation Type

Inspected

**Observation:** I observed cracks in the walls of 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. Consider filling these cracks and monitor for future movement.

**Recommendation:** Because there was cracking noted, I recommend you have the foundation evaluated by a concrete contractor.

**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.

### **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.



3.0 Item 1(Picture) Foundation crack

## **3.1 GARAGE FLOOR**

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.

**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.

### **Method of Inspection**

- > Walked On, Visual

### **Limitation of garage floor Inspection**

- > Inspection was limited due to storage.

### 3.2 Garage Electrical Outlets

Inspected

**Observation:** The garage electric receptacle(s) appear to have no ground fault circuit interrupter (GFCI) protection. This can be a safety hazard due to the risk of shock. The outlets appear to be 18 inches above the ground.

**Recommendation:** A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all garage receptacles have GFCI protection.

### 3.3 GARAGE DOOR (S)

Inspected

**Observation:** There appears to be a two bay garage. I operated the metal doors and they did function properly. The garage doors did reverse upon meeting resistance. 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.

**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.

### 3.4 GARAGE CEILINGS

Inspected

**Observation:** The ceilings seem to have some cracks, which appear to be cosmetic, this is a common deficiency.

**Recommendation:** Recommend that you repair these cracks.

### 3.5 Door for garage to living space

Inspected

**Observation:** I noted the door from the garage to the living space does not close automatically.

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



3.5 Item 1(Picture) Garage entry door missing spring hinges

### 3.6 Finished space above garage

Inspected

**Observation:** I noted finished space above the garage. The heating, electrical, walls, flooring, windows all appeared in good condition at the time of the inspection.

4. Basement or Lower Level



Basement



Basement



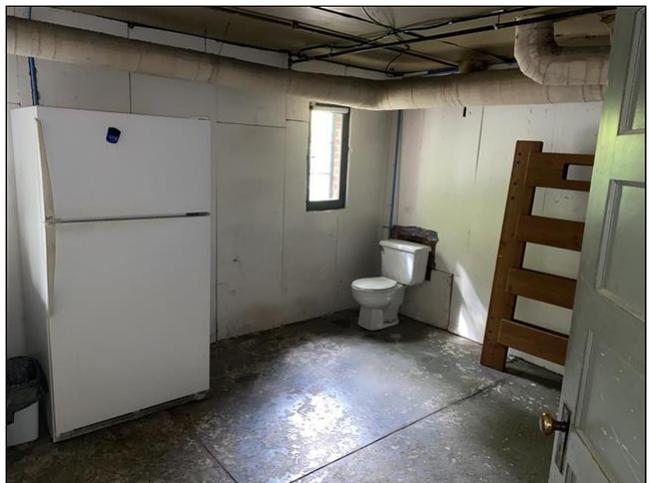
Basement



Basement



Basement



Basement



Basement



Basement addition under (patio)



Basement addition under (patio)

### Styles & Materials

**Access:**

- Exterior Door
- Interior staircase
- Garage door

**Multiple forms of egress:**

Yes

**Inspection method of basement:**

Entered

**Smoke Dectctor Noted:**

No (Recommend Installation)

**Is Basement Heated:**

Appears not to be heated

**Is basement Air Conditioned:**

Appears not to have air conditioning

### Items

#### 4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Inspected

**Observation:** Where visible and accessible no major structural cracks were noted on the interior foundation.

**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 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.

### **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.
- > Access limited the inspection.
- > Finished walls limited the inspection. Note: Inspection behind finished wall material limits the inspector from seeing many issues that could exist. We do not attempt to list any of the issues that could exist, as they can be numerous.

#### **4.1 Basement Sill**

Not Inspected

**Observation:** The basement has closed walls and ceilings. There was no access to the sills, therefore, I could not probe them.

#### **4.2 Basement Floor**

Inspected

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

### **Limitations of basement floor Inspection**

- > Storage limited the inspection.

#### **4.3 Basement Window**

Inspected

**Observation:** The basement windows have broken glass and unsealed areas where light is shining through.

**Recommendation:** Recommend having them fixed where necessary.



4.3 Item 1(Picture) Broken glass



4.3 Item 2(Picture) Vents not sealed

**4.4 Load Bearing Girders**

Not Inspected

**Observation:** The entire basement has a finished ceiling. Inspection of the girder was not possible.

**4.5 Basement Sub Floor**

Not Inspected

**Observation:** Inspection of the sub floor was not possible due to finished ceilings.

**4.6 Joists**

Not Inspected

**Observation:** Inspection of the basement joists was not possible due to a closed ceiling.

**4.7 Basement Dampness**

Inspected

(1) **Observation:** I noted active water intrusion on the basement floor, walls, and ceiling in the pool room under the patio. I also noted prior water intrusion on the basement walls. Excessive moisture was noted in the basement at the time of the inspection.

**Recommendation:** I STORNGLY Recommend you consult with a basement systems company AND licensed contractor concerning these issues.

**Observation:** At the time of my inspection, I noted signs of moisture in the basement. The concrete foundation walls have white mineral salt or efflorescence. This usually indicates that there is excessive moisture in the concrete.

**Recommendation:** Recommend you consult with a basement systems company concerning the areas of moisture noted in the basement.

**Observation:** I found some white efflorescence (powder substance) on the basement cement walls which may indicate that moisture has been or is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.



4.7 Item 1(Picture) Active water intrusion



4.7 Item 2(Picture) Active water intrusion



4.7 Item 3(Picture) Active water intrusion



4.7 Item 4(Picture) Excessive efflorescence on ceiling

(2) **Observation:** Where visible and accessible, I did note the presence of mold or a mold like substance. The mold like substance appears to be **located on the walls and ceiling in the basement.** This inspection was performed visually, and it was limited to visually accessible areas of the home at the time

of the inspection. Mold or mold-like substances can be blocked from view and not found during inspection due to personal items or appliances and are out of view or not seen by the inspector. The inspector is limited to visual access and this inspection is not all inclusive. If "Visible Evidence Present" is noted, the building owner or buyer should be aware that this identification is not a determination of the amount or its significance. Whether visible or not visible, there is a possibility that more mold or growth could exist in unseen areas. Perhaps only discovered after the inspection when personal belongings are removed revealing mold, or during remodeling, or further investigative inspections that may involve more sampling or dismantling and removal of building components.

**Recommendation:** I do recommend that you have a mold remediation company come in and evaluate this material and at that time make recommendations.



4.7 Item 5(Picture) Mold-like substance in basement



4.7 Item 6(Picture) Mold-like substance in basement



4.7 Item 7(Picture) Mold-like substance in basement



4.7 Item 8(Picture) Mold-like substance in basement



4.7 Item 9(Picture) Mold-like substance in basement

**4.8 Sump Pump**

Not Inspected

**Observation:** I did not note the presence of a sump pump.

**4.9 Drain**

Inspected

**Observation:** There is no formal drain in the basement. I did note a hole cut in the floor so that water will drain into the ground under the foundation. This is not uncommon for a home of this age.



4.9 Item 1(Picture) Hole in floor for drainage

**4.10 Stairs & Handrails**

Inspected

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



4.10 Item 1(Picture) Basement stairs

#### 4.11 Basement Outlets

Inspected

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

**Recommendation:** Recommend the installation of GFI protection where needed.

**Note:** *GFCI outlets in the basement might not have been required at the time of construction, but are a recommended upgrade in areas where there could be moisture/water present.*

---

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.

## 5. Heating / Central Air Conditioning

### Styles & Materials

<b>Heat Type:</b> Forced Hot Air	<b>Energy Source:</b> Gas	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> RUUD	<b>Age of Heating system:</b> 2019 date of manufacture	<b>Date of Last Service (per service card):</b> None noted
<b>Ductwork:</b> Insulated Possible asbestos tape Possible asbestos sleeving	<b>Filter Size:</b> 20x25x1	<b>Types of Fireplaces:</b> Solid Fuel
<b>Operable Fireplaces:</b> One	<b>Number of Wood/Gas/Pellet stoves:</b> One (not inspected)	<b>Cooling Equipment Type:</b> Central Air
<b>Cooling Equipment Energy Source:</b> Electricity	<b>Central Air Manufacturer:</b> RUUD	<b>Number of condensers / Heat Pumps:</b> One
<b>Age of Condenser:</b> 2020 date of manufacture	<b>Convenient Access (air handler):</b> Yes	

### Items

#### 5.0 Heating System(s)

Inspected

(1) **Observation:** There appears to be a one-zone gas 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 on the unit 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. I did not notice any significant soot or dirt near the air vents throughout the house. According to the manufacture date (if noted), I would place this unit near the start of its life expectancy. Please see styles and materials for the date of manufacture if noted.

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



5.0 Item 1(Picture) HVAC system

(2) **Observation:** The sunroom is heated with electric baseboard heat. I turned on thermostats and at the time of my inspection all appeared to function properly.

## 5.1 DISTRIBUTION SYSTEMS

Inspected

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

**Observation:** Although excluded from the Connecticut standards of practice, insulation on the boiler and/or distribution piping or ductwork is similar in appearance to materials known to contain asbestos. Although there is a very high probability the material is asbestos, it is simply not possible to visually determine if the material is asbestos with absolute certainty, laboratory analysis is necessary.

**Recommendation:** Consultation with a licensed asbestos contractor is recommended to determine the proper course of action and to obtain an opinion as to the necessity of air or bulk samples. Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report. Asbestos fibers that get into the air represent a health hazard.



5.1 Item 1(Picture) Possible asbestos wrapping



5.1 Item 2(Picture) Possible asbestos wrapping



5.1 Item 3(Picture) Possible asbestos wrapping



5.1 Item 4(Picture) Possible asbestos wrapping



5.1 Item 5(Picture) Possible asbestos wrapping



5.1 Item 6(Picture) Possible asbestos wrapping



5.1 Item 7(Picture) Possible asbestos wrapping



5.1 Item 8(Picture) Possible asbestos wrapping



5.1 Item 9(Picture) Possible asbestos wrapping

**5.2 When turned on by thermostat**

Inspected

**Observation:** The unit did operate and heat the house when turned on by its thermostat(s).

**5.3 Circulator Fan**

Inspected

**Observation:** The circulator fan functioned normally at the time of the inspection.

#### 5.4 Filter

Inspected

**Observation:** 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.

#### 5.5 Humidifier Type

Not Inspected

**Observation:** There is an old humidifier attached to the heating unit, which was not functioning at the time of the inspection. A qualified heating technician should be brought in to service the unit if future use is needed.

**Recommendation:** It is recommended that you have this component evaluated by a qualified professional for proper functionality.

*Special note: Humidifiers, dehumidifiers, and electronic air filters/cleaners are excluded from the home inspection by the Connecticut standards of practice. These components must be evaluated by qualified professionals familiar with the operation and installation requirements to ensure proper working order and compliance.*

#### 5.6 MAIN FUEL SHUT OFF (Describe Location)

Inspected

**Observation:** The main fuel shut off is at the gas meter in the basement.



5.6 Item 1(Picture) Gas meter in basement

#### 5.7 COOLING AND AIR HANDLER EQUIPMENT

Inspected

**Observation:** There is a central air system in the house, the main level and the upstairs appear to be vented for central air. I ran the air in the house and cool air did come out of the vents.

#### 5.8 Cooling Condenser / Heat Pump

Inspected

**Observation:** The condenser did show a manufacturing date (*please see styles and material for date of manufacture*). The life expectancy of an AC condenser is approximately 12-15 years. I would place this unit near the start of its expected life cycle. The AC system in the house functioned properly and cool air did come out from all the vents. The service line insulation showed no significant deterioration noted at the time of the inspection.

The condenser sat even on its slab. I did not note any significant vegetation near the unit. The electrical disconnect is located on the house in back of the condenser.

The air handler and AC condenser(s) need annual maintenance.

**Recommendation:** The AC system should be cleaned and serviced by a licensed heating company if it has not been in the past year.



5.8 Item 1(Picture) AC condenser

### 5.9 Air Handler Unit Location

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.

### 5.10 Condenser Drain

Inspected

**Observation:** It appears that the condensate line is draining into the floor drain. The present configuration does not appear to be appropriate.

**Recommendation:** Recommend you have this line evaluated and at that time have the heating contractor make necessary corrections.



5.10 Item 1(Picture) Condensate line

#### 5.11 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Inspected

**Observation:** I noted that the heating unit may not be supplying heat to all rooms. No heat source was noted in one bedroom.

**Recommendation:** Recommend you consult with a heating contractor concerning this issue.

**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.*

---

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.

## 6. Electrical System

### Styles & Materials

#### Type of Breakers:

Fuses  
Circuit Breakers

#### Electric Panel

**Manufacturer:**  
GENERAL ELECTRIC

#### Wiring

**Methods:**  
Romex  
BX

#### Location of missing junction box covers/open wiring:

None noted (could be hidden by storage)

### Items

#### 6.0 MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

##### Inspected

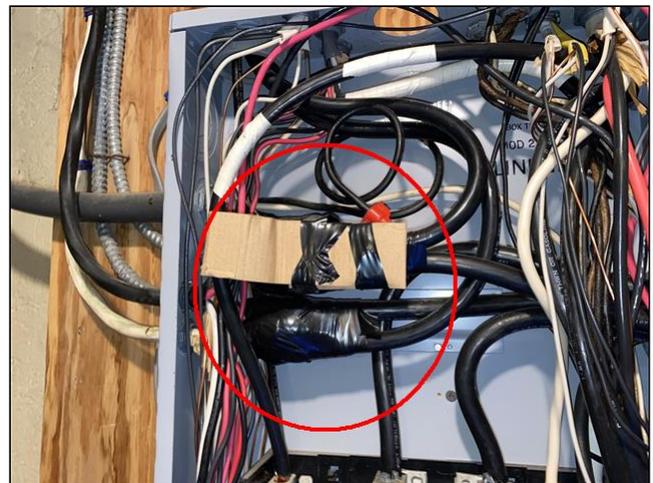
(1) **Observation:** The main panel box is located in the basement. The main disconnect breaker (outside) read 200 amps. The interior of the box looked clean and free of excessive rust or corrosion. I noted what looked like aluminum wiring coming into the home from the street. The branch wiring looked to be copper and stranded aluminum. The branch wires did look proportionally sized to their amperage. There was no significant corrosion noted on any of the wiring. There did appear to be double tapping. The box appears to be properly grounded. I did not note any missing exterior box screws. The panel appears to have good access.

I also noted the main feeders have been tapped for distribution to another location and wrapped with electrical tape and cardboard.

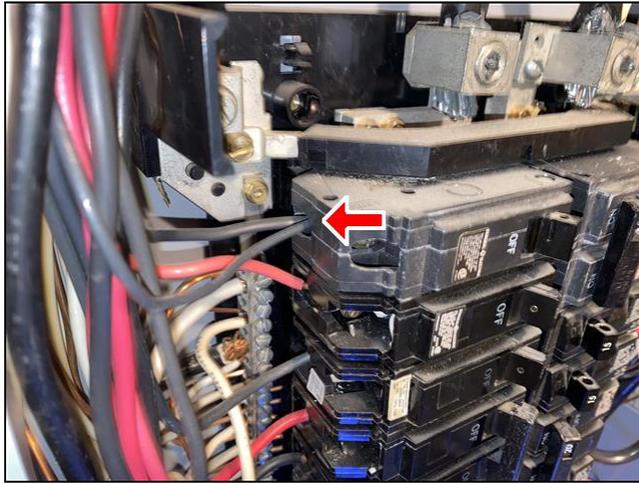
**Recommendation:** I did note the presence of double tapped circuits and combustible material inside the box. This is a safety concern and I strongly recommend that you have a licensed electrician come out evaluate the electrical box and make corrections at that time.



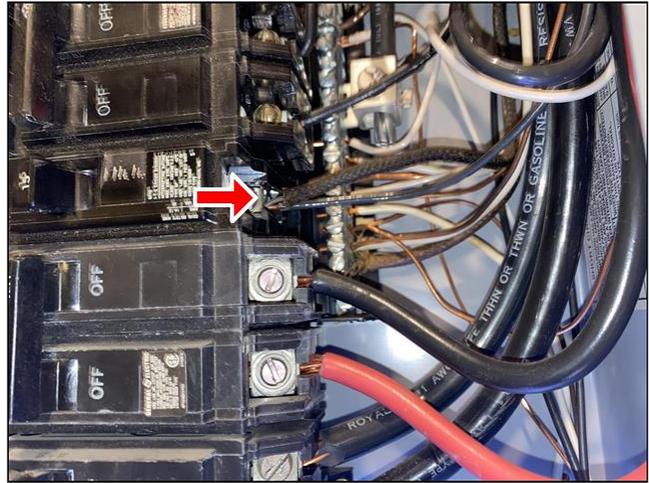
6.0 Item 1(Picture) Main panel



6.0 Item 2(Picture) Main feeder connection wrapped in tape & cardboard



6.0 Item 3(Picture) Double tapped breakers



6.0 Item 4(Picture) Double tapped breakers



6.0 Item 5(Picture) Conduit installed through doorway



6.0 Item 6(Picture) Sub panel 1



6.0 Item 7(Picture) Sub panel 2

(2) **Observation:** I noted fuses in a kitchen electrical panel. Today, circuit breakers are used in homes instead of fuses. The main reason is because a circuit breaker can be re-used. A fuse will only handle the amount of amperage that it is rated for. If a fuse is rated for 15 amps and more than 15 amps passes through the fuse, a thin strip of carefully calibrated metal will vaporize, which opens the circuit (in other words, kills the power). A fuse will never allow more current to pass through than what it is rated for. Circuit breakers are designed to trip when too much current passes through for too long a period of time.

Circuit breakers can be reset after they trip, which is a huge advantage over fuses, but they don't add any level of safety.

Because of all the problems that can be found with fuse panels, insurance companies may charge a premium for homes with fused services, or they may refuse to insure the home. If you're buying a home with a fused electric service, you would do well to have the service upgraded. The bottom line is that there is nothing inherently wrong with fuses, but most old fuse panels have enough problems to warrant replacement.

**Recommendation:** I strongly recommend you have the electrical service and the panels as a whole evaluated by a licensed electrician.



6.0 Item 8(Picture) Active fuse box in kitchen

## 6.1 Circuits

Inspected

**Observation:** The electrical circuits appear to be in functioning condition and there appears to be no extra space for an additional circuit to be added.

## 6.2 Service Ground Location

Inspected

**Observation:** Appears to be grounded to the water service entry.

**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.*

## 6.3 Junction Box Covers

Inspected

**Observation:** There did not appear to be any missing junction box covers. Boxes can go unnoticed. If you do see a junction box cover missing, I do recommend you replace any missing covers.

## 6.4 SMOKE DETECTORS

Inspected

**Observation:** The location and amount of smoke detectors in the house does not meet the current requirement. Smoke detectors are required: One on every accessible level of the home, and one inside every bedroom.

Any noted smoke detectors were not tested during the inspection. I strongly recommend that you have them tested.

**Recommendation:** I strongly recommend smoke detectors be installed in the house per the most recent safety requirement. I also recommend replacement if any detectors are older than ten years.

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).

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

Inspected

**Observation:** I turned on many lights and switches throughout the house. Ceiling fixtures 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.*

#### **6.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

Inspected

**Observation:** Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation if missing at exterior, garage, bathrooms and kitchens.

#### **NOTE: TWO-PRONG OUTLETS / OPEN- GROUND SYSTEMS:**

Two prong outlets were found in one or more locations in the home. At the time this home was constructed, two-prong outlets were the standard construction. Two-pronged outlets were not grounded (open-ground), and are considered to be outdated by today's standards. In many cases, the outlets can be easily upgraded to three-prong type. In cases where the outlets cannot be easily upgraded, the installation of GFCI's in kitchens, baths, garages, basements, outdoor receptacles, and any other high-risk areas, will increase the overall safety of the electrical system. A qualified electrician should be consulted when working on or updating the electrical system in your home.

#### **6.7 CARBON MONOXIDE DETECTORS**

Inspected

**Observation:** At least one carbon monoxide detector is required in the home.

Note: Oil, propane, and natural gas fired heating systems, gas appliances and fireplaces all release carbon monoxide as they burn and can be health and fire hazards.

Therefore, the potential exists for the units to malfunction causing the release of an odorless, colorless, poisonous gas called Carbon Monoxide. In addition to having these mechanical systems serviced on a regular basis to maintain their proper operation, it is recommended and now mandated by the State of Connecticut to install Carbon Monoxide detectors in the house. The manufacturers's directions should be followed for correct placement and installation of the detectors.

**Recommendation:** I do recommend the installation of a carbon monoxide detector per manufactures specifications.

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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.

## 7. Plumbing System

### Styles & Materials

<b>Water Filters:</b> Sediment filter (not inspected)	<b>Plumbing Water Supply (into home):</b> Copper	<b>Plumbing Water Distribution (inside home):</b> Copper
<b>Washer machine drain:</b> None	<b>Dryer Power Source:</b> Electric	<b>Dryer Vent:</b> Flexible Metal
<b>Plumbing Waste:</b> Cast iron Galvanized	<b>Water Heater Power Source:</b> Electric Gas	<b>Water Heater Capacity:</b> 40 Gallon 82 Gallons
<b>Manufacturer:</b> State Select Whirlpool	<b>Water Heater Age:</b> 1985 Year of Manufacture 2011 Year of Manufacture	<b>Floor drain:</b> Appears to be none present

### Items

#### 7.0 Water Service

Inspected

**Observation:** The client informed me that there is a public water connection with a municipal water supply network.

**Recommendation:** I recommend that you call the local town or city hall to verify that this home is being serviced with the city water. Try the assessor's office first.

#### 7.1 Waste Disposal Pipes

Inspected

(1) **Observation:** The house per the client has public waste disposal. Main waste lines are a combination of metal and plastic. Where visible and accessible they appear to be free of cracks and leaks. They appeared pitched correctly.

**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. The internal workings of the waste pipes are not inspected.

**Recommendation:** I recommend that you call the local town or city hall to verify that this home is being serviced with the city sewers. Try the assessor's office first.

(2) **Observation:** I noted the use of a "drum trap" style drain in the house. These types of traps are outdated by today's standard because they can clog easily with sediment.

**Recommendation:** I recommend you have a licensed plumber evaluate the drum trap drain and make recommendations.



7.1 Item 1(Picture) Drum trap for washer

**7.2 Visual Condition of Interior Water Pipes**

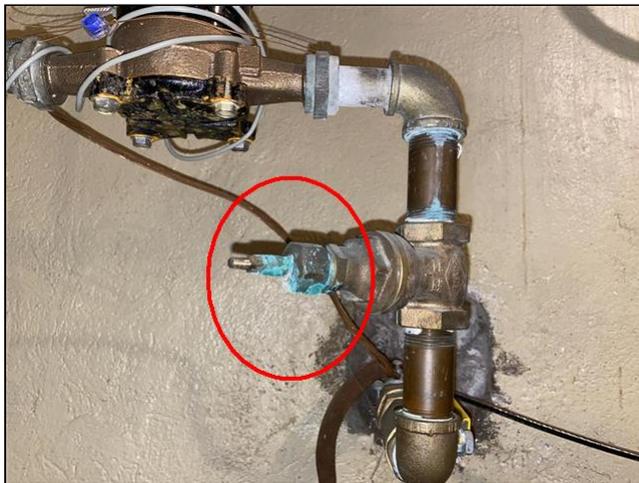
*Inspected*

**Observation:** I did note corrosion and leaking on several of the shutoffs in the home.

**Recommendation:** Recommend you have a licensed plumber evaluate all the shutoffs in the home and make recommendations at that time.

**Observation:** I noted corrosion on some of the water pipes at the time of the inspection.

**Recommendation:** Recommend you have a plumber come out evaluate all the water pipes in the home and at that time have them make repairs as needed.



7.2 Item 1(Picture) Leaking shutoff



7.2 Item 2(Picture) Leaking shutoff



7.2 Item 3(Picture) Corrosion on shutoff



7.2 Item 4(Picture) Corrosion on water pipe



7.2 Item 5(Picture) Corrosion on water pipe and shutoff



7.2 Item 6(Picture) Rusted & corroded shutoff

7.3 Water Pressure

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.

7.4 Waste Discharge

Inspected

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

7.5 Laundry Tub

Inspected

**Observation:** There is a laundry tub in the basement. I ran water and did not note any leaking at the time of my inspection. Hot and cold water was noted from the faucet.



7.5 Item 1(Picture) Laundry tub

**7.6 Washer / Dryer and Connections**

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.

**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 if the current ones are rubber. I also recommend the washing machine outlet be upgraded to GFCI protection if not currently.

**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).



7.6 Item 1(Picture) Washer & dryer



7.6 Item 2(Picture) Rubber hoses (recommend upgrade)

(2) **Observation:** The washing machine was not operated at the time of the inspection. I was unable to locate a washing machine drain. It appears that the washing machine is discharging into the laundry tub.

**Recommendation:** Recommend you have a plumber install a proper drain.



7.6 Item 3(Picture) Washer draining into laundry tub

(3) **Observation:** There was a laundry chute noted in the house. Laundry chutes have a number of safety concerns that may warrant discontinued use.

**Recommendation:** You may consider consultation with a licensed contractor for evaluation of the laundry chute, including confirmation that it meets current safety codes.

**Note:** *The primary safety concern would be fire spreading easily from one floor to another inside the laundry chute. Laundry chutes should be lined with a non combustibile material; the cover should be self closing, fire rated, and lockable to prevent child access and injury.*



7.6 Item 4(Picture) Laundry chutes

**7.7 Water Heater**

Inspected

**Observation:** There were two water heaters both connected. At the time of the inspection the water heaters, which are located in the basement appear 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 12-15 years. The water heater age, if noted will be listed in styles and materials.

I would place one unit at the middle of it's expected lifecycle and the other at the end of it's expected lifecycle.

**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.

**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.



7.7 Item 1(Picture) Water heaters

## 7.8 MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected

**Observation:** The main water shut off is located in the basement at the back of the wall when you enter 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.

**Note:** *If the main water shutoff is an older "gate valve" style, it is strongly recommended to be upgraded to the newer "ball valve" style. Gate valve shutoffs can seize up over time making the shutoff inoperable, and when forced to operate these can start to leak.*



7.8 Item 1(Picture) Main water shutoff

**7.9 Sediment Filter**

**Not Inspected**

**Observation:** I noted a sediment filter in the basement, it was not inspected the day of the inspection. The sediment filter appears to be on bypass and not connected.

**Recommendation:** You may consider having a plumber evaluate the unit for routine maintenance.



7.9 Item 1(Picture) Sediment filter

**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.

## 8. Kitchen



Kitchen



Kitchen

### Styles & Materials

**Range/Oven:**  
GENERAL ELECTRIC

**Dishwasher Brand:**  
KITCHEN AIDE

**Refrigerator:**  
WHIRLPOOL

**Built in Microwave:**  
GENERAL ELECTRIC

### Items

#### 8.0 Sink Hot water Temperature

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 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.*

**Observation:** I noted an S-Trap under the kitchen sink. This is a common plumbing defect found in many houses. An "S" trap is named so because it looks like an "S" on its side - it basically consists of a normal trap, and then another trap installed right up against it in an upside-down fashion. These traps are not a proper configuration under a bathroom sink.

The reason "S" traps aren't allowed is because they have the potential to suck, or 'siphon', water out of the trap as the water flows down the drain. On a properly installed "P" trap, there is a vent at the same place the drain turns downwards, which breaks the siphon. In other words, the vent prevents water from getting sucked out of the trap.

**Recommendation:** Recommend you have a licensed plumber evaluate the trap and at that time have them make recommendations.



8.0 Item 1(Picture) "S" trap

## 8.1 COUNTERTOPS

Inspected

**Observation:** The wood 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.*

## 8.2 REPRESENTATIVE NUMBER OF CABINETS

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.

## 8.3 Walls

Inspected

**Observation:** At the time of the inspection, there were no major cracks on the kitchen 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.*

## **8.4 Ceilings**

Inspected

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

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

## **8.5 Windows**

Inspected

**Observation:** The kitchen window is stuck shut.

**Recommendation:** Recommend you have repairs made.

## **8.6 Floor**

Inspected

**Observation:** No major deterioration was noted. Material: Ceramic Tile

## **8.7 Kitchen Outlets**

Inspected

**Observation:** The kitchen electric receptacle(s) appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock.

**Recommendation:** A licensed electrician should evaluate to determine if GFCI protection exists, and if not, repairs/upgrades should be made so that all kitchen receptacles where needed have GFCI protection.

What is a GFCI receptacle?

A GFCI receptacle. A ground fault circuit interrupter (GFCI) or Residual Current Device (RCD) is a device that shuts off an electric power circuit when it detects that current is flowing along an unintended path, such as through water or a person.

## **8.8 Lighting and Switches**

Inspected

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

## **8.9 Heat Source**

Inspected

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

## **8.10 RANGES/OVENS/COOKTOPS**

Inspected

**Observation:** Appears to function properly, the range did heat up and all cook top burners heated up.

**Note:** The range is not required to be inspected by the state of Connecticut. Inspection was done as a added service to you. The inspection of the range does not constitute a warranty express or implied.

### 8.11 Ventilation

Inspected

**Observation:** The kitchen ventilation is a combination of a window and a microwave oven that uses a non vented system.

### 8.12 DISHWASHER

Inspected

**Observation:** I ran the dishwasher through a cycle and it appeared to function normally.

**Note:** The dishwasher is not required to be inspected by the state of Connecticut. Inspection was done as a added service to you. The inspection of the dishwasher does not constitute a warranty express or implied.

### 8.13 Refrigerator

Inspected

**Observation:** The refrigerator functioned normally at the time of the inspection.

#### **Limitation of Refrigerator Inspection:**

> On demand water and Ice, if present are not tested during the inspection.

**Note:** The refrigerator is not required to be inspected by the state of Connecticut. Inspection was done as a added service to you. The inspection of the refrigerator does not constitute a warranty express or implied.

### 8.14 MICROWAVE COOKING EQUIPMENT

Inspected

**Observation:** The microwave seemed to function normally at the time of the inspection. The lighting and fan functioned properly.

**Note:** The microwave is not required to be inspected by the state of Connecticut. Inspection was done as a added service to you. The inspection of the microwave does not constitute a warranty express or implied.

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#### **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.

9. Interior Rooms



Living room



Dining room



Sun room



Sun room



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

## Styles & Materials

**Interior Doors:**

Wood

**Ceiling Materials:**

Plaster

**Window Types:**

Casement  
Sliders

**Missing window screens:**

Yes (recommend replacement)

**Wall Material:**

Plaster

**Floor Covering(s):**

Carpet  
Hardwood T&G  
Tile

**Interior Stairs:**

Wood

**Interior Fire Place:**

Brick

**Cabinetry:**

Wood

**Door stops where needed:**

Not Installed (recommend installation)

**Do all bedroom have smoke detectors?:**

No (Recommend Installation of missing detectors)

## Items

### 9.0 DOORS (REPRESENTATIVE NUMBER)

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.

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

Inspected

(1) **Observation:** The liner was mainly visible and appeared in good condition. The damper is present and functional. The firebox appears in good condition. The hearth seems to be in good condition and appears to be the correct dimensions.

**Recommendation:** I recommend a qualified chimney company clean & inspect the chimney for safety if this work has not been done in the past year, and at that time perform a full level 2 inspection of the liner.

**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.

The NFPA (National Fire Protection Association) 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.



9.1 Item 1(Picture) Fireplace



9.1 Item 2(Picture) Fireplace



9.1 Item 3(Picture) Damper

(2) **Observation:** There is a gas stove in the home, not tested or inspected during the inspection.

**Recommendation:** I strongly recommend having the local building inspector or fire marshal inspect the gas stove to make sure it is properly installed and meets current codes. Aside from a possible safety

hazards, insurance will probably not cover damages resulting from an improperly installed gas stove or one without a permit.

**Note:** Woodstoves and related equipment should never be placed in garages, sheds or other like types of structures.

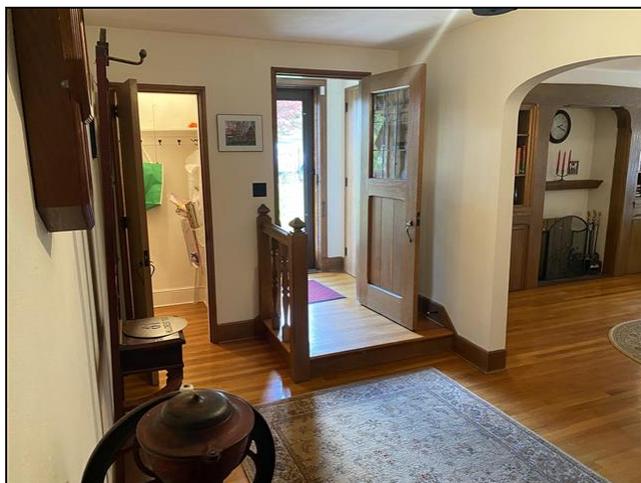


9.1 Item 4(Picture) Gas stove

**9.2 Entryway**

Inspected

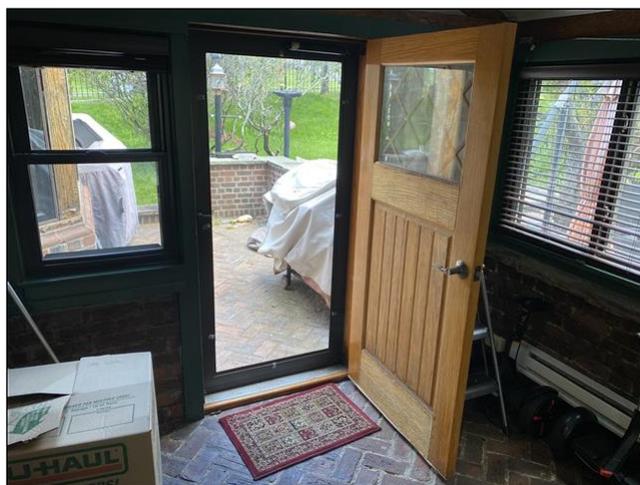
**Observation:** The entryway in the home appears in good condition. The floor appears solid under foot and level, with no significant issues noted. The walls appear to be in good condition, with no significant issues noted. The ceilings look in good condition with no cracking or staining noted at the time of the inspection.



9.2 Item 1(Picture) Front entryway



9.2 Item 2(Picture) Rear entryway



9.2 Item 3(Picture) Side entryway

**9.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

Inspected

**Observation:** 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.*



9.3 Item 1(Picture) Stairway



9.3 Item 2(Picture) Stairway

**9.4 Halls**

*Inspected*

**Observation:** The halls throughout the house appear in good condition, no major cracking or deterioration was noted.

**9.5 Skylight Location**

*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.*



9.5 Item 1(Picture) Skylights



9.5 Item 2(Picture) Skylights



9.5 Item 3(Picture) Skylights



9.5 Item 4(Picture) Skylights

## 9.6 WINDOWS (REPRESENTATIVE NUMBER)

### Inspected

**Observation:** Where visible and accessible the single pane windows appeared, at the time of inspection, to have the following issues: I noted broken glass. There are windows are stuck shut.

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

**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.



9.6 Item 1(Picture) Broken glass

## 9.7 FLOORS

Inspected

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

**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.

## 9.8 CEILINGS

Inspected

**Observation:** At the time of the inspection, there were no major cracks in the ceiling 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 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.

## 9.9 WALLS

Inspected

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

**Note:** *Minor cracking cracking may have been pointed out at the inspection, but not mentioned in this report. Recommend you repair any cracking noted.*

**Limitation of wall Inspection:** This is a VISUAL inspection only. I cannot make judgements regarding conditions behind interior 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.

## 9.10 Electric Outlets/switches/lights

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.*

**NOTE: TWO-PRONG OUTLETS / OPEN- GROUND SYSTEMS:**

Two prong outlets were found in one or more locations in the home. At the time this home was constructed, two-prong outlets were the standard construction. Two-pronged outlets were not grounded (open-ground), and are considered to be outdated by today's standards. In many cases, the outlets can be easily upgraded to three-prong type. In cases where the outlets cannot be easily upgraded, the installation of GFCI's in kitchens, baths, garages, basements, outdoor receptacles, and any other high-risk areas, will increase the overall safety of the electrical system. A qualified electrician should be consulted when working on or updating the electrical system in your home.

**9.11 Heat Source**

**Inspected**

**Observation:** The interior of the house seems to be heated by forced hot air.

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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.

## 10. Bathrooms



Bathroom 1



Bathroom 3

### Styles & Materials

**Location 1:**

Main Floor (full bathroom)

**Location 2:**

Master bedroom (full bath)

**Location 3:**

Second Floor (full bath)

### Items

**10.0 Bathroom**

Inspected

**Observation:** I did note leaking from the under the sink and tub's water faucet in the Second floor full bathroom and Main floor full bathroom bathroom. The rest of the bathrooms showed no signs of active leaking.

**Recommendation:** Recommend that you have a plumber address the leaking in all bathrooms and make necessary repairs.

**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.



10.0 Item 1(Picture) Leaking tub faucet control



10.0 Item 2(Picture) Tape wrapped plumbing (evidence of leaking)



10.0 Item 3(Picture) Active leaking under sink

**10.1 Tub/Shower**

**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.

**Location:** Main floor full bathroom and Second floor full bathroom

**Observation:** The stand alone 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:** Master bathroom

(2) **Observation:** No anti-scald mixing valves were noted, also known as tempering valves and mixing valves. These valves mix cold water in with outgoing hot water so that the hot water that leaves a fixture is not hot enough to scald a person.

**Location:** All bathrooms

**Recommendation:** You may consider consultation with a licensed plumber concerning the missing anti-scald protection.

**Note:** *Unwanted temperature fluctuations are an annoyance and a safety hazard. When a toilet is flushed, for instance, cold water flows into the toilet’s tank and lowers the pressure in the cold-water pipes. If someone is taking a shower, they will suddenly feel the water become hotter as less cold water is available to the shower valve. By the same principle, the shower water will become colder when someone in the house uses the hot-water faucet. This condition is exacerbated by plumbing that’s clogged, narrow, or installed in showers equipped with low-flow or multiple showerheads. A sudden burst of hot water can cause serious burns, particularly in young children, who have thinner skin than adults. Also, a startling thermal shock – hot or cold – may cause a person to fall in the shower as he or she scrambles on the slippery surface to adjust the water temperature. The elderly and physically challenged are at particular risk.*



10.1 Item 1(Picture) No anti scald fixtures



10.1 Item 2(Picture) No anti scald fixtures

**10.2 Tile/Fiberglass Wall**

Inspected

**Observation:** The bathroom walls around the tub are tile, no major defects were found and the caulking appears to be in good condition.

**Location:** Main floor full bathroom and Second floor full bathroom

**Observation:** The bathroom walls around the stall shower are tile, no major defects were found and the caulking appears to be in good condition.

**Location:** Second floor full bathroom

### 10.3 Toilet

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.

### 10.4 GFCI/Electrical/Fan

Inspected

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

**Location:** All bathrooms

### 10.5 Ventilation

Inspected

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

**Location:** Second floor full bathroom

**Observation:** The bathroom utilizes a window for ventilation.

**Location:** Master bathroom and Main floor full bathroom

**Note:** Bathroom ventilation improves air quality and helps to maintain proper moisture levels in the home. Excess moisture can migrate into wall and floor cavities and into the attic if the bathroom is not properly vented, and this moisture can damage materials and provide moisture for microbial growth. Ventilation may not have been required when the house was built, but the installation of mechanical ventilation is recommended.

**Recommendation:** There was no mechanical ventilation provided for one or more bathrooms. There was a window installed which will most likely not be used to ventilate in the winter. The inspector recommends having mechanical ventilation fans installed.

### 10.6 Floor Covering

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.

**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.*

## 10.7 Window

Inspected

**Observation:** The bathroom window appears to be stuck shut. **Location:** Main floor full bathroom

**Recommendation:** Recommend you have the window evaluated and have repairs made to the window as needed.

## 10.8 Ceiling

Inspected

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

**Location:** All bathrooms

**Note:** *Inspection was completed visually.*

## 10.9 Water Pressure

Inspected

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

**Location:** All bathrooms

## 10.10 Walls

Inspected

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

**Location:** All bathrooms

### **Limitation of Inspection:**

> None.

## 10.11 Bathroom Door

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.

## 10.12 Lighting

Inspected

**Observation:** The bathroom lights appears to function properly at the time of the inspection.

**Location:** All bathrooms

### 10.13 Heat Source

Inspected

**Observation:** I noted a heat source.

**Location:** All bathrooms

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#### **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.

11. Attic



Attic



Attic



Attic



Attic



Attic

Styles & Materials

Power Venting:

Inspection Method:

Chutes Present:

Thermostatically controlled fan

Visual from scuttle

No

**Collar Ties Present:**

No

**Items****11.0 Access**

Inspected

**Observation:** The attic access appears to be scuttle access in a bedroom.**11.1 Evidence of Water Penetration**

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**

&gt; Inspection was limited from the scuttle. &gt; Inspection was limited as the attic is partially floored.

**11.2 Roof Framing**

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**

&gt; Inspection was limited as the attic is partially floored.

**11.3 Roof Decking**

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**

&gt; Inspection was limited as the attic is partially floored.

**11.4 Any Venting into Attic**

Inspected

**Observation:** Where visible and accessible there are no visible systems venting directly into the attic.**Limitations of Venting into the Attic Inspection**

&gt; Inspection was limited as the attic is partially floored.

**11.5 INSULATION IN ATTIC**

Inspected

**Observation:** The attic has approximately 6 inches of fiberglass insulation. The insulation seems to be installed on the floor.

**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.

#### **11.6 VENTILATION OF ATTIC**

Inspected

**Observation:** See comment 2.1

#### **11.7 Storage**

Inspected

**Observation:** The attic is a completely unfinished space with not the access to have any meaningful storage.

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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.

## 12. Maintaining your home

### Items

#### 12.0 Maintaining your new home

Inspected

**ADDENDUM: Maintaining Your New Home**

Upon Taking Ownership After taking possession of your new home, there are some maintenance and safety issues that should be addressed immediately.

**The following checklist should help you undertake these improvements:**

1. Complete all of the improvements recommended in this inspection report.
2. Change all the locks on the exterior entrances for improved security.
3. Check that all windows and doors are secure. Improve windows hardware as necessary.

Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.

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

5. Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.

6. Examine driveways and walkways for trip hazards. Undertake repairs where necessary.

7. Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.

8. Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.

9. Review your home inspection report for any items that require immediate improvement or further investigation.

Address these areas immediately.

10. Install rain caps and vermin screens on all chimney flues, as necessary.

11. Investigate the location of the main shut-offs for the plumbing, heating and electrical systems.

**Regular Maintenance Every Week**

1. Check that the soil around the perimeter of the house is clinging tightly to the edge of the foundation. If there is any space between the soil and the concrete, the soil is too dry and you increase the frequency with which you water.

2. Periods of dry weather occur in all seasons. Inspect this item weekly.

**Every Month**

1. Check that fire extinguishers are fully charged. Re-charge if necessary.

2. Replace heating/cooling air filters. All reports include this check list to help you maintain your new home

3. Inspect and clean humidifiers and electronic air cleaners.
4. Test the Temperature and Pressure Relief Valve on the Water Heater(s) for proper operation. Replace if defective.
5. Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate.
6. Carefully inspect the condition of tub and shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
7. Repair or replace leaking faucets or shower heads.
8. Secure loose toilets, or repair flush mechanisms that become troublesome.
9. Operate all of the doors in the house to ensure that none are sticking or binding at the jambs. Door frames out of square is an indication of excessive foundation movement.
10. Test all ground fault circuit interrupter (GFCI) and arc fault circuit interrupter (AFCI) devices, as identified in the inspection report. If these devices do not trip or reset properly, they should be replaced immediately.

**Spring and Fall**

1. Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
2. Look in the attic (if accessible) to insure that roof vents are not obstructed. Check for evidence of leakage, condensation activity. Level out insulation if needed to be sure there are no bare spots.
3. Trim back tree branches and shrubs to insure that they are not in contact with the house. Remove any leaves from the roof decking.
4. Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
5. Survey the crawl space walls for evidence of moisture seepage.
6. Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
7. Ensure that the grade of the land around the house encourages water to flow away from the foundation.
8. Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
9. Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
10. Inspect for evidence of -destroying insect activity. Eliminate any wood/soil contact around the perimeter of the home.

11. Test the overhead garage door opener (if present), to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.12.Replace or clean exhaust hood filters.

12. Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

13. Have the heating, cooling and water heater systems cleaned and serviced.

### **Annually**

1. Replace smoke and CO detector batteries.

2. Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secured.

3. Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.

4. If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has aseptic system, have the tank inspected (and pumped as needed).

5. Have the home inspected by a licensed wood-destroying insect specialist. Preventative treatments may be recommended in some cases



**INVOICE**

**SafeGuard Home Inspection**  
**1077 Silas Deane Hwy #154**  
**Wethersfield, CT 06109**  
**860.422.4449**  
**Inspected By: Jonathan Krompegal**

**Inspection Date: 1/1/2021**  
**Report ID: 00000**

<b>Customer Info:</b>	<b>Inspection Property:</b>
John Smith	1234 Main St Anywhere CT 54321
<b>Customer's Real Estate Professional:</b> Jane Doe Everything Real Estate	

**Inspection Fee:**

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
			<b>Tax \$0.00</b>
			<b>Total Price \$0.00</b>

**Payment Method:** Credit Card  
**Payment Status:** Paid At Time Of Inspection  
**Note:**