Home Inspection Report

456 Castle Avenue
West Simsbury, CT 06092
Prepared exclusively for:
Mary Brown

Prepared by: Cedar Hill Home Inspection
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CEDAR HILL
Home Inspection

Report Table of Contents

Summary	3
Inspection Conditions	5
Kitchen & Appliances	7
Attic	9
Interior	11
Fireplace(s) & Chimney(s)	14
Bathrooms	16
Basement	19
Plumbing System	22
Heating System	24
Electrical System	26
Cooling System	29
Laundry	31
Garage - Covered Parking	32
Roof, Flashing & Drainage (Gutters)	34
Exterior	36
Grounds	39
Radon Screening Report	42

Client:
Mary Brown
123 Old House Lane
West Simsbury, CT 06092

Inspection Location:
456 Castle Avenue
West Simsbury, CT 06092

At your request, a visual inspection of the above referenced property was conducted on 03/22/2012 in accordance with the Pre-Inspection Agreement. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. This report and its contents are for the exclusive use of Mary Brown.

An earnest effort was made on your behalf to discover visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the Pre-Inspection agreement. All inspections completed per State of Connecticut Standards of Practice Home Inspections.

REPORT SUMMARY

The following is a brief review, details will be found in the text of the report. Not all items are contained in the Summery and the entire report should be reviewed in its entirety to understand the condition of the property indicated above. Other items in the report noted in BLUE may require repair by a qualified contractor, items in GREEN require light repair or general maintenance by a qualified contractor.

Major Items

Major items are those that require immediate attention and/or repair from a licensed contractor. These items may also be safety related.

Inspection Conditions

Wood Destroying Insects

Wood Destroying Insects:

Evidence of wood destroying insects.

Damage from wood destroying insects noted.

Electrical System

Outlets, Switches, Installed Lighting, & Wiring (as observed throughout the house)

Switches, Plugs, Fixtures & Wiring:

..flickering lights and/or lights that dim when other load is put on system.

Exterior

Deck

Support Structure:

Ledger board lag bolts: No bolts noted attaching ledger board to home.

Grounds

Grading & Grounds

Immediate Grading:

Indications of poor drainage was noted - extensive erosion and/or areas indicating erosion near home and/or foundation.

Safety Items

Safety items can be major in nature, as well as items that can impact your safety and require attention by a licensed contractor for repair.

Interior

Stairs Between Living Levels

Stairs:

The following living level stair(s) and handrail deficiencies were noted: Loose handrail(s)

Fireplace(s) & Chimney(s)

Fireplace

Damper/Flue:

flue has heavy creosote build-up.

Electrical System

Outlets, Switches, Installed Lighting, & Wiring (as observed throughout the house)

Switches, Plugs, Fixtures & Wiring:

The following electrical system device and/or distribution wiring safety deficiencies were noted: Missing, loose or broken safety covers on switches, outlets and/or open junction boxes noted, loose and/or hanging wire(s) and/or other dangerous wiring condition, splices, connections, and/or repairs not in junction box(s) (poses fire safety and/or shock hazard), and bare bulb fixtures noted in closets

Ground Fault Circuit Interrupter Protection (GFCI) and Arc Fault Circuit Interrupter Protection (AFCI)

GFCI(s) Type & Operation:

Some areas where GFCI devices are expected DID NOT have GFCI devices.

Garage - Covered Parking

Garage

Walls:

Holes and/or other deficiency noted in drywall.

Exterior

Deck

Deck Stairs:

Stair(s) handrail: No stair handrail observed.

Grounds

Sidewalk(s)

Entry Sidewalk:

Uneven broken, moss covered, and/or deteriorated surfaces pose trip hazard.
Stair railing(s) none noted. Recommend adding for safety.

Each of these items, as well as other deficiencies in this report, will likely require further evaluation and/or repair by licensed trades people. Obtain competitive estimates for these items. Other items in this report may be of equal or lesser or more important to the Client. This is just a brief review, for details please refer to the text contained in the report. Use of photos in this report are to aide in descriptions and may not represent ALL or specific deficiencies. EXPECT TO FIND OTHER DEFICIENCIES IN THIS REPORT.

Thank you for selecting Cedar Hill Home Inspection for your pre-purchase home inspection. If you have any questions regarding the inspection report, please feel free to call us at 860-217-0060.

After repairing deficiencies, Enjoy your new Home!

Sincerely,

Robert Kulakowski

Robert Kulakowski, HOI #534
Member, Cedar Hill Services, LLC

Inspection Conditions

Client & Inspection Site:

Client:
Mary Brown
123 Old House Lane
West Simsbury, CT, 06092
Present at inspection: Yes.

Inspection Address:
456 Castle Avenue
West Simsbury, CT, 06092
House Occupied: Yes.

Date & Time of Inspection:
March 22, 2012
Start time of inspection: 10:00 AM.
Stop time of inspection: 1:00 PM.

File #:
Robert K- Sample.

Weather:

Weather Conditions:
Conditions at the beginning of the inspection: Overcast and showers (rain and/or snow).

Soil Conditions:
General soil conditions observed: Damp.

Approx. Temperatures:
Overnight before inspection 30-40, degrees F.
At beginning of the inspection 40-50, degrees F.

Recent Weather Conditions:
Weather conditions during the previous day before the inspection possibly effecting inspection: Fair and breezy.
Weather conditions during a period before the inspection possibly effecting inspection: partly cloudy, 4 day(s) prior to inspection date.

General Structure:

Structure Information:
Type: Single Family, Wood Frame, style: Colonial
Stories above grade: 2
Foundation (below grade): Basement
The approx. size of the building: 2248 square feet.
The approx. age of the building: Circa 1966

Utilities:
Water: Public, Waste: Septic
Utilities (electric, gas and water service): All On.

Wood Destroying Insects

Wood to Soil Contact:
Was observed at: Exterior bottom garage door trim, siding at/near soil, deck(s) and/or porch(es), and entry kick plate(s).
Wood to soil contact is conducive to rot, decay and wood destroying insect infestation. Recommend grading soil to allow 6"-8" of foundation exposed above soil level. Wood contacting and/or close to soil is reported.

Wood to soil, concrete, asphalt and/or any other area that is conducive to wood destroying insects is reported.

Wood Destroying Insects:
Evidence of wood destroying insects.
Damage from wood destroying insects noted.
Visible damage to structure from wood destroying insects noted in the following area(s) rim joist and/or sill, exterior trim (includes window, soffit, fascia, door, corner boards, etc.), and Garage trim was observed by the inspector. Other damage or infestation may not be visible by the inspector. Damage not visible by the inspector at the time of inspection is not reported.
Recommend having home treated by a pest control contractor as necessary.
Recommend having damage repaired by a carpenter or home improvement contractor as necessary.

Miscellaneous Information:

Others Present: Buyers Agent, Client's spouse, and Listing agent.

Comments: Orientation- All references to orientation through out the report are as if viewing the home from the front, street side.

No major structural defect evidence was noted, home appears to be in about normal condition for its age.

Evidence of mice was observed through out the home. Recommend contacting a pest control contractor as necessary.

Lead was used in building materials such as paint during the era when this home was constructed. Testing for lead paint is beyond the scope of this inspection. If you have concerns about lead and lead based paint it is recommended that a lead testing contractor be contacted for further testing.

Asbestos was used in building materials during the era when this home was built. Testing material suspected to contain asbestos is beyond the scope of this inspection. Testing of asbestos material requires State of CT licensing. If you have concerns about asbestos it is recommended that a licensed asbestos contractor be contacted for further testing as necessary.


Front elevation


Rear elevation


Left elevation


Right elevation

Report Limitations:

A visual inspection of the building and immediately surrounding grounds has been conducted, in accordance with the terms of the Pre-Inspection Agreement which was executed prior to the start of the inspection and which is a part of this report and included herein as a reference. The General Information and components for inspection must ALL be read to fully understand the report. Once the Client, Mary Brown, has read the entire report, if there are any questions, the Client, Mary Brown, should call Cedar Hill Home Inspection with questions. This will allow Cedar Hill Home Inspection to clarify questions and/or concerns for the Client, Mary Brown.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, mold, asbestos, lead, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity), zoning ordinances; intercoms; security systems; entertainment systems; low voltage lighting systems; irrigation systems; heat sensors; cosmetics; pools/spas; or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection. This inspection is completed to State of Connecticut Standards of Practice for Home Inspections, a copy of the SOP, code of ethics and exclusions has been provided as required by State of Connecticut statute.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

In accordance with the terms of the Pre-Inspection Agreement, this report is for the sole, confidential and exclusive use and possession of our client, Mary Brown. This report will not be released or discussed with any third party without specific permission of our client.

Kitchen & Appliances

Cabinets & Draws:	Cabinet(s) and draw(s) material: Wood. Random test of cabinets and drawers generally operated as expected and were securely fastened. Visual obstructions in cabinets and drawers: normal.
Counter Top(s):	Counter top material: plastic laminate. Random test of counter tops: counter tops appear to be generally in good condition and appear to be securely fastened. Visual obstructions: normal.
Sink:	Sink material: Porcelain over metal. Sink operation & leaks: Operated as expected. No leaks noted at time of inspection. Dry leak stains and/or corrosion was noted below sink. Strainer was observed. Stopper was observed.
Disposal:	Brand observed on unit: Insinkerator. Size noted on unit: 3/4 HP. Operated unit: Ran water, operated switch on wall. Unit operated as expected. *Generally the use of disposal units is not recommended when the home is served by a septic system. Ask your septic contractor for details.*
Dishwasher:	Brand on unit: Whirlpool. Style of unit: built in. Dishwasher operation: When operated heard water come in, splash and pump out. Indicating unit performs basic function. Approximate age of dishwasher (based on appearance): mid life.
Refrigerator:	Brand on unit: GE. Style of unit: side by side. Refrigerator operation: Items in the cooling area felt cold, items in the freezer felt frozen. Approximate age of refrigerator (based on appearance): mid life. Ice and/or water through door dispenser was observed.
Range/Cooktop:	Brand on unit: GE. Type of unit: Electric ceramic top. Style of unit: built in unit (counter top type). Range/cooktop basic operation: All burners operated as expected. Approximate age of range/cooktop (based on appearance): mid-life.
Oven:	Style of unit: built in wall unit(s). Brand noted on unit: GE Type of unit: Electric. Oven operation: Basic functions (bake and/or broil) operated as expected. Age (based on appearance): mid life. *Self cleaning, function, if equipped is not tested.*
Built-in Microwave Oven:	Brand on microwave: GE. Microwave operation: Heated a cup of water, indicating unit performs basic function. Approximate age of microwave (based on appearance): mid life.
Ventilation:	Built in with microwave. See Microwave oven for unit details. Unit re-circulates exhaust with in the room. Exhaust vent operation: Unit operated as expected performing basic function Light if equipped: Light function OK. Filters: clean. Approximate age of ventilation unit (based on appearance): mid life
Additional Appliances:	Instant hot water system at sink. Brand noted on unit: Insinkerator. Operated faucet and heated water was noted. Indicates unit is performing basic function.
Floor Covering & Condition:	Kitchen floor covering: Vinyl sheet flooring. Kitchen floor is generally in good condition with a normal amount of bounce and generally felt level when walking on them.

Other Observations: **Note: soap dispenser at sink did not operate.**

Recommendations and Comments: Recommend having all kitchen, kitchen floor, kitchen plumbing, and/or kitchen appliance(s) deficiency(s) repaired by the appropriate contractor: carpenter, plumber, electrician, appliance repair technician, or home improvement contractor as necessary.

Kitchen is generally in good condition. Regular inspection and maintenance recommended.

Cabinets and Counter Tops:

Cabinets and counter tops are evaluated by the inspector from a function and safety point of view only. Cosmetics, normal wear & tear, style and design are beyond the scope of this inspection. The amount of stored items in cabinets and on counter tops will effect the observation by the inspector. The inspector is not required to move stored items, some defects may not be reported if not visible to the inspector.

Appliances:

Appliances are tested for basic function. Operation of clocks, timers, thermostats/thermometer and self cleaning functions, frost free, ice/water dispensers, convection cooking, etc. are beyond the scope of this inspection. Non-built-in appliances are excluded. Trash compactors may, or may not be operated. The inspector does not report on cleanliness of appliances. Anyone accepting used appliances is advised to clean the appliances thoroughly before use. Ask seller for any or all available operating manuals for appliances. Most appliance manufactures have operating manuals online or by request.

- Dishwasher - water to enter, splash around inside and to pump out. Not to evaluate the cleaning ability or the dry cycle. - Refrigerator - to maintain coolness in the cooling section and to freeze items in the freezer. Not to evaluate self defrosting or other features of the unit. - Range/cooktop & ovens - to give heat for cooking (burners, baking & broiling). Not to evaluate evenness of heat, the amount of heat, self-cleaning functions, or other features secondary to primary/basic function. Most ranges/cooktops & ovens vary in their ability to heat and settings do not seem to be precise. - Ventilation - fan operates, light if equipped operates, filters if equipped are present. Not to ventilate the entire room. Some homes do, and some homes do not, provide for ventilation in the cooking area. Some units only re-circulate filtered air with in the room. Many units have filters which should be cleaned and/or replaced on a regular basis. - Microwave oven - to heat items. Not the way they heat or for microwave radiation leaks. Only built-in units are tested.

Because appliances are often included in real estate transactions, they are included in this inspection. Further, testing of appliances may identify a deficiency that may not have been detected if units were not tested for operation. Testing of appliances not included with the transaction allows for inspection of connections, plumbing and electrical, etc., to appliance. Often one or more appliances are not or can not be inspected. There may be constraints placed on the inspector by the client, owner, occupant or the real estate agent. The owner/occupant may not want an appliance operated for some reason. These items will not be part of this inspection report. Expect deficiencies to be present.

Gas appliance connectors: Some older, flexible gas appliance connectors can leak. This can be a deadly condition. DO NOT move gas appliances to check connector or for any reason, especially if the connection is suspected to be older. Call your gas company or supplier and have them check it for you. If you smell gas: LEAVE THE HOME IMMEDIATELY, DO NOT LIGHT A MATCH, TURN ON or TURN OFF LIGHTS or SWITCH ON ANY ELECTRICAL DEVICE or DIAL A TELEPHONE. AFTER LEAVING HOME CALL GAS COMPANY AND/OR FIRE DEPARTMENT.

Attic

Access:	Pull Down stairs noted in: Hall. Multiple attic spaces were noted. Differences will be reported as necessary. Multiple entrances to attic noted.
Visibility:	Entered the attic: walked or crawled from end to end. The amount of stored items in the attic: excessive, limited inspection of components. *The previous conditions prevented inspector from inspecting and reporting on conditions in the attic.*
Structure:	Roof structure:2x6 rafters, about 16" apart. Attic (roof) framing: Appears to be serviceable. Roof decking material: Plywood. Roof deck: appears to be serviceable. Attic flooring: full. Attic floor framing not observed: fully floored.
Water Stain(s):	Water stains were observed: At end walls, framing and/or roof deck near exterior chimney and at plumbing or ventilation penetrations. *Water stains are an indication of water intrusion at some time. Atmospheric conditions (lack of rain/snow, etc.) during the time period before the inspection may have effected evidence of active roof leaks or they could have been repaired. All stains should be investigated by a roofing contractor and repaired as necessary.*
Active Leak(s):	No active leaks visible at time of inspection.
Ventilation (Exterior):	Ventilation observed from the exterior: Gable end vent(s), Ridge vent(s), and Soffit vent(s). Power fan(s) noted in roof deck and/or gable end vents.
Access:	Knee wall door(s) in: Bedroom.
Visibility:	Entered the attic: walked or crawled from end to end. The amount of stored items in the attic: excessive, limited inspection of components. *The previous conditions prevented inspector from inspecting and reporting on conditions in the attic.*
Structure:	Roof structure:2x6 rafters, about, 16" apart. Attic (roof) framing: Appears to be serviceable Roof decking material: Plywood. Roof deck: appears to be serviceable. Attic flooring: full. Attic floor framing not observed: fully floored.
Water Stain(s):	Water stains were observed: Around interior chimney, on chimney, roof framing and/or deck around chimney. *Water stains are an indication of water intrusion at some time. Atmospheric conditions (lack of rain/snow, etc.) during the time period before the inspection may have effected evidence of active roof leaks or they could have been repaired. All stains should be investigated by a roofing contractor and repaired as necessary.*
Active Leak(s):	No active leaks visible at time of inspection.
Ventilation (Interior):	Ventilation observed from interior: Generally saw light in only a few places that corresponds with exterior observations. Power fan(s) noted in roof deck and/or gable end vents. **It appears that the attic ventilation is inadequate.** *Further evaluation by a qualified, licensed professional familiar with attic ventilation, is recommended.*

Insulation Type & Location:

Insulation appears to be: Fiberglass batts type.
Attic fully floored insulation not observed and/or only randomly observed.
Insulation noted in the following location(s): Roof and end walls.
Insulation noted touching roof decking. *Insulation touching roof deck can trap moisture against deck. This condition can lead to roof deck deterioration (rot/decay/mold/mildew), premature roof failure and/or poor attic ventilation.*
Vapor barrier if observed: faces to source of predominate moisture source, as it should be.
Approx. insulation thickness Approx. 8" and approx. R value Approx. R24.
Insulation noted to be compacted, uneven and/or other deficiency noted.
Compacted insulation is significantly less effective as an insulating product as un-compacted insulation.
The US Department of energy recommends R39 for our area. Approx. 14" of fiberglass batts insulation is equivalent to approx. R40 rating.

Other Observations:

Aluminum dryer-vent hose was noted in the attic connected to an exhaust fan.
Aluminum dryer-vent fan hose can collect moisture and reducing ventilators efficiency. After time the hose will deteriorate and burst spilling water that can cause damage to the interior of the home.
A whole house fan was observed in the ceiling below attic. Fan operated as expected.
Exterior and interior observations indicate the past presence of ice dams. *Ice dams an be reduced by increasing attic space ventilation, reducing air infiltration in to attic space and by increasing insulation. Consult with a qualified home improvement contractor to advise and repair as necessary.*

Recommendations and Comments:

Ventilation seems inadequate and should be evaluated by a home improvement contractor as necessary.

Recommend having ventilation hose replaced with insulated tubing by a home improvement contractor as necessary.

Water stains are an indication of water intrusion at some time. Atmospheric conditions (lack of rain/snow, etc.) during the time period before the inspection may have effected evidence of active roof leaks or they could have been repaired. All stains should be investigated by a roofing contractor and repaired as necessary.

Access:
Often times, it is physically not possible for an inspector to enter the space. The inspector is not expected to risk bodily injury to perform a visual inspection. The inspector also is not expected to walk over insulation covered surfaces or climb over structural members when there is no clear path or safe walk-way. The inspector is not required to move stored items to enter attic.

Water & Moisture Penetration:
Water penetration into the attic can lead to serious problems if left unattended. Water stains in a dry attic may or may not indicate active leaks. Stains remain after leaks have been repaired, making it almost impossible to determine whether or not a leak is active. Often leak activity will only be able to be determined by multiple inspections, over time, under varying atmospheric conditions. Monitoring attic conditions is recommended. Moisture is an enemy of a building. Moisture allows mold/mildew to grow, the beginning stages of rot and decay. Left unattended, mild/mildew and rot can lead to the deterioration of the building. It is beyond the scope of this inspection to determine if conditions will get worse, how often and under what conditions water infiltration occurs, whether or not future water infiltration will occur or to what extent it may occur, and whether installed water proofing methods will prevent future water infiltration.

Ventilation:
Many homes are not adequately ventilated, allowing moisture to build up beyond normal levels. In these cases the ventilation should be increased to allow moisture to escape before it harms the building. In some cases bathrooms & kitchens have exhaust fans vented directly into the attic space, increasing the amount of moisture in the air. These exhaust vents should be directed to the exterior of the building. Many people are effected by mold and mildew, so it is important to restrict conditions which promote the growth of mold and mildew.

Insulation:
Insulation is used to retard the thermal transfer of heat, either from the interior (during heating season) or from the exterior (during cooling season). Insulation has little of no impact on the structural integrity of the building. Insulation has a great impact on energy costs. Many homes do not have recommended insulation levels for there location.
Water and moisture caught in insulation reduces the efficiency of the insulation and can cause damage to adjoining materials. Conditions causing moisture accumulation should be rectified and insulation replaced (wet insulation looses effectiveness even after drying out). Insulation at eves should not touch roof deck. A space should always be left between insulation and roof deck to allow air to pass between the insulation and roof deck. Failure to provide this space will trap and hold moisture against roof deck causing the deck to rot. Insulation against roof deck and or eves should be removed by a home improvement contractor. A vapor barrier prevents moisture from entering insulation. A vapor barrier should face the space normally heated in winter (living space). Care should be taken not to add more than 1 vapor barrier. Doing so can trap moisture in the insulation reducing its effectiveness.

Asbestos:
Some insulation was made using asbestos. If the insulation appears to be an asbestos type, client is advised to have a sample of the insulation material tested by a laboratory or licensed asbestos inspector. This inspection will not take samples.

Visual Obstructions:
Flooring, stored items, HVAC equipment and/or insulation may have prevented inspection of attic floor framing. The items reported above may have prevented the inspector from seeing something and therefore not reporting about the unobserved item or condition. Once these conditions change or are changed defects or deficiencies may be found. The inspector can not be expected to observe and report defects or deficiencies hidden or obstructed at time of the inspection.

Interior

Ceilings:	Ceiling style(s): Flat. Ceiling material appears to be: Drywall. Ceilings appear to be in normal condition. The following was observed: **Small cracks** The amount of ceiling deficiencies observed: some ceiling deficiencies observed, have repaired as necessary. Water stains on ceiling(s) were noted in the following room(s): 1st floor, and hall. *Water stains are an indication of water intrusion at some time. Atmospheric conditions (lack of rain/snow, etc.) during the time period, plumbing system repair, before the inspection may have effected evidence of water stains or leaks or they could have been repaired. Recommend asking current owner for a possible explanation of stain(s) and any repairs completed. All stains should be investigated by a roofing contractor or plumber and repaired as necessary.*
Walls:	Wall material appears to be: Drywall. Wall coverings thought the home: Paint and wallpaper. Visible walls appear in about normal condition. The following visible wall deficiencies were observed: **Small crack(s).** The amount of wall deficiencies observed: some wall deficiencies observed, have repaired as necessary.
Floors:	The floor covering(s) appear to be: Wood flooring, wall to wall carpets (material under carpet is not determined), and room size, area and/or small rugs. Generally floors appear to be in normal condition, with an acceptable amount of bounce and generally felt level when walking on them. The following deficiencies were observed in floors throughout the home: Rippled wall to wall carpets were observed. *This condition may be cosmetic or can be an indication of hidden deficiency below carpet* The amount of floor deficiencies observed: some floor deficiencies observed, have repaired as necessary
Doors:	The following door style(s) were observed thought the home: hollow core hinged 1 side, bi-fold, sliding, and pocket. The following door material(s) were observed: Wood (solid, panel, hollow core, etc.) Random test of doors, generally open and close as expected. Random test of doors: **Some adjustments can be made to make door(s) fit and/or operate better.** The amount of door deficiencies observed: some door deficiencies observed, have repaired as necessary.
Trim:	*Trim around doors, windows, crown molding, baseboard, etc.* The apparent trim material(s) were observed: Wood. Finish(es) noted on trim: Painted. Trim appears in general good condition. **The following trim deficiencies were observed: Paint peeling, chipping.** The amount of trim deficiencies observed: some trim deficiencies observed, have repaired as necessary.
Windows (from interior):	The following window style(s) were observed: Double hung, casement, and fixed sash. The following window construction material(s) were observed: Wood. Most windows appear to have insulated glass. Random test of windows: sashes generally operate under normal pressure.
Storm Windows or Screens (from interior):	Screens only - no storm windows.
Skylights (from interior):	No skylights were observed in the home at the time of inspection.

Stairs:	Stairs between living levels. Stairs felt solid under foot, rise/run felt even. ***The following living level stair(s) and handrail deficiencies were noted: Loose handrail(s)***
Main Entry Door:	Door(s) material(s) wood with glazing in some. Condition door(s) operated, open & closed as expected.
Other Door(s):	Located rear. Door(s) material(s) fiberglass with glazing in some. Condition door(s) operated, open & closed as expected.
Storm Door(s):	Storm door(s) operated as expected.
Sliding and/or French Style Door(s):	Sliding and/or french door(s) operated as expected. **Living room french door operated with difficulty, some adjustment necessary.**
Smoke Detector(s):	Smoke detector(s) were observed in the home. Smoke detector(s) were tested using test button on unit. Smoke detector(s) sounded at time of test. Some or all smoke detectors observed to be older in appearance. *Smoke detectors have a lifespan of generally 5 - 7 years. Check manufacturers recommendations for replacement, replace smoke detector(s) as necessary.*
CO Detector(s):	CO detector(s) were noted. CO detector(s) were tested using test button on unit. CO detector(s) sounded at time of test. Some or all CO detectors observed to be older in appearance. *Smoke detectors have a lifespan of generally 5 - 7 years. Check manufacturers recommendations for replacement, replace smoke detector(s) as necessary.*
Interior Visibility:	Visibility throughout the home, and in closets: Furnishings through the home: normal. Stored items through out the house: Moderate.
Recommendations and Comments:	Recommend having deficiencies noted above repaired by a carpenter or painter or home improvement contractor as necessary. Recommend having smoke detectors added, repaired and/or replaced by a home improvement contractor or electrician. Recommend having CO detectors repaired and/or replaced by a home improvement contractor or electrician.

Ceilings & Walls:
The inspector looks for unusual cracks, bulges, bowing, sagging and other items that may indicate a major deficiency. Cracks and settling may be and indication of further structural deficiency, further evaluation by a carpenter of home improvement contractor is recommended. Water stains indicate past and/or active water infiltration. Recently painted surfaces may or may not be an attempt to conceal a deficiency. Nail pops and/or tape joint separation are very common in drywall installations. These are typically cosmetic in nature and can be repaired by a paint & wallpaper contractor. Material, it is not always possible to determine whether wall and ceiling material is plaster or drywall.

Trim:
Trim material is difficult to identify. Generally this material is wood. Newer or remodeled homes possibly employ a composite material this is difficult to distinguish from wood. Trim reported as wood in newer or remodeled homes may actually be a composite material.

Floors:
Uneven and/or excessive bounce, ripples, trip hazards, etc. can not always be determined from a visual inspection and may require invasive/destructive testing or investigation. Floor coverings such as wall to wall carpet, room size and/or area rugs, vinyl flooring, stored items and furniture, etc. prevent the inspector from viewing the entire floor and may conceal major or minor defects, trap doors, access panels, etc. No determination of asbestos flooring or floor tiles is made. Therefore floors are only randomly inspected.

Doors, Windows, Skylights and Roof Windows:
These items (except skylights and roof windows) are only randomly tested using available normal operating devices. Skylights and roof windows are not operated. Experience has shown that these devices may not perform properly after testing if they have not been used for an extended time. The inspector has no way to know the operability of these items. Recommend these items be inspected for operability by a professional window contractor. Glass (window glazing) - multiple pane windows (insulated glass) seal failure may not be obvious to the inspector. It is often not noted because dirty glass and/or weather conditions. Cracked glass will be reported as broken glass.

Exterior wall insulation:
Insulation in exterior walls generally can not be determined during a visual inspection of the home and is not reported or determined. Internal inspection of walls is beyond the scope of this inspection.

Water & Water Stains:
Water stains may or may not indicate active leaks. Stains remain after leaks have been repaired, making it almost impossible to determine whether or not a leak is active. Often leak activity will only be able to be determined by multiple inspections, over time, under varying atmospheric conditions. Monitoring conditions is

recommended. Moisture meter use: Moisture meters can only detect active leaks. Indications of dry materials only indicates that the condition does not exist at the time of test.

Safety Devices:

Smoke detectors should be working properly before sleeping in home and should be tested regularly. Contact local fire officials for more information on installation and location of smoke detectors. Smoke detectors are perhaps the most important safety item in the home. Smoke detectors do wear out. Have them replaced per the manufacturers recommendation. Older smoke detectors may be unreliable do to internal sensor deterioration. No determination of age is made during this inspection. Have older smoke detectors replaced per the manufacturers recommendation. Carbon Monoxide (CO) detectors are recommended in homes with fossil fuel devices, attached or integral garages, etc. Contact local fire officials for more information on installation and location of CO detectors. CO is odorless and colorless. CO is produced by burning and fossil fuel. CO is a know killer. Recommend strongly that CO detectors be installed in ALL homes for safety. CO detectors do not last indefinitely. No determination of age is made during this inspection. Have older CO detectors replaced per the manufacturers recommendation.

Visual Obstructions:

Normal floor coverings, wall coverings (including wall board, plaster, paint and/or wallpaper), furniture, stored items, wall hangings, ceiling coverings and other parts of home which block the viewing of other components by the nature of home construction. The items reported above may have prevented the inspector from seeing something and therefore not reporting about the unobserved item or condition. Once these conditions change or are changed defects and/or deficiencies may be found. The inspector can not be expected to observe and report defects or deficiencies hidden or obstructed at time of the inspection.

Fireplace(s) & Chimney(s)

Fireplace

Fireplace 1:	Fireplace located: Living room. Fireplace type: masonry. Combustion air from interior.
Firebox & Surrounding Hearth:	Firebox condition: The firebox looked to be in about normal condition and **firebox appears to be dirty and in need of cleaning.** Surrounding hearth condition: The surrounding hearth looked to be in about normal condition.
Damper/Flue:	Damper operation and condition: damper opened and closed damper as expected. Looking past damper, in to the flue, the following was noted: a flue liner was noted, ***flue has heavy creosote build-up***.

Fireplace 2

Fireplace 2:	Fireplace located: Living room. Fireplace type: masonry. Combustion air from interior.
Firebox & Surrounding Hearth:	Firebox condition: The firebox looked to be in about normal condition. Surrounding hearth condition: The surrounding hearth looked to be in about normal condition.
Damper/Flue:	Damper operation and condition: damper opened and closed damper as expected. Looking past damper, in to the flue, the following was noted: a flue liner was noted, flue appears to be serviceable.
Fireplace 3:	Fireplace located: Basement. Fireplace type: masonry. Combustion air from interior.
Firebox & Surrounding Hearth:	Firebox condition: The firebox looked to be in about normal condition. Surrounding hearth condition: the surrounding hearth looked to be in about normal condition.
Damper/Flue:	Damper operation and condition: damper opened and closed damper as expected. Looking past damper, in to the flue, the following was noted: a flue liner was noted, flue appears to be serviceable.

Chimney

Chimney 1:	Chimney located: Left side of home. The chimney was viewed from the ground with the aid of binoculars where necessary and the roof. Chimney construction: brick, built on the interior and exterior of the home. A clay flue liner was noted at top of chimney as observed from the exterior. A spark arrester/rain cap was noted.
Exterior Condition:	The chimney was observed to be in normal condition.
In Attic:	The construction of the chimney, if visible, in the attic brick. The condition of the chimney, if visible in the attic looked in normal condition. Water staining noted on or around chimney and/or roof framing and deck.

In Basement:	The construction of the chimney, if visible in the basement : brick. The condition of the chimney, if visible in the basement looked in normal condition.
Cleanout(s):	The cleanouts were located at interior. The condition of the cleanout(s), if visible, looked in normal condition. *Cleanout doors are not opened as to do so may allow soot or debris to spill out, or door may fall off.*
Chimney 2:	Chimney located: Right side of home. The chimney was viewed from the ground with the aid of binoculars where necessary. Chimney construction: brick, built on the exterior of the home. A clay flue liner was noted at top of chimney as observed from the exterior. A spark arrester/rain cap was noted.
Exterior Condition:	**The following exterior chimney deficiencies were noted: Cracks noted at brick/mortar joints and cracked brick(s) noted.**
In Attic:	Chimney was not observed in the attic.
In Basement:	The construction of the chimney, if visible in the basement : block. The condition of the chimney, if visible in the basement looked in normal condition.
Cleanout(s):	The cleanouts were located at interior. The condition of the cleanout(s), if visible, looked in normal condition. The following deficiencies were noted: Water or water stains and **soot and/or creosote stains noted** *Cleanout doors are not opened as to do so may allow soot or debris to spill out, or door may fall off.*

Fireplace(s) & Chimney(s) Recommendations

Recommendations and Comments:	Heavy creosote noted in firebox, and/or flue. This can be a fire safety hazard. Have chimney cleaned and inspected before use. Recommend having ALL fireplaces, chimneys and flues cleaned, inspected, and/or repaired as necessary, by a chimney sweep or masonry contractor before use. Recommend having chimney(s) deficiencies repaired by a masonry contractor, chimney sweep, roofing contractor or home improvement contractor as necessary. *Chimney, fireplace and wood stove inspection is visual only.*

Fireplace(s):
This section pertains to functional fireplaces only, not decorative or non-functioning units. All fireplaces, flues and chimneys should have through inspection and cleaning by a masonry contractor or chimney sweep prior to using any of these devices. Regular periodic cleaning and inspection is necessary to detect deterioration and defects that occur and before they become a health and/or fire hazard. Fireplace(s), wood or pellet stove(s), gas insert(s) or fireplace(s) chimney(s) and flue(s) are VISUAL INSPECTIONS ONLY. No determination is made to determine the functionality of these units.

Chimney(s):
Cracks can look small on the exterior and may be worse on the interior of the chimney. All deficiencies should be inspected and/or repaired by a masonry contractor or chimney sweep before they become more serious. Cracks can allow moisture to enter chimney causing damage that may be unseen on the surface. Antennas should not be connected to chimneys to avoid damage and stress to the chimney.

Flue Liner(s):
The flue may be noted on the exterior and/or from the firebox, but may not extend the entire length of the chimney. Flue liners typically deteriorate from the inside and may not be visible to the inspector. Creosote build-up in a flue can pose a serious fire hazard. Interior inspection of flue(s) are excluded from this inspection and report because they are not readily visible. A flue liner may be constructed of clay tile material (commonly found in this area) or metal. Older home generally do not have flue liners. When no liner is observed, recommend contacting chimney or masonry contractor to inspect and repair as necessary. Flues servicing heating and/or combustion hot water heaters ARE NOT INSPECTED.

Recommendation:
Depending on individual usage, a chimney cleaning and inspection should be scheduled annually. This inspection is visual only. No detailed inspection of the interior of the chimney/flue is completed. Because no can really know how a chimney was used in the past, it is recommended to have all flues cleaned and inspected before use.

Bathrooms

Bathroom 1

Location:	1st Floor Hall. Partial, no bath or shower.
Sink(s):	1 sink, vanity mounted. Sink(s) adequately fastened.
Toilet:	Flushed, operated as expected. Seems adequately fastened.
Ran water from above fixtures:	Water came out from fixtures, hot from hot, cold from cold as expected.
Water Leaks:	No leaks noted at time of inspection. Dry leak stains and/or corrosion noted. Monitor over time to determine course of action.
Floor Type & Condition:	Flooring type: vinyl (sheet goods), Floor looked in normal condition. **Floor deterioration noted.**
Caulking Condition:	Caulk around the following: Sink, noted to be in normal condition.
Bathroom Ventilation:	Window. No mechanical ventilation was observed. Recommend adding power ventilation in bathroom.

Bathroom 2

Location:	2nd Floor Hall. Full bathroom with combination tub and shower.
Tub & Surround:	Built in with shower. Tub surround material: Tile. Condition: Surround(s) seem adequately fastened and looked in about normal condition. Tub enclosure type: curtain.
Sink(s):	1 sink, vanity mounted. Sink(s) adequately fastened.
Toilet:	Flushed, operated as expected. Seems adequately fastened.
Ran water from above fixtures:	Water came out from fixtures, hot from hot, cold from cold as expected.
Water Leaks:	No leaks noted at time of inspection.
Floor Type & Condition:	Flooring type: tile - ceramic, slate, stone, marble, and/or resilient: generally noted to be in serviceable condition. Floor looked in normal condition.
Caulking Condition:	Caulk around the following: tub sink, noted to be in normal condition.
Bathroom Ventilation:	Window. Exhaust fan vented to the exterior as observed in attic and/or from exterior vent. Operated exhaust fan switch and/or timer, the unit operated as expected.

Bathroom 3

Location:	Master bedroom. Full bathroom with shower stall. Wood and/or wainscoting, wall covering, or partial wall covering observed. Wood wall covering observed to be in serviceable condition.
Shower & Surround:	Shower stall. Shower surround material: tile. Surround(s) seem adequately fastened. **Missing and/or damaged grout noted in tile field.**
Sink(s):	1 sink, vanity mounted **Sink(s) feel loose.**
Toilet:	Flushed, operated as expected. Seems adequately fastened.
Ran water from above fixtures:	**Drain stopper missing, broken, and/or operated with difficulty from sink.** Water came out from fixtures, hot from hot, cold from cold as expected.
Water Leaks:	No leaks noted at time of inspection. Dry leak stains and/or corrosion noted. Monitor over time to determine course of action.
Floor Type & Condition:	Flooring type: tile - ceramic, slate, stone, marble, and/or resilient: **missing and/or damaged grout noted.**
Caulking Condition:	**Caulk around the following: Shower (includes around floor, walls and surround) and sink (includes wall areas), missing, loose, inadequate, mildewed and/or other deficiency.**
Bathroom Ventilation:	Window. Exhaust fan vented to the exterior as observed in attic and/or from exterior vent. Operated exhaust fan switch and/or timer, the unit operated as expected. **Mildew, peeling paint and/or wallpaper and/or other indications in bathroom indicate need for increased ventilation.**

Bathroom 4

Location:	Basement. Partial, no bath or shower.
Sink(s):	1 sink, vanity mounted **Sink(s) feel loose.**
Toilet:	Flushed, operated as expected. Seems adequately fastened. Note: A duel flush retro-fit has been made to this toilet. A duel flush system uses different volumes of water for different uses (liquid and solid waste). Both low flow flush and full flush were tested.
Ran water from above fixtures:	Water came out from fixtures, hot from hot, cold from cold as expected. **Noted loose fixture(s) and/or fixture parts at: Sink(s).**
Water Leaks:	**Leaks observed at sink, from faucet.**
Floor Type & Condition:	**Flooring type: tile - ceramic, slate, stone, marble, and/or resilient: cracked, loose and/or broken tile(s) noted.**
Caulking Condition:	**Caulk around the following: Sink (includes wall areas), missing, loose, inadequate, mildewed and/or other deficiency.**

Bathroom Ventilation: No ventilation was observed. Recommend adding power ventilation in bathroom.

Bathroom(s) Recommendations

Recommendations and Comments: Fans and/or windows may not be adequate for proper ventilation in bathrooms.

Recommend all bathroom deficiencies be repaired by a plumber, carpenter, tile contractor and/or home improvement contractor as necessary.

Recommend adding ventilation to bathroom(s) by a home improvement contractor as necessary.

Dry leak stains under sinks are a common occurrence. Plumbing issues may have been fixed or fixture has not been used for a period of time. Ask current owner if leaks have been repaired and/or fixture has not been used.

Shower Pans:
Metal, and other types of shower pans are often hidden below tile, or other material and can not be evaluated and are not reported on here. Shower pans deteriorate when exposed to moisture (water) and may leak. Leaks may sometimes be noted from below, if construction allows. Sometimes water needs to be high in the shower to cause the leak.

Slow Drains:
Slow drainage may be caused by a hair clog in a trap or some other simple cure. Slow drains may also be caused by poor venting drains lines or under sized waste pipes. Clogging in waste system may be in an inaccessible area of the system. Slow drains may be an indication of a major waste system problem such as a over loaded septic system, clogged waste lines beyond the foundation, etc. The inspection reports only the symptoms. ALL slow drainage problems should be investigated by a plumber and repaired as necessary.

Loose Toilets:
Loose toilets should be repaired as soon as possible. When repairing loose toilets, it is recommended to remove the toilet, replace the wax seal and inspect the sub-floor under the toilet. Loose toilets can damage the wax seal located under the toilet causing a slight leak that can cause hidden damage to the sub-floor and framing under the toilet or worse.

Loose Fixtures:
Loose plumbing fixtures can cause internal stress that can lead to unseen damage. Have loose fixtures repaired to prevent possible damage to plumbing pipes.

Dry Leak Stains:
Dry leak stains under sinks are a common occurrence. Plumbing issues may have been fixed or fixture has not been used for a period of time. Ask current owner if leaks have been repaired and/or fixture has not been used.

Ceramic Tile:
The single most enemy of any tile installation is moisture (water). The grout and caulking should NOT be allowed to deteriorate, thus allowing moisture (water) to get behind the tiles and loosens the tiles and often damages the walls and floors behind the tiles. Regularly inspect grout and tap tiles and if they sound loose, have tiles contractor repair or replace as necessary.

Enclosures:
Shower and bath enclosures are visually inspected. Do to the nature of a home inspection shower and tub enclosure testing is limited. Showers and tubs are tested for visible plumbing leaks. Visible staining and/or active leaks at or near enclosure are reported. Not every portion of enclosure an door are able to be tested. Shower and tub surrounds are reported separately.

Basement

Basement

Access:	Full basement. Located under main portion of home. The basement was readily accessible. Access to basement via stairs. Stairs were in normal condition, solid under foot, hand rails solid.
Visibility:	Part of the basement is finished. Amount of stored items in basement: Excessive. Limited or no visibility to walls, floors, and/or framing. Framing visibility: Only some of the framing exposed, most hidden from view. Ceilings covered and/or finished and not observed, Suspend ceiling, ceiling tile and/or drywall blocked view of some framing. *Floor, wall and/or ceiling systems and coverings obscure visibility of floor, foundation and framing from inspection. Where foundation wall, floors and framing is hidden from view by wall covering, furnishings, stored items, insulation, finished ceilings, or other items, the systems can not be observed and will not be included in this report.*
Ceiling Framing:	Construction (if observed or observed portion): 2x8 wood floor joist. Condition (observed portion): Visible portion observed to be in normal condition.
Insulation:	No insulation was noted or observed in exposed framing areas. Recommend adding insulation for energy efficiency.
Support Beam(s):	Material: Wood Part of beam(s) not visible, may be covered with drywall and/or other finishing material.
Support Columns:	Support column(s) material: Metal . Some support columns are not visible, may be covered by drywall and/or other finish material. Visible support column(s) appear in normal condition.
Window(s):	Windows located: High near ceiling and in wall (walk-out basement). Window style(s): Sliding and double hung. Window construction: Metal and wood. Window operation: Operated as expected.
Foundation Walls:	Unobstructed foundation wall construction as observed from the interior: Concrete. Only some of the interior foundation walls were exposed, most were hidden from view. Interior foundation walls covered with: Drywall and blocked by stored items, blocking the view of the foundation wall(s). *Foundation walls only randomly inspected.* The following deficiencies in foundation walls was noted: Efflorescence, water stains, and small crack(s) typical. Monitor foundation deficiencies over time to determine corrective action if necessary.
Floor:	Visible portions of floor material noted to be: Concrete. The floor was covered or partially covered with: Carpet and tile - ceramic, marble, stone, etc. The following floor deficiencies were noted: Cracks noted to be small. Crack(s) noted to be: older as evidenced by dirt inside crack(s). Monitor floor deficiencies over time to determine corrective action if necessary.
Exterior Access/Egress	Direct walkout. French or sliding door. Door operated as expected.
Dampness Noted:	Signs of dampness, efflorescence on foundation walls and/or other areas and smells damp. A dehumidifier was noted to be running at time of inspection. Dehumidifier discharges to internal storage container.

Water Stains:	Water stain(s) noted in the following areas: On floor and/or floor coverings, stored items, boxes, etc., on foundation walls, from pipe penetrations, and from tie rod(s) Water stains on underside of framing and/or sub floor under bathroom. Framing appears to be not to be damaged. It is beyond the scope of this inspection to determine if water stains are an indicator of current or future water infiltration. Water infiltration may be only under very specific conditions and may not occur under other conditions. We recommend contacting a basement water proofing contractor for further evaluation and remediation.
Active Leak:	No active leaks were observed at time of inspection.
Floor Drains:	Floor drains were observed and did have a perforated safety cover over it.
Sump Pump:	No sump pump or pit was observed.
Ventilation:	Windows and/or louvers noted without cross ventilation. No means of ventilation observed.
Recommendations and Comments:	Monitor deficiencies in foundation wall(s) and/or floor(s) over time to determine corrective action if necessary. *Water stains and/or efflorescence are an indication of PAST water infiltration or moisture and not an indication of current water infiltration. Past condition may have been repaired and are no longer a problem. Weather conditions may effect water infiltration during periods of wet weather and not during periods of dry weather. Ask current owner of any problems regarding water infiltration. Contact a basement water proofing contractor to fully evaluate basement water infiltration and repair as necessary.* Recommend having all basement deficiencies repaired by a carpenter, mason or home improvement contractor as necessary.

Basement:
Description, an area below a dwelling with sufficient height to allow a person to stand. The evaluation of structural components are not structural engineering evaluations, but rather, inspections looking for evidence of a need for possible further evaluation by an engineer or other specialist.

Crawlspace:
An area without sufficient height for a person to stand - NOT A LIVING AREA.

Slab on Grade:
This type of construction place the lowest floor directly on the ground. Much of floor (slab) usually is not visible do to floor coverings. Exterior visibility is hampered by the relatively low visibility of the foundation.

Moisture:
Moisture can damage framing members and foundations. It can lead to mold/mildew which can effect those with allergies. Moisture is sometimes noticeable and sometimes not noticeable at the time of the inspection. One form of evidence of moisture penetration is efflorescence, usually a white powdery substance.

Water Penetration:
Water penetration of the foundation, with or without flooding, is another matter. If water damages or causes inconvenience to the building occupant, it can usually be rectified. Sometimes just diverting runoff away from the foundation is helpful, other times it may be necessary to re-grade around the foundation. In other instances it may be necessary to repair or install below grade, or under slab drainage systems. Water may also penetrate other parts of the home. Left un-corrected, water penetration often leads to decay, rot or other deterioration which can lead to major problems. Once water penetration is detected, it should be rectified to prevent major damage.

Moisture, Water & Stains:
While they are related, they are different. Moisture has to do with dampness of something or the air, and water has to do with the actual fluid being present or absent. Some areas may be damp without showing signs of actual water penetration into them. Other areas may seem very dry and yet have water penetration. The two conditions are not necessarily related to each other. Water penetration and flooding may be a regular occurrence, or a rare occurrence. It may never happen. A dry basement may flood after years of not flooding. To determine if a basement has active water penetrations often requires monitoring over time, which is not possible during a one visit visual inspection. Dry stains may indicate active water or moisture or may be left behind after a repair or cure has been applied. By observing the inspector can not tell if a dry stain represents an active situation or not. Ask current owner for an explanation and monitor dry stain areas over time is recommended. It is beyond the scope of this inspection to determine if conditions will get worse, how often and under what conditions water infiltration occurs, whether or not future water infiltration will occur or to what extent it may occur, and whether installed water proofing methods will prevent future water infiltration.
Use of moisture meter or other device may not be conclusive as to the status of a water stain. These devices only indicate the status of the stain at the time of testing, not the potential of future leaks.

Floor Drainage:
Floor drains are not evaluated during the inspection because filling or attempting to fill with water is an invasive procedure which is not part of a Home Inspection.

Efflorescence:
This is usually a white powdery substance found on a masonry surface. Masonry is porous and moisture can penetrate into and through it. When moisture penetrates masonry, it dissolves chemicals and salts from within the masonry. Then, when moisture evaporates from the surface of the masonry, these chemicals and salts leave

a white powdery residue. Efflorescence is an indication of possible drainage deficiencies on the exterior and/or water infiltration. Presence of efflorescence indicated moisture and/or water infiltration.

Exterior Egress:

For safety, a basement area should not be used as a living space if there are not at least 2 ways to egress in case of fire or other emergency. A fire at the top of the only stairs could block escape and also consume the oxygen from the basement air causing loss of life. This includes rooms in finished basements.

Limited Visibility:

Portions of the building below grade are not excavated by the inspector. Portions of the building which have coverings, such as; sheetrock, wall board, flooring, siding and others attached to the framing members are not visible to the inspector. Portions of the building may not be observed because the inspector vision is blocked by items stored, placed, and/or growing in front of the portions of the building. Any of these situations may create a situation where the inspector can not see the whole or portions of the building. In this case the inspector can not reasonably be expected to inspect. The inspector may even "miss" the item completely because it is thus hidden. THE CLIENT MUST NOT EXPECT THE INSPECTOR TO SEE AND REPORT ON ITEMS WHICH WERE NOT VISIBLE TO THE INSPECTOR AT THE TIME OF INSPECTION.

Plumbing System

Water Service:

Water Supply: Reported by owner to be: public system.

A whole house filter was noted attached to supply lines in basement. These filters require regular maintenance.
Follow manufacturers maintenance schedule or contact a plumber or home improvement contractor for further information.


Whole house filter

Location of Entry: Basement: front, center.
Water meter and main shut off located at water entry to home.
Main entry pipes: Copper.

Water service entry

Water Supply Pipes: Visible/observed interior supply pipes: Copper.

Functional Flow: Point of use flow - with multiple fixtures running i.e. sink, tub, flushed toilet - Observed acceptable decrease in flow.

Hose Bibb(s): When water was turned on the following was noted: Water came on and when shut off, water turned off.

Conditions Requiring Attention: The following water supply system conditions require further evaluation and/or repair by a licensed plumbing contractor.
Dry leak stains noted in supply system. Recommend monitoring for leaks to determine course of action if any.
Loose or poorly supported distribution pipes.
Condensation noted on supply lines.
Insulating cold water supply pipes will reduce condensation on pipes.

Domestic Water Heater

Type & Style: Water heater or storage tank brand noted on unit: Boiler Mate.
Water heater is a storage tank as part of the heating plant.
These systems are typically a "zone" from a boiler or steam system. These systems require no other fuel source to heat water.
System capacity, if visible, as noted on label: 40 gallons.
Apparent age of water heater: Older based on a visual inspection of the unit.
A temperature mixing valve was not noted connected to the tankless coil hot water supply.

Operation & Condition: Hot water turned on at faucet, system providing hot water at fixture at time of inspection.
Ran water at tub and/or sink for approx. 10 minutes and found water to be warm. Indicating system is providing hot water for a period of time.
A safety pressure relief valve was noted with an extension tube directed at the floor.

Plumbing and/or Heating Pipes:	Some insulation was noted on pipes that carry heated, chilled and/or potable water. Insulation type: Foam.

Waste System

Waste System:	Reported by owner to be onsite private system. **A septic inspection is beyond the scope of this inspection. Recommend having system inspected by a licensed septic system contractor.** Waste disposal is unknown to inspector, the drain line exits at rear.
Waste Pipes & Discharge:	Waste pipes observed : Copper. Main waste line cleanout(s) noted: yes. Waste pipes were observed in the basement and/or crawlspace. Vent pipe(s) noted: extending through roof and seen in attic.

Miscellaneous Plumbing Fixtures

Sink:	Location: Laundry. Operation: ran water: operated as expected cold from cold, hot from hot, leaks: no leaks noted at time of inspection. Sink feels secure.
Other Observations:	Amateur, poor craftsmanship and/or home handy person plumbing and/or plumbing work noted. *Recommend having plumbing system evaluated by a licensed plumbing contractor.*
Recommendations and Comments:	Visible and accessible plumbing systems appear to be in generally in good condition. Regular inspection and maintenance recommended.

Functional Flow:
Functional flow (point of use) is the observed flow of waste and/or water, not formally metered flow evaluation of pressure. Running water at sinks, faucets and flushing toilets and observing the flow and discharge of waste into waste system and listening to sounds is functional flow evaluation.

Slow Drains:
Since this inspection is visual in nature, ALL slow drains require further investigation by a plumber and repaired as necessary.

Wells, Pumps, Treatment Systems and Pressure Tanks:
The quality of the water in private water supplies (wells) should be tested by an approved laboratory. If no water quality testing was contracted for by your inspector, contact your local health department for recommendations. The quality of the water can not be known unless it has been tested. Annual testing of your well water quality is strongly recommended for health reasons. If contracted as part of the pre-inspection agreement, well flow and pressure is reported over a period of time. No determination of well capacity is determined. No well recovery test is performed. Contact a well contractor to perform a well capacity & recovery test as necessary. Operation and maintenance of the well pump either submersible or jet style and pressure tank is performed as part of this inspection. Contact a well contractor for a detailed inspection, evaluation and explanation or operation as necessary. No determination of treatment system type or system operation and maintenance is performed as part of this inspection. If contracted as part of the pre-inspection agreement, a sample of well water is analyzed by a licensed State of CT Laboratory. Samples are taken beyond the treatment system (if installed) unless otherwise noted.

Pipes and Valves:
Upon finding any indications of deterioration and/or if the plumbing in the home is rather old, a plumber should evaluate and repair any deficiencies as necessary. Pipes deteriorate from the INSIDE and may not be readily visible. Because many valves fail when they have not been operated for extended periods, main shut-off, and other valves are not operated as part of a home inspection. Only a plumber should test valve operation, and repair as necessary.

Water Heater (Domestic Hot Water Production):
Hot water is generally used in multiple locations during a home inspection - kitchen, dishwasher, bathroom sink(s), tubs(s) and shower(s). A tub is filled and then drained. Observations are the opinion of the home inspector on the date of inspection. Hot water production needs may vary for your needs.

Water Heater - Combustion Type:
Combustion type units require regular maintenance same as your heating system. Recommend having units serviced with heating systems.

Water Heater - Water Temperature & Capacity:
Water temperatures above 120 degrees F pose a scolding hazard. Consult with a plumbing contractor for recommendations. The capacity of the hot water heater may or may not be sufficient for your usage. Testing determines if unit is producing and recovering hot water only. Your needs may be different.

Heating System

Central Heating System:

Brand noted on central heating system: Buderus.
Central heating system type: Forced hot water.
Central heating system location: basement utility area.
Central heating system fuel source: Oil.
Apparent age of central heating system: Early to mid life based on age of home and/or appearance and style of unit.
System maintenance log was noted on unit.
Last entry on the log 1 year old.

Fuel Oil:

Oil storage tank location: Basement.
Oil fill located: to the right of the home.
Oil storage tank visual condition: Tank appears to be in normal condition and in serviceable condition.
Oil tank supply feed to burner(s): bottom.
Oil supply line from storage tank to oil burner: Feed line enclosed in a protective sleeve.
Oil line safety valves (commonly called "fire-matic" safety valve) noted at tank and/or burner. Filter noted: at tank.

System Operation:

Combustion air from: Exterior.
When system was turned on by operating thermostat(s) or control(s), unit: fired and gave heat as expected.
Heating system was in use during inspection.

Note: a computerized system control was observed. Be sure to read and understand the manufacturer's instructions for operating this control. If further instuction is needed, contact a heating contractor familiar with this brand of system.

Boiler

System Controls (Thermostat(s)):

The system appears to have 4 zones, the thermostat(s) located: Living room, family room, kitchen, and 2nd floor hall.
Programmable thermostat(s) were noted. *See manufacturers instruction for programming and setting.*

Safety Devices:

A safety disconnect switch was noted at: top of stairs.
Automatic disconnect and/or shut-off switches were noted at: On the fuel line at the tank and/or burner and Electrical disconnect above unit noted.

Direct venting flue:

Direct venting system noted: pitched slightly, combustion "make up air" pipe noted. Exterior clearances for exhaust and combustion air appear OK.

System Distribution:

Heat was found in each room where heat would be expected as observed by the inspector.
Heat supply & return: Copper pipes.
Type of distribution noted in living space: Baseboard convector(s) and Radiant in floor(s), wall(s) and/or ceiling(s), units not may not have been observed, felt heat radiating from afore mentioned location(s).
Heating supply & distribution pipe insulation: Some insulation noted.
Observed insulation type: Foam type and Fiberglass.
Observed in: basement and/or crawlspace.

Boiler Leaks:

Stain(s) noted around boiler. No active leak(s) noted. *Recommend asking current owner if repairs have been completed.*

Safety devices:

A pressure relief valve with an extension tube down to floor.
Backflow device was noted on supply line.

Recommendations and Comments: Have heating unit serviced by a heating contractor as necessary.

Heating system(s) appear to be generally in good condition. Recommend regular inspection and maintenance.

Supplemental Heating System

Type: Electric baseboard noted in basement.

Tested/Condition: Operated thermostat unit fired and gave heat.
Unit appears to be in good operating condition.

Recommendations and Comments: Supplemental heating system(s) appear to be generally in good condition. Recommend regular inspection and maintenance.

Operation of Heating Equipment:
The operation of heating devices is NOT as in depth as a heating contractor would make. Only readily accessible panels provided by the manufacturer for routine home owner maintenance shall be operated and/or accessed. Screws, bolts, nuts and other fasteners are not to be undone, as these are for specialist - heating/cooling contractors only. f heating equipment can not be operated or can not be operated to your satisfaction during the home inspection, have a heating contractor evaluate the system(s) further, before use. It is your decision if this should be done before proceeding with the real estate transaction.

Heat Pump Restriction :
To prevent damage to a unit, if in the past 24 hours it has been Over 75 degrees F, heat pumps should not be activated for heating - over 40 degrees F, emergency (back-up) electric heating on heat pumps is not operated - below 65 degrees F, air conditioning compressors (or heat pumps in cooling mode) should not be activated for cooling. Operation of automatic safety controls & devices is excluded.

Air Filters:
On forced air systems (heating and/or cooling), frequent maintenance of filter(s) is critical. In the beginning filters should be changed or cleaned at least monthly. Over time you should be able to determine if a longer period is acceptable for your home and living conditions. Failing to properly maintain the filters will allow excess dust and dirt to build up in the filter. This reduces air flow to be reduced placing unnecessary, and possibly harmful, strain on the heating and/or cooling system. Failure to maintain the filters could reduce the efficiency of your heating and/or cooling system and can cause premature failure of the system.

Heat Exchanger:
Heat exchangers are hidden from view, internal to the heating unit, therefore heat exchangers are beyond the scope of this inspection. Contact a heating contractor for further guidance.

Fuel Tank(s):
Inspection of buried oil tanks are beyond the scope of this inspection and are not inspected. Evidence of buried tank will be reported here. All buried tanks should be inspected further by a qualified underground tank contractor. Buried oil tanks reported as removed should be accompanied by documentation of the removal, soil testing and/or remediation performed.

Gas or LP Supply Lines:
Generally gas or LP supplied by black iron pipe and/or corrugated stainless steel tubing (CSST). Both are acceptable for gas service. CSST is used in newer installations as a cost saving measure. Both piping systems are required to be bonded to the electrical system for safety. CSST bonding should not be over the plastic coating, but rather on the exposed corrugated stainless steel tubing connections. Gas or LP systems that are not bonded to the electrical system pose a safety hazard, an electrician should be contacted to bond the gas/LP system.

Regular Service of Unit(s):
Regular preventive maintenance of heating units should be performed before the heating season begins. Oil burning units require annual maintenance to ensure reliable, efficient operation. Gas/LP systems require service as well. Follow manufactures recommendation for servicing gas/LP systems.
Steam heating systems require additional service, knowledge and regular homeowner maintenance. Contact a heating contractor familiar with steam heating for service and instructions in operation and maintenance of steam heating systems. Properly maintained steam systems can be as reliable as other heating systems.
It is advisable after taking possession of home to have unit serviced by a heating contractor to assure unit is operating properly, safely and efficiently. At this time get advise as to a regular maintenance schedule and operating procedures for your application. Consider buying a service contract for the heating system to build a relationship with your provider.

General Life Expectances of Heating Equipment:
- Oil & gas/LP hot air furnace - 15-20 years - Heat pumps - 8 - 15 years - Cast iron boilers - 30-50 years - Steel boilers - 15-30 years - Circulating pumps - 10-15 years - Exterior unit on heat pump - 6-10 years - Electric baseboard convectors - 10-15 years - Above ground oil storage tanks - 20-30 years

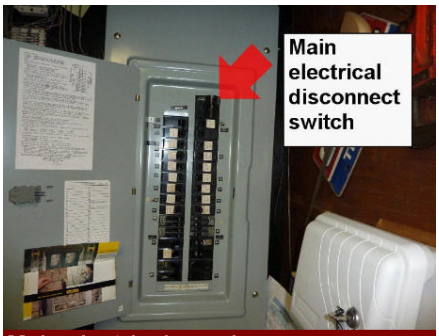
Determination of the actual age of the installed heating equipment is not determined. Age determinations are general in nature. Contact a heating contractor to determine actual age, detailed system evaluation and inspection. The list above is an industry accepted general list of life expectancy.

Efficiency of Heating Equipment:
The determination of the efficiency of heating equipment is beyond the scope of this inspection. Generally older heating equipment is less efficient that newer heating units. Contact a heating contractor for an efficiency evaluation of heating unit as necessary.

Electrical System

Location & Type:
The location of the electrical service entrance: right.
Service lines underground.
Contact utility company before digging or excavating in yard to locate buried service lines.
Entrance cable enclosed in conduit.
As observed inside panel box.
Electric service meter rating: Class 200, 240 volts, 3 wire.
Meter box size: generally indicates 200 amp service.
Meter located: exterior, right.
Meter box fastened OK.

Main Electrical Disconnect:
Main disconnect type: Circuit breaker
Main disconnect rating: 200 Amps
Main disconnect located in main panel box.
Main disconnect located in the basement, right/front.



Main electrical panel

Main Distribution Panel:
Main distribution panel circuit protection circuit breaker type.
Main distribution panel size generally indicates 200 Amps.

Branch Circuit Wiring:
The following branch circuit wire type(s) observed at the main distribution panel and/or observed throughout the home, in the basement and/or attic: Non-metallic sheathed (commonly called ROMEX).
The following conductor type(s) were observed on the interior of the main distribution panel: Single strand copper, multi-strand copper, and multi-strand aluminum.

Panel Condition:
Internal observations of the main electrical panel appear to be in good condition.
External observations of the main electrical panel appear to be in good condition.
The main distribution panel is securely fastened.

Sub Panel:
A sub panel was noted in the following location: exterior, Shed.
Sub panel rating and circuit protector type: 60 Amps, Circuit Breaker

Sub Panel Branch Circuit Wiring:
The following branch circuit wire type(s) at main distribution panel: Non-metallic sheathed (ROMEX).
The following conductor type(s) were observed on the interior of the main distribution panel: Single strand copper.

Sub Panel Condition:
The sub panel appears to be in good condition. Sub panel seems to be fastened OK.
Bond screw OK. Exterior ground rod OK.

System Grounding & Bonding:
Ground connection was observed on metal water main or water supply entrance pipe, street side of meter, with jumper across meter.
Ground rod found at the exterior.
Accessible ground connection felt secure.

Switches, Plugs, Fixtures & Wiring:
Random test and/or observation of electrical system devices throughout the home: outlets, switches, distribution wiring, junction boxes, fixtures, etc.
The following type electrical outlet(s) were observed throughout the home: 3 slot outlets. (indicated grounded outlets).
The following electrical system device and/or distribution wiring deficiencies were noted: Switch(es) that a function could not be determined (common observation) and **flickering lights and/or lights that dim when other load is put on system**.

The following electrical system device and/or distribution wiring safety deficiencies were noted: Missing, loose or broken safety covers on switches, outlets and/or open junction boxes noted,

loose and/or hanging wire(s) and/or other dangerous wiring condition, splices, connections, and/or repairs not in junction box(s) (poses fire safety and/or shock hazard), and bare bulb fixtures noted in closets .


No junction box


Dangerours wiring


Unsafe wiring

GFCI(s) Type & Operation:	GFCI devices noted in branch circuits (outlets). GFCI devices were tested by operating the device TEST button and/or by using an electrical tester inserted into the device: all devices operated as expected. ***Some areas where GFCI devices are expected DID NOT have GFCI devices.***
Kitchen	GFCI outlet were noted and tested. Unit or units operated as expected.
Bathroom 1	The outlet in this bathroom is protected by a GFCI protector at a different location. Outlet tested as expected.
Bathroom 2	GFCI outlet were noted and tested. Unit operated as expected. **The GFCI protector in this location serves multiple locations.**
Bathroom 3	GFCI outlet were noted and tested. Unit operated as expected.
Bathroom 4	No GFCI outlets were noted.
Basement	GFCI outlet were noted and tested. Unit operated as expected.
Garage	GFCI outlet were noted and tested. Unit operated as expected.
Exterior	GFCI outlet were noted and tested. Unit operated as expected.
Security and Other Systems:	*Video, telephone, thermostat, door bell and/or data network cables, wiring or devices are not inspected.* *Security, alarm, communications, low voltage lighting and/or entertainment systems, if installed, are beyond the scope of this inspection. We recommend having system(s) inspected, and system operation explained by a security, communications or entertainment system contractor. Local ordinances may apply to security systems use.* Security/alarm system noted: Control panel and motion, window and or door detectors noted.
Other Observations:	Amateur, poor craftsmanship and/or home handy person wiring and/or electrical work noted. *Recommend having ENTIRE electrical system evaluated by a licensed electrical contractor for your safety.* A generator and/or generator connection(s) was noted. Generator connections and operation are beyond the scope of this inspection. *We recommend that an electrician inspect connections and advise you of generator safety, operation and maintenance before use. Generators can pose a safety hazard if not properly used or connected.*

Recommendations and Comments:

The service entrance, ground, main disconnect & main distribution panel components appear to be compatible

The electrical system observations and/or conditions indicate the ENTIRE electrical system be inspected and/or evaluated further, and/or repaired, as necessary by a licensed electrician.

Have an electrician advise, and install more GFCI devices as necessary.

Electrical system:
It is recommend that only a licensed electrician make changes or repairs to any electrical system, circuit, or other electrical device. Electricity can be hazardous to the un-trained.

Random Testing:
An inspector can not test all electrical devices in a home. Hidden and/or otherwise not visible conditions are not part of this inspection. A home inspection is general in nature. Wall plates and protective covers are not removed.

Capacity (system and/or circuit):
System capacity, branch circuits, and/or system rating is beyond the scope of this inspection. Any and all deficiencies and/or electrical questions should be directed to or further evaluated by a licensed electrician and repaired as necessary.

Electrical Service Panel(s):
Evaluation by the home inspector reflects a generalist view of the components and should NOT be considered definitive. The inspector should not be expected to perform the duties of a licensed electrician. If the inspector reports any apparent deficiency or incompatibility, have ENTIRE system evaluated by an electrician.

Grounding & Bonding:
The grounding of the electrical system is very important for the safety of the occupants. The ground wire should be securely attached and free of corrosion to the grounding pipe or rod. If the connection should ever become loose, it should immediately repaired by an electrician. Bonding connects systems to the electrical system ground for safety.

Bare Bulbs:
Bare bulbs, pull chain fixtures (frequently found in closets) pose a potential fire hazard. Have all bare bulb fixtures evaluated and/or replaced by an electrician.

Extension Cords:
Extension cords are intended for temporary use only, using extension cords as a continuous installation poses a fire/safety hazard. Recommend a licensed electrician add more receptacles as needed.

Electrical Services:
Electrical service less than 100 amps are generally considered to be inadequate for modern electrical needs. Recommend 60 amp service be upgraded above 100 amps by an electrician as necessary.

Ground Fault Circuit Interrupter:
GFCIs are one of the most important safety devices found in a home and should be installed in normally wet locations, i.e. bathrooms, kitchens, outdoor receptacles, garages, unfinished basements or crawlspaces, whirlpools; hot tubs or pools, etc. They should be tested regularly by operating the test button on the unit. Any GFCI unit failing this test should be replaced by a electrician. Consult an electrical contractor for appropriate locations and for installation of devices.

Arc Fault Circuit Interrupter:
AFCIs are normally found in new construction generally after 2004. AFCIs are only found in distribution panels in branch circuits serving bedrooms. These devices detect arc faults in wiring that can lead to fire. AFCI circuit protectors should be tested regularly by the home owner to ensure proper operation. Any device failing regular test should be replaced by a licensed electrical contractor.

Security Systems:
Alarm and security systems, especially those connected to fire/smoke detectors and wired to an off-premises monitoring station, should be evaluated and repaired as necessary by an alarm company. These systems are beyond the scope of this inspection. THIS SHOULD BE DONE BEFORE THE DATE YOU TAKE POSSESSION OF THE HOME. At this time, become educated as to your responsibilities and those of the alarm company and regular maintenance of the system. Also inquire of any local laws and/or ordinances regarding alarm system operation and monitoring in your locality. If the inspector suspects smoke/fire alarms are connected to the system, they WILL NOT be tested.

Branch Circuit Labeling:
Branch circuits may or may not be labeled at main and/or sub panels. Any labeling or designation(s) is not verified and is beyond the scope of this inspection. Recommend a licensed electrical contractor trace and label circuits and circuit protectors as necessary.

Cooling System

System Type:

Brand on unit: Arcoaire.
System Type: Central air, electric compressor.
Age of system appears to be past normal life.
Label on exterior unit: Date on label 1/92.

System Operation:

The cooling system was controlled by a thermostat integral of heating system, these types of thermostats have a switch for heating or cooling operation (2nd floor hall only)
The cooling system was, not in use during the inspection, The cooling system was not operated for the following reason: **temperature in the past 24 hours below 65 degrees F. Operating the system may cause damage to the internal components of the system.**
Recommend having system evaluated by an air conditioning contractor before cooling season begins.

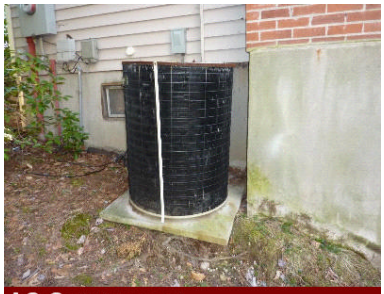
System Distribution:

Air handler for air conditioning system located: in the attic.
System air filters were noted in return grill, type to be disposable type and were generally clean.

The cooling system was not operated as noted due to the above conditions. As a basic test, the air handler portion of the system, the "FAN ONLY" switch was operated at the cooling system thermostat. The air handler fan operated as expected. (Note this is NOT a test of the cooling system, rather just the air handler fan.)

Other Observations:

Insulation carrying refrigerant noted to be dried, brittle, deteriorated and/or missing.
This insulation effects the operation and efficiency of the air conditioning system.
The compressor unit on the exterior was noted to be out of level.
This condition can effect the operation and efficiency of the air conditioning system.


AC Compressor

Recommendations and Comments:

It is recommended that the cooling system be inspected and evaluated by a licensed cooling contractor before the cooling season begins. Do to ambient conditions cooling system was only visually inspected, no determination can be made to operation and effectiveness of system.

Have all cooling system(s) deficiencies repaired by a licensed air conditioning contractor as necessary.

Operation of Cooling Equipment:
If cooling equipment can not be operated of can not be operated to your satisfaction during the home inspection, have an air conditioning contractor evaluate the system(s) further, before use. It is your decision if this should be done before proceeding with the real estate transaction.
To prevent damage to a unit, if in the past 24 hours it has been:
Over 40 degrees F, emergency (back-up) electric heating on heat pumps is not operated - below 65 degrees F, air conditioning compressors (or heat pumps in cooling mode) should not be activated for cooling.
Operation of automatic safety controls & devices is excluded.
The operation of cooling devices is NOT as in depth as a heating and cooling contractor would make. Only readily accessible panels provided by the manufacturer for routine home owner maintenance shall be operated or accessed. Screws, bolts, nuts and other fasteners are not to be undone, as these are for specialist - heating/cooling contractors only.
Air Filters:
On forced air systems (heating and/or cooling), frequent maintenance of filter(s) is critical. In the beginning filters should be changed or cleaned at least monthly. Over time you should be able to determine if a longer period is acceptable for your home and living conditions. Failing to properly maintain the filters will allow excess dust and dirt to build up in the filter. This reduces air flow to be reduced placing unnecessary, and possibly harmful, strain on the heating and/or cooling system. Failure to maintain the filters could reduce the efficiency of your heating and/or cooling system and can cause premature failure of the system.
Regular Service of Unit(s):
Regular preventive maintenance of cooling units should be performed before the cooling season begins. Keep exterior unit clear of debris and plant growth for proper operation. Follow manufactures recommendation for servicing.
It is advisable after taking possession of home to have unit serviced by a cooling contractor to assure unit is operating properly, safely and efficiently. At this time get advise as to a regular maintenance schedule and operating procedures for your application. Consider buying a service contract for the cooling system to build a relationship with your provider.
General Life Expectances of Cooling Equipment:
- Air handler - 15-20 years - Exterior unit on air conditioner 10-20 years
Determination of the actual age of the installed cooling equipment is not determined. Age determinations are general in nature. Contact a cooling contractor

to determine actual age, detailed system evaluation and inspection. The list above is an industry accepted general list of life expectancy.

Efficiency of Cooling Equipment:

No determination of the efficiency of cooling equipment is made as part of this inspection. Generally older cooling equipment is less efficient that newer cooling units. Contact a cooling contractor for an efficiency evaluation of heating unit as necessary.

Laundry

Location:	The laundry was located: Basement.
Clothes Washer:	Brand on unit: Whirlpool. The apparent age of the unit: Older Water supply connections noted. Drain lines noted to be to a drain pipe, trap noted. Electric connections noted.
Washer Operation:	Washer operated, advanced through cycles. Heard water come in, splash around and pump out, thus indicating appliance is performing its major function.
Clothes Dryer:	Brand noted on dryer: Whirlpool. Dryer fuel source noted as: Electric. *Generally the only source of fuel for laundry facility is noted here. Alternate fuel source if observed at the laundry will be noted.* The apparent age of the dryer: Older. Fuel supply connections noted. Dryer vent line noted to be to the exterior.
Dryer Operation:	Dryer operated, advanced through cycles. Heard unit spin and felt it warm up, thus indicating appliance is performing its major function.
Other Observations:	**Lint accumulation was observed at the dryer vent discharge.** This is an indication that the dryer vent is in need of cleaning.
Recommendations and Comments:	*Water shut offs are not operated by the inspector. Water shut offs that have not been operated for an extended period may leak when they are exercised.* *Dryer vents should be cleaned and inspected annually to prevent the possibility of fire and improve efficiency of dryer.* Recommend all laundry deficiencies repaired by a plumber, carpenter, or home improvement contractor as necessary.

Dryer Venting:
Many house fires start in dryer vents. Rigid walled venting allows better air flow than flexible plastic corrugated venting pipes. For safety have dryer vents cleaned annually, and plastic corrugated dryer vent replaced with rigid vents.
Dryer vents should vent to the exterior. Lint from dryers is extremely flammable and air is extremely moist. Any diverter system attached to dryer vent should be removed and directed to exterior.

Unit Operation:
Washers and dryers, where present, allow the inspector to verify service connections to units. Even when units are not to be included with home, electrical, plumbing, venting and/or gas connection operation is verified.

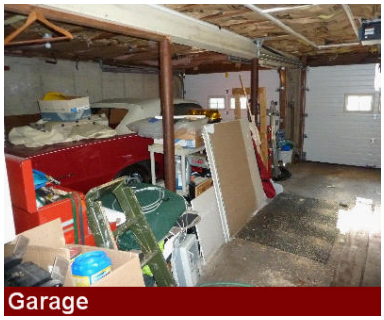
Shut off valves:
Many times shut off valves are not turned off after washer use. This practice is not recommended as a burst washer hose can discharge as much as 500 gallons of water in an hour. Valves that are not in the on position during the inspection are NOT operated as the condition of the valve may cause a slight leak. Corroded valves should be replaced by a licensed plumber. Always turn off washer valves when washer is not in use.

Garage - Covered Parking

Garage:

The following enclosed parking was noted: 2 car.
Garage: the garage is built with in the foundation with living space directly above.

Visibility in garage: View of garage was blocked extensively by stored items and/or parked car(s). The garage was only randomly inspected.


Garage

Floor:

Floor construction: Concrete.
Observed floor condition: Cracks noted in floor and settling oil stains noted to be: typical.

Walls:

Wood framed with drywall covering and Masonry (concrete, block or brick).
Holes and/or other deficiency noted in drywall.
Garage walls attached to homes have drywall covering to protect the home. Any breech or hole can allow fire extension or CO gas from the garage into the home. Have any garage drywall deficiency repaired by a home improvement contractor.


Exposed ceiling

Automobile Door(s) Style & Operation:

Automobile door(s) type: overhead style, Automobile door(s) operated as expected.

Overhead door counter balance spring safety cables were noted.
All automobile door(s) had automatic opener(s).

Automatic Automobile Door Opener(s):

Automatic automobile door opener(s) operated as expected. (door(s) went up and down)
Automatic pressure reverse operated as expected on one or more doors.
Electric eye safety device noted. Operated as expected, door stopped and reversed when light beam broken.

Non-automobile Door(s):

Door(s) to living space: operated as expected.

Windows:

Garage windows were not noted.

Space Above Garage:

Living space directly above garage.

Recommendations and Comments:

Recommend having all overhead door deficiencies and/or safety issues repaired by an overhead door contractor.

Garages and Carports:

Garages and carports receive a much quicker, more limited inspection. The same basic components that are inspected in a house are inspected in these areas. Due to the specialized usage of the area, the components are usually fewer, simpler and easier to evaluate.

The number of bays reported indicates the number of spaces. This is not a representation that a given number of vehicles will fit into the space. A large automobile or vehicle may not fit into one bay.

Walls & ceilings separating garages from living space in the home should be fire retarded or protected perhaps by masonry products or drywall applications and fire rated doors (not hollow core interior style doors). If this is not done in your home, it should be done for your safety. Contact the local building authorities or fire marshal for further information. Determination of fire ratings of building materials is beyond the scope of this inspection and has not been done.

Visual Obstructions:

Normal floor coverings, wall coverings (including wall board, plaster, paint and/or wallpaper) ceiling coverings and other parts of home which block the viewing of other components by the nature of home construction.

The items reported above may have prevented the inspector from seeing something and therefore not reporting about the unobserved item or condition. Once these conditions change or are changed defects or deficiencies may be found. The inspector can not be expected to observe and report defects or deficiencies hidden or obstructed at time of the inspection.

Roof, Flashing & Drainage (Gutters)

Roof

Roof Style:	The following roof style(s) were noted: Gable. Visible roofing material(s): on all sides: Composition shingles asphalt, architectural style.
Access & Visibility:	The roof was viewed: Walked on part of roof, from roof edge on ladder, from ground with binoculars, and from a window(s) .
Apparent Stage of Life:	Visible portion(s) of the roof appears to be in a mid stage of life. *This is only the opinion of the inspector based on visual inspection of the roof*. Estimated roofing layers apparent: 1 layer noted.
Condition:	Visible portion(s) of the roof appears serviceable/within useful life, laying smooth, square shingle corners, fresh clean color. The following roof deficiencies were observed: **Damaged, broken and/or missing shingles and Possible damage from ice dam(s) observed**.
Penetrations:	The following roof penetrations were observed: Plumbing vent stacks, ventilation, (attic and/or bath exhaust), chimney(s), and dormer(s) or wall intersection(s).
Other Observations:	Algae stains were observed. *Black or dark streaks are a form of algae. This is not harmful to the roof and does not effect the life span or performance of roofing materials.*
Recommendation and Comment:	A licensed roofing contractor and/or carpenter should be called to make repair(s) as necessary. Evidence of past ice dams. Recommend asking current owner about past ice dams, how often, possible damage, etc. Contact a home improvement contractor familiar with ice dam prevention to make improvements as necessary.

Exposed Flashing

Type & Condition:	Visible flashing material appears to be: Copper and aluminum. Flashing condition: Appears serviceable.
Recommendation and Comment:	Visible flashing is generally good condition. Recommend regular inspection and maintenance as necessary.

Roof Drainage (Gutters)

Type & Material:	Full gutter system observed. Gutter and downspout construction: Aluminum. The following was observed on the gutter system gutter and/or leaf guard system or screens noted.
Condition:	Generally gutters/roof drainage appear serviceable. Downspouts noted as discharging at/or near foundation. Subsurface drains noted, termination is not determined.
Recommendation and Comment:	Route downspouts away from the building to direct water away from foundation. Gutters are generally good condition. Recommend regular inspection and maintenance as necessary.

Roof:

Roof covering at or near the end of their useful life should be replaced before leaks develop. Leaking roof coverings not at the end of their life should be repaired quickly to minimize moisture damage. No determination of useful life or actual age of roof is possible. Many conditions such as installation technique, material quality, etc. effect life of roof covering. A roof showing evidence of active, or past leaks may develop new leaks, can still be doing its job of protecting the home from the elements. A repair to stop the leak is often all that is required. Walking roof is not required by the State of Connecticut Home Inspection Standards of Practice. Most roof issues can be seen from the ground with binoculars and/or from windows. The inspector may walk roof or part of roof, if he feels it is safe to do so. The inspector has made every attempt to determine the number of layers of roofing materials. Any portions of the roof that have not been view should be inspected by a licensed roofing contractor.

Algae:

Algae is an indication of poor ventilation and/or excessive moisture build-up. Algae streaks or staining on asphalt shingles is a result of acid rain and air pollution and generally does not effect the integrity of the materials. Stains can be cleaned and preventative materials can be installed to remove and prevent mildew stains. Contact a professional roofer. Composite shingle roofs should never be cleaned with a power washer, this can cause damage to roofing shingles.

Roofing Layers:

It is not always possible for the inspector to determine the number of roofing material layers. Common roofing installation techniques may block the view of previously installed roofing layer(s). If the roof is at or near the end of its useful life, recommend contacting a roofing contractor for an accurate assessment of the roof and layers.

Flashing:

Flashing is a protective device placed where 2 dissimilar materials come in contact with each other. It is there to keep the elements out of the home. In some cases the flashing is completely hidden from view, and thus not able to be inspected. Patching is an indication of prior or active leaks. New flashing is recommend when re-roofing to ensure weather tightness. Only visible flashing is reported on here. Some building techniques cover flashing and thus render it not visible.

Gutters and Downspouts (roof drainage):

Roof drainage system, gutters, downspouts, extensions, etc. Typically the inspector is unable to evaluate the effectiveness of the system due to limited weather conditions at the time of inspection. It is recommended that the system be monitored over time, in varying weather conditions, to see how the system performs and make any corrections necessary. Stains over the front of gutters can indicate clogging, poorly installed (bad pitch) or undersized gutters for the location, consider having evaluated by a gutter contractor as necessary.

Exterior

Wall Construction & Siding Type:	Exterior wall construction wood frame construction. Exterior walls appear to be 6" thick based on window/door frame depth. Siding material - all sides (front, back ,left, right): Vinyl siding.
Wall & Siding Condition:	Exterior wall condition: Appear to be straight. Siding condition: Generally siding appears in good condition, level, and intact.
Trim Type & Condition:	Includes corner, rake, soffit, skirt, fascia, window and door boarders, etc. Trim material: Metal and/or plastic (condition of material behind trim covering not observed.) and wood. Trim condition: Generally straight no major issues.
Windows:	Appear serviceable. Window trim deficiencies are reported in the exterior trim section.
Storms or Screens:	Screens only - no storm windows.
Foundation:	Some observed on the exterior, most not observed. Foundation type: Concrete with stucco or other covering. Foundation exposure around most of house at least several inches exposed. The following foundation deficiencies were noted: Small crack(s). Soil erosion and/or depressions around foundation noted. This may indicate a drainage or gutter issue.
Recommendations and Comments:	Have all drainage related issues investigated further and/or repaired by a landscape contractor as necessary. Exterior is generally good condition. Recommend regular inspection and maintenance as necessary.

Porch(es)

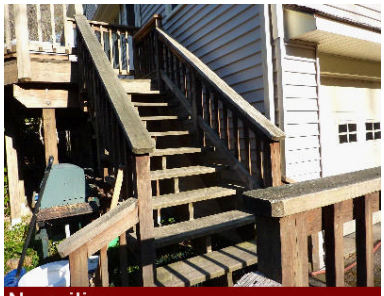
Entry Porch:	Entry located: front/center. Entry Construction: Porch of slate or slate and concrete. Porch deck surface appears to be generally in good condition. Entry porch balusters and guardrails: No porch guardrails observed. *Recommend adding guard rail(s) for safety.* Number of steps to grade: 1. Stairs appear to be in generally good condition.
Landing:	Landing located: rear/right. Deck surface appears to be generally in good condition.
Enclosed Porch:	Enclosed porch style: Enclosed deck located rear. Enclosed porch construction: Deck style framing, built on columns. Roof over porch: With wood support columns. Walls: Screened in porch or sliding doors.
Windows:	No windows, screens only, **screens torn, missing and/or generally in poor condition.**


Screen porch

Support Structure:	See deck section.
Access to Grade:	Access to enclosed porch: direct access to exterior deck.
Deck:	Deck location: Rear. Deck construction: Wood, Deck style: Attached to the home.
Decking , Balusters, Railings & Guardrails:	Decking construction: Wood. Decking condition: generally secure. Deck balusters, and guardrails: Felt secure. *Railing/guard rails are tested using light pressure only. No determination of actual railing/guard rail resistance is made.*
Support Structure:	Observation under deck (framing and support): Sufficiently above grade to get under. The following deck framing conditions were noted: Ledger board: Ledger board noted to be in serviceable condition. **Ledger board lag bolts: No bolts noted attaching ledger board to home.** This poses a safety hazard. Flashing at ledger board: flashing observed Joist hangers: were noted. Framing noted to be in serviceable condition. Deck support columns material noted: Wood Support columns condition: support columns appear to be in serviceable condition Support column footings: Footings noted at columns with good mechanical connection


Ledger board

Deck Stairs:	Steps to grade from deck: 10. Multiple access to grade observed. Stair(s) condition: Stairs are in serviceable condition. Stair(s) balusters & guardrails: Stair guardrail secure. ***Stair(s) handrail: No stair handrail observed.*** *Hand rails are recommended to be small enough to place hand around, dimensional lumber is not considered a handrail. Hand rails are recommended for all stair applications for safety. Recommend adding handrails for safety.*


No railing

Recommendation and Comment:	Recommend all deficiencies be repaired by a carpenter, masonry contractor and/or home improvement contractor as necessary. Have all safety related deficiencies repaired by a carpenter, masonry, or home improvement contractor as necessary.

Siding and Trim:

Siding and trim evaluations are of the general overall areas. They do not necessarily include small spot defects or deficiencies. Some newer homes employ composite trim material (commonly called "Azek"). It is difficult to determine if this material is used in all applications. Trim is reported as "wood". The primary purpose is to evaluate if they are performing their intended function. Routine maintenance is required on all components of the home, including the exterior. Gaps and spaces in siding, trim, windows, etc. can allow water infiltration. This can condition may cause damage and/or decay that can be hidden to visual inspection and may only be revealed during intrusive, destructive testing. Intrusive investigation is beyond the scope of this inspection.

Evaluation of Protective Coverings:

Protective coatings on surfaces will be done when the inspector is able to do so. The inspector is not expected to determine if a finish is a paint or stain. To do so would require chemical and/or laboratory analysis that is beyond the scope of this inspection.

Rot & Decay:

If rot and other decay is left unattended will only worsen. While rot and/or decay may not pose a major deficiency at the time of inspection, it should be corrected as part of regular maintenance of the home. Failure to address rot and or other decay will only worsen the problem eventually becoming a major concern. Not all windows trim siding can be probed. The inspector only probes random areas and full extent of any decay may not be determined without destructive investigation. Painted surfaces may conceal decay from visual detection.

Mildew:

Mildew is an indication of poor ventilation and/or excessive moisture build-up or excessive moisture vapor exiting the home from the interior. Excessive mildew staining on the exterior of the home may only require cosmetic cleaning and increased ventilation or may require further investigation from a building scientist to evaluate the problem.

Exterior Door Locks:

It is recommended that exterior door locks be re-keyed by a locksmith when you take possession of your home, so there will not be keys outstanding that could gain access to your home. Double keyed dead bolts pose a safety hazard and should be changed to have a latch inside as a means of egress.

Deck(s):

Decks are only visually inspected. Deck construction can very greatly in quality and safety. Best practices for deck construction has evolved extensively over time, leading to a wide variety of deck construction techniques. Annual home owner inspection and maintenance of deck(s) is strongly recommended. Any deficiencies identified here in this report, and during annual inspection should be repaired and inspected by a licensed home improvement contractor and/or local building official for safety.

Grounds

Grading & Grounds

Immediate Grading:

With in 5 - 10 feet of foundation generally grading slopes is about level and should be graded away.

Indications of poor drainage was noted - extensive erosion and/or areas indicating erosion near home and/or foundation. Recommend contacting a landscape contractor to improve drainage as necessary.


Erosion


Erosion

Grading Surrounding Home:

Beyond 10' from home, yard slope and drainage:
in front of home slopes toward the home and should be graded away.
to left of home relatively level. Grading to direct water away from home recommended.
to the right of home relatively level. Grading to direct water away from home recommended.
to the rear of home slopes away from home.
Indications of poor yard drainage was noted - ponding or standing water, erosion and/or areas indicating erosion. Recommend contacting a landscape contractor to improve yard drainage as necessary.

Shed or Out-building:

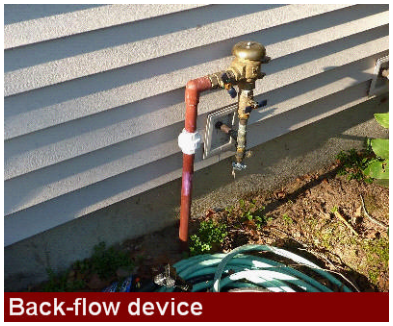
A storage shed was noted on the property. Construction of the shed was of wood material. Shed appeared to be in serviceable condition at time of inspection.
Generally storage sheds are beyond the scope of this inspection. The shed was only randomly inspected.


Storage shed

Other Observations:

An irrigation and/or lawn sprinkler system was noted by a control panel. As observed in the basement, garage, and/or exterior.
Irrigation/sprinkler systems are beyond the scope of this inspection and were not inspected or operated. These systems require seasonal maintenance and settings. Recommend having system inspected and tested by an irrigation contractor. At this time have contractor explain system operation and maintenance.


Irrigation control


Back-flow device

Recommendations and Comments: Changing soil grade near house to pitch away and divert water away from foundation, is recommended.

Holes and low spots near foundation should be filled and graded away from home.
Indication of poor roof and/or yard drainage.

Holes and low spots in yard should be filled and leveled.

Sidewalk(s)

Entry Sidewalk: Construction: Loose slate. ***Uneven broken, moss covered, and/or deteriorated surfaces pose trip hazard.***
Steps in walkway appear serviceable.
Stair railing(s) none noted. Recommend adding for safety.

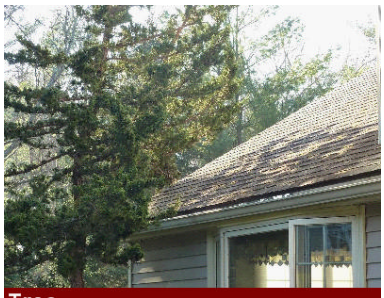
Recommendations and Comments: Recommend having railings repaired and/or installed by a landscape contractor as necessary for safety.

Recommend having sidewalk(s) leveled and/or repaired by a landscape contractor as necessary.

Plantings, Trees, and Shrubs

Plantings Near Home: Planting(s) near home with sufficient clearance to allow air circulation around home.

Trees Near Home: Trees overhanging and/or threatening home.


Tree

Recommendations and Comments: Recommend having tree surgeon remove trees and/or branches as necessary.

Other plantings, away from home, should be inspected by client & attended to as necessary.

Retaining Wall

Location, Type & Condition:	Retaining wall located: Front of home. Wood (not determined if pressure treated). The following retaining wall deficiencies were noted: Differential displacement, decay, no drainage holes noted to relieve water pressure behind wall.
Recommendation and Comment:	Have all retaining wall(s) deficiencies repaired as necessary by a landscape contractor as necessary.

Driveway

Location, Type & Condition:	Driveway located: Left of home. Type of driveway: Asphalt. **The following driveway deficiencies were noted: Cracks - larger, may allow water to get below the surface and further damage driveway surface, driveway surface crumbling in places, root damage, and depressions and/or holes.**
Recommendation and Comment:	Recommend driveway deficiencies be repaired by a paving contractor as necessary.

Grading:
Grading should be such that water is directed away from home on all sides. This will protect the foundation and basements where applicable from the adverse effects of water. Paved surfaces such as driveways should slightly pitch away from home to direct water away.
Driveways, Sidewalks, and Other Walkways:
Depressions, uneven surfaces, holes, large cracks, sloped and/or deteriorated surfaces, pose trip hazards and should be corrected. Note concrete slab sidewalks may not have to be fully replaced to be made level. New "concrete jacking" techniques can raise concrete slabs without major reconstruction or expense.
Plantings, Trees and Vegetation:
Plantings, tress and other vegetation should be kept far enough away from home to allow the home to breath and prevent plants or trees from damaging the home.
Fence(s):
Fences are only randomly inspected. Fences at/or near possible property lines - inspector does not know or determine ownership of fences. Client is advised to inquire of current owner the ownership of fences on yard perimeter.

Radon Screening Report

Radon Screening

Client:
This test is completed at the request of Mary Brown

This test was conducted as part of a real estate transaction.

Screening Address:
456 Castle Avenue
West Simsbury, CT.

Test Dates & Time:
Start date & time:
03/20/2012 at 09:00 AM.
Stop date & time:
03/22/2012 at 10:00 AM.

Testing Technician:
Cedar Hill Services, LLC.

Radon Screening Results

Screening Results:

The average radon level during the screening period was below EPA recommended mitigation level.

The corrected* EPA average radon in air level during the test period was 1.2 pCi/L.

During the reporting period the Continuous Monitor reading had an
overall average of 1.3 pCi/L,
the EPA Protocol Average was 1.2 pCi/L and the
Corrected* EPA Protocol Average was 1.2 pCi/L.*
(* test unit calibration correction factor included)

The radon gas measurement was completed and there is no evidence that the CRM was tampered with. Therefore, the average values contained in this report reflect the radon gas concentration at the time of the test and should not be construed as either predictive or supportive of a similar measurement conducted at another time in the same structure. Note a "T" or "M" indication during the first hour of the screening period is a test of the unit motion sensor by the testing technician and should not be considered an indication of tampering.

Recommendations:

Although no level of radon is considered absolutely safe, the E.P.A. action level is 4.0 pCi/L. The results of this test are **below** this level and are considered within the normal range and **no mitigation is recommended at this time by E.P.A. standards**.

If the results are close to the 4.0 pCi/L level you may consider retesting at a future time to verify results. The E.P.A. recommends reducing radon levels below 2.0 pCi/L where possible.

Exposure Time & Sampling Rate:

The test duration was: 48 hours. (The E.P.A. standard requires a minimum of 48 hours for a valid short term test).
During the measurement period radon gas measurements were recorded once every 1 (one) hour.

Test limitations:

There is uncertainty with any result due to statistical variations and other factors such as daily and seasonal variations in radon concentrations due to changes in the weather and operation of the dwelling as well as possible interference with the necessary test conditions that may or may not influence the test results.

Screening Conditions

Type of Construction:	Wood frame construction. Basement foundation with a floating slab floor. Standard construction techniques incorporated used resulting in normal air infiltration. The lowest living level would be considered the Basement level. According to the E.P.A. Measurement Protocols, the lowest living level or levels suitable for occupancy shall have one primary measurement.
Sampling Location:	Basement level. (finished basement and/or basement is suitable for occupancy with renovation). Family Room.
Test Equipment Placement:	Test equipment was located using EPA protocol placement recommendations: 20" or more from floor, 12" or more from exterior wall, 4" or more from other objects, 3' or more from window or exterior door. Unit placed away from heat or moisture source and dehumidifier.
Atmospheric Conditions:	Precipitation - None or minimal rain or showers during the screening period. Winds noted during test period - light to moderate wind. Atmospheric pressure - Normal atmospheric pressure change during test period. Actual atmospheric conditions at test location can not be completely verified. The conditions reported above are general weather conditions at the time of the test period.
Closed House Conditions:	The home was closed at arrival. Upon retrieval of test equipment noted windows and doors to be closed. *The tester does not know if the closed house condition was maintained during the test period only that closed house conditions existed at time of equipment retrieval.*
Non-Interference Agreement:	There was no one there at the time of equipment placement. A written statement of non-interference agreement explaining test equipment location and conditions required for a closed house condition was left at the premises for signature. The non-interference agreement was left at time of placement; and upon return to pick up monitor, the document was there and it was signed.
Testing in Progress:	A radon test in progress sign and notice was posted in conspicuous area(s) and common entry/exit of the structure. This notice also contained a listing of the testing conditions required to maintain a closed house condition during the screening period.

Screening Equipment

Screening Device:	Continuous Radon Monitors (CRM) use an electronic detector to accumulate and store information related to the periodic average concentration of radon gas or radon decay products. They are activated and left on site for a period of not less than 48 hours. Number of sampling units set: One continuous monitor. Continuous monitor sampling device (CRM): Unit #1 - Sun Nuclear Model #1027; Serial # - 123456.

The report attached is a print-out of the actual raw data that was obtained from the CRM upon completion of the measurement period.
Tabular Data: This portion of the report provides a numerical listing of the radon gas measurements that were made throughout the measurement period.

Average: This portion of the report gives the average radon gas concentration measured during the entire measurement period. This average is computed in three ways.

1) The "Overall Average" is the simple average of all of the values listed in Tabular Data. The "EPA Average" is the simple average of all of the values listed in Tabular Data, except those values recorded during the first four hours of the measurement period.
2) The "EPA Average" is computed in a manner consistent with the protocols cited above.
3) The "Corrected EPA Average" calibration adjustment of the CRM is factored in to the EPA Average. (This is the reported Radon measurement) A copy of the calibration certificate for each CRM is on file at Cedar Hill Services, LLC.

Bar Graph: This section provides a graphic representation of all of the values that are listed in the Tabular Data.

Other Information: In the printout, the letter "p", "T" or "M" may appear next to a given value. The "p" indicates that, during this measurement interval, the power was disconnected from the CRM. The "T" or "M" indicates that, during this measurement interval, the CRM was disturbed or moved.

Results: Radon measurements will fluctuate with atmospheric conditions and other factors. The raw data output may have higher and lower levels of radon measurement during the test period. The average radon level is used as an indication of the radon level of the home during the screening period. No single hourly measurement should be used to determine radon levels in the home. The raw data is included as a reference documenting screening start date & time, stop date & time and hourly radon samples, etc.

Cedar Hill Home Inspection is listed on the State of Connecticut Department of Health website as trained in radon measurement. Cedar Hill follows the federal EPA Publication "Protocols for Radon Measurement and Radon Decay Product Measurements in Homes" EPA 402-R-92-003. See "Radon Testing Agreement - Addendum C" for more information.