



Premier

HomeInspectionLLC

Inspection Report

Wasif Khan

Property Address:
98 Woodmere Road
West Hartford Ct 06119



Date of Inspection 6-20-2013

Premier Home Inspection, LLC

James Enowitch License # HOI 672
34-3 Shunpike RD #236
Cromwell, CT 06416

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Date: 6/20/2013	Time: 12:00 PM	Report ID: PD20559
Property: 98 Woodmere Road West Hartford Ct 06119	Customer: Wasif Khan	Real Estate Professional:

A Message to the Home Buyer

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

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

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

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

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

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

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

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

Comment Key or Definitions

All comments by the inspector should be considered before purchasing this home. Some recommendations as noted by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

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

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

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

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

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

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

- > The attic has no flooring and I could not enter this area.
- > The exterior of the home and its trim appeared to be approximately one hundred percent encased with vinyl and aluminum. Consequently I could not see any of the framing.
- > The garage has closed ceiling and walls. Inspection was limited from the scuttle.
- > The basement looked to be 100 percent finished with closed ceilings and walls. The basement floor appears to be finished with tile.
- > The house is completely furnished and in some areas (bedrooms, basement and garage) visibility and movement was restricted.
- > A wood destroying insect report was not conducted at the time of the inspection. I recommend that you have one done by a professional pest control company.
- > Maintenance and other items may be discussed, but they are not part of our inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

Type of building:
Single Family (2 story)

Standards of Practice:
Connecticut

In Attendance:
Client and their agent

Style of Home:
Cape

Water Source:
Public - Per Client

Sewage Disposal:
Public - Per Client

House Occupied:
Yes

Temperature:
Approximately 70

Weather:
Clear

Ground/Soil surface condition:
Dry

Rain in last 3 days:
Yes

Radon Test:
Test Performed

Water Test:
Test not performed (if well recommend testing)

Well flow test conducted:
No (recommend test if water is supplied by well)

Start Time:
12:00pm

Stop Time:
3:00pm

Year Built:
1941 Per Field Card

Furnished:
Fully

Wood Destroying Insect Report:
None

Square Footage:
Per Field Card
Square Footage : 1316

1. Exterior

Limitation of Exterior Inspection:

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

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

Styles & Materials

Exterior Foundation:

Poured concrete

Exterior Trim:

Aluminum
Vinyl
Wood

Exterior Outlets:

GFI

Siding Material:

Vinyl

Surface Drainage Issues:

Dry day (unable to inspect)

Chimney:

Brick

Basement Entrance:

Interior Door

Exterior Entry Doors:

Wood

Driveway:

Asphalt

Number of Flues:

Appears to be two

Windows and Wells:

Single pane
Thermopane

Exterior Rear Doors:

Metal

Deck railing 36 inches or higher:

Yes

Items

1.0 Exterior Foundation

Comments: Inspected



1.0 Picture 1 Damaged skim coat

Observation: The poured concrete foundation for its age appears in good condition. I observed cracks in the walls of the foundation. These cracks do not appear to have structural effect on the foundation. The foundation was even on either side of the cracks. The diameter of the cracks was less than the thickness of a quarter.

Recommendation: Consider filling these cracks and monitor for future movement. Recommend consultation with a contractor for further evaluation.

Observation: I did note that the foundation appears to have a skim coat of concrete. The skim coat has several sections of cracking and deterioration noted.

Recommendation: Recommend you have a contractor make repairs where necessary.

Limitation of Foundation Inspection

- > Structural components concealed behind finished surfaces could not be inspected.
- > Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

1.1 CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected



1.1 Picture 1 Chimney



1.1 Picture 2 Chimney

Observation: The chimney is located in the center of the house (when facing the front of the home). Condition of the chimney appears to be good. I did not note that any repointing is needed. The cement cap seems in good condition with no cracking noted. There appear to be two flues and they appear in good condition. The chimney is tight to the home and no major cracking was noted.

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

Limitations of Chimney Inspection

- 1) The chimney was inspected from the ground. I did not have visual access from all areas.

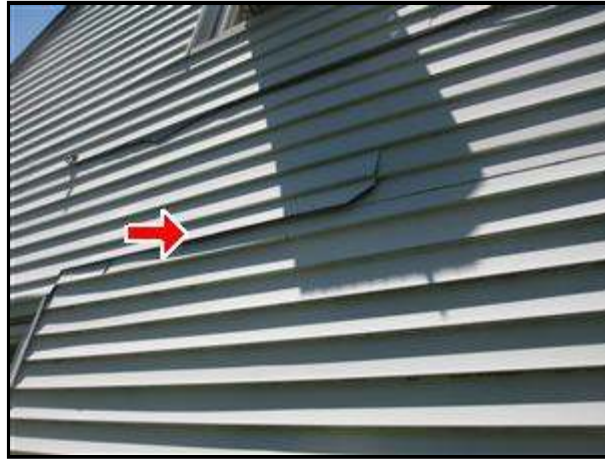
1.2 FLASHINGS (Chimney)

Comments: Inspected

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

1.3 Siding

Comments: Inspected



1.3 Picture 1 Detached siding

Observation: The siding appears to be vinyl. It is straight and tight up against the house. No significant deterioration was noted. I did note a section of siding on the right side of the home that seems to be pulling off the home.

Recommendation: Recommend you have repairs made as needed.

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

1.4 Exterior Trim (soffit, fascia, eaves)

Comments: Inspected



1.4 Picture 1 Trim rot (rear)

Observation: Trim appeared to be in good condition at the time of inspection. I did note a section of rot at the rear of the home.

Recommendation: I recommend you have this area evaluate and repairs made if necessary.

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

Comments: Inspected



1.5 Picture 1 Vegetation Touching Home

Observation: There is vegetation very close to the home. Tree roots can cause significant structural damage to foundations.

Recommendation: Recommend you have any vegetation touching the house removed. All vegetation should be kept trimmed at least 6-12" inches away from the structure, to eliminate a common avenue for pest infestation.

Observation: The grading around the house appears to be acceptable and it appears that water will move away from the majority of the house. At the time of the inspection it was a dry day so it could not be determined if there are any drainage issues. There was no standing water the day of the inspection near the house.

1.6 Windows and Window Wells

Comments: Inspected

Observation: Where visible and accessible the thermopane windows appeared, at the time of inspection, to function properly for their age. The glass on the thermopane windows seemed clean and clear with no appearance of broken seals or any fogging of the windows. I did note several single pane windows on the home. They appear to have some glazing issues.

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

1.7 Exterior Faucets

Comments: Inspected

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

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

1.8 Exterior Outlets

Comments: Inspected

Observation:

Front Outlet - GFI protected. did not trip in proper manor.

Rear Outlet - GFI protected. Functioned normally.

Recommendation: Recommend a licensed electrician make repairs.

1.9 Exterior Lighting

Comments: Inspected

Observation: The exterior lighting seemed to function properly.

1.10 Walkways**Comments:** Inspected

1.10 Picture 1 Front Walkway

Observation: The front walkway appears to be stone. It was even and in good condition.**1.11 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS****Comments:** Inspected

1.11 Picture 1 Deck

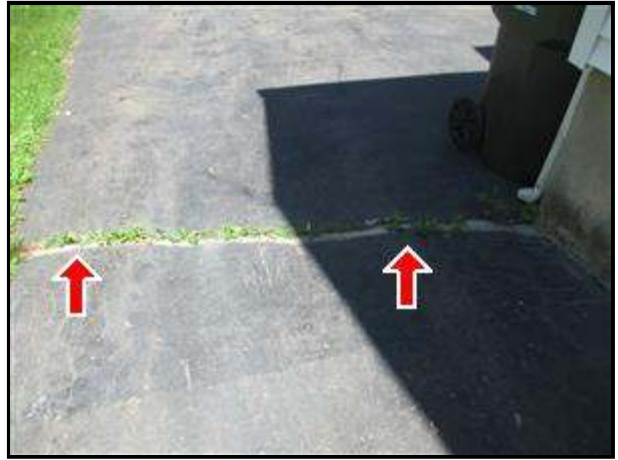
Observation: There is a wood deck on the back of the house. I probed the wood and it appeared to be solid and when I walked on the deck it was solid under foot. The deck was even and level on all sides and there appeared to be concrete support posts underneath. I did note that the deck is tight to the home. The balusters appear solid and in good condition. I also noted lag bolts and nails in the joist hangers. I did note the balusters do not appear to be spaced correctly. This can be a safety hazard.

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

1.12 Driveway**Comments:** Inspected



1.12 Picture 1 Driveway Cracking



1.12 Picture 2 Driveway Cracking

Observation: The asphalt driveway has moderate cracking on most of its surface. There are no major depressions or sections missing.

Recommendation: Recommend having a licensed paving contractor evaluate and make recommendations.

1.13 Steps to Building

Comments: Inspected



1.13 Picture 1 Front Steps



1.13 Picture 2 Rear Steps

Observation: The brick step to the front of the home are in need of some minor repointing. The mortar is missing in some sections. I noted gaps where water will enter.

Recommendation: Recommend that you have a contractor evaluate the front steps and make recommendations.

Observation: There are wood steps on the rear of the building. They appear to be in good condition. They are solid under foot and at the time of the inspection show no significant signs of deterioration.

1.14 DOORS (Front)

Comments: Inspected

Observation: At the time of the inspection, the front door appeared functional and I did not note any rot around the door trim.

1.15 DOORS (Rear)

Comments: Inspected



1.15 Picture 1 Trim Rot



1.15 Picture 2 Rot

Observation: I inspected the rear door and it both opened and closed properly. I did not note any rot around the door trim at the time of the inspection. I did note a rear door to a storage room that seems to have trim rot.

Recommendation: Recommend you have repairs made to the door trim.

1.16 Electrical Service Entry

Comments: Inspected



1.16 Picture 1 Roof

Observation: The electrical service entry at the time of the inspection shows no major issues, such as water intrusion, frayed wiring, etc. The box seemed secure and tight to the home.

1.17 Retaining Walls

Comments: Inspected

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

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered prior to purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Roofing

Styles & Materials

Style:
Gable

Roof Covering:
Architectural

Viewed roof covering from:
Ground
Binoculars

Roof Ventilation:

Roof Age:

Sky Light(s):

Gable

Newer

None

Flashing Type:

Metal

Items**2.0 Roof Coverings****Comments:** Inspected

2.0 Picture 1 Roof



2.0 Picture 2 Roof

Observation: At the time of the inspection, the roof where visible and accessible seems to be performing its intended function of keeping out the rain and other related weather. The roof lines were straight and the shingles did not show any signs of lifting, thermal cracking or substantial particulate loss. This is an architectural shingle and as the house was built in 1909, this appears, most likely, to be a replacement roof. Most architectural style shingle have a life expectancy of 25 - 30 years. The roof looked to be in newer condition.

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

Limitations of Roof Inspection

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

2.1 Roof Ventilation**Comments:** Inspected**Observation:** The roof utilizes gable vents for ventilation.

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

2.2 Roof Framing**Comments:** Inspected

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

2.3 Roof Leaks**Comments:** Inspected

Observation: The inspection from the inside of the attic where visible shows no signs of leaking or water stains.

Note: This inspection is not a warrantee or guarantee. Leaks can develop at anytime depending on weather conditions.

2.4 ROOF DRAINAGE SYSTEMS (Gutters & Downspouts)

Comments: Inspected



2.4 Picture 1 Missing Extension

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

The gutters where visible and accessible appeared to be pitched correctly.

Observation: I noticed several downspouts missing extensions.

Recommendation: Recommend you have any missing extensions installed.

2.5 Vent Pipes

Comments: Inspected

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

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered prior to purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Walls:

Finished

Fume Barrier:

Noted

Garage Ceiling:

Finished

Safety cables installed in garage door springs:

No (recommend installation)

Garage Door Type:

One automatic

Door from Garage to interior:

Metal

Auto-opener Manufacturer:

GENIE

Garage Lighting:

Functioning

Garage Door Material:

Wood

Siding and Trim:

Same as house

Garage Type:

Attached

Items

3.0 Foundation Type

Comments: Inspected



3.0 Picture 1 Garage Storage

Observation: The garage foundation appears to be poured concrete. No major cracking was noted.

Limitation of garage foundation Inspection

1) Inspection was limited due to storage.

3.1 GARAGE FLOOR

Comments: Inspected

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

Method of Inspection

> Walked On, Visual

Limitation of garage foundation Inspection

1) Inspection was limited due to storage.

3.2 GARAGE WALLS

Comments: Inspected

Observation: The garage walls seemed in good condition.

3.3 Garage Sill

Comments: Not Inspected

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

3.4 Garage Rafters

Comments: Not Inspected

Observation: There is a finished ceiling, therefore, the garage rafters could not be inspected.

3.5 Garage Electrical Outlets

Comments: Inspected

Observation: The garage outlet appeared to function properly and is GFI protected. The outlet appears to be 18 inches above the ground.

3.6 GARAGE DOOR (S)

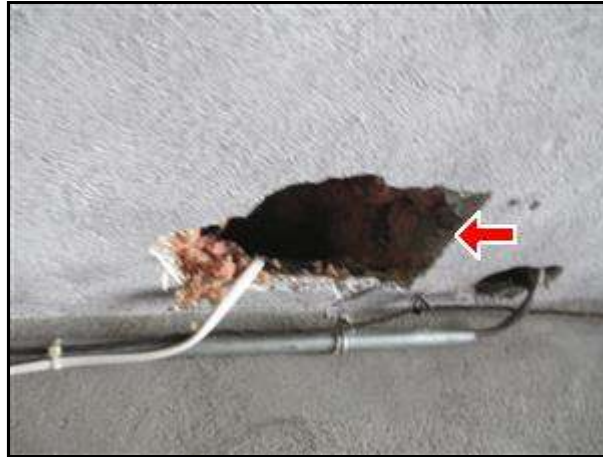
Comments: Inspected

Observation: There seems to be a one bay garage. I operated the door and it did function properly. The garage door did reverse itself upon meeting resistance. I did note sensors installed. I also noted a lack of safety cables installed in the springs.

Recommendation: Recommend you have missing safety cables installed.

3.7 Ventilation

Comments: Inspected



3.7 Picture 1 Hole in garage ceiling

Observation: I did note that the garage is under living space. The garage ceiling does have a hole. I strongly recommend that you do not park a car in the garage until the garage is properly enclosed.

Recommendation: Recommend you consult with a licensed contractor concerning this.

3.8 Garage Roof Surface

Comments: Inspected

Observation: The garage roof is the same as the house.

3.9 Siding & Trim

Comments: Inspected

Observation: No significant deterioration was noted on the garage door trim.

3.10 GARAGE CEILINGS

Comments: Inspected

Observation: The ceilings seem to be drywall and have some minor cracks, which appear to be cosmetic, this is a common deficiency. I did note the hole that should be patched.

Recommendation: Recommend that you repair these cracks.

3.11 Garage Windows

Comments: Inspected

Observation: The garage window functioned properly during the inspection. It opened and closed during the inspection.

3.12 Door for garage to living space

Comments: Inspected

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

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

4. Basement or Lower Level

Observation: The basement is completely finished space. The walls, ceilings and flooring all appeared to be in good condition. I did not note any significant cracking or staining of the walls or ceilings. I noted active water penetration in the storage room off the garage.

Recommendation: Recommend you consult with a contractor to determine where this water intrusion is coming from.

Limitation of basement Inspection:

> I was unable to view the foundation, sill, load bearing girder and the sub flooring.



Basement



Active water intrusion

Styles & Materials

Basement Floor:

Tile

Bulkhead:

None

Inspection method of basement:

Entered

Is basement Air Conditioned:

Appears not to have air conditioning

Method used to observe Crawlspace:

No crawlspace

Sill Type:

Encapsulated (Inspection not possible)

Smoke Detector Noted:

Yes

Access:

Interior Door

Multiple forms of egress:

Yes

Is Basement Heated:

Appears not to be heated

Items

4.0 Basement Dampness

Comments: Inspected

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

Within the last week we have had any significant rain.

4.1 Sump Pump

Comments: Not Present

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

4.2 Drain

Comments: Not Present

Observation: No drain was noted at the time of the inspection.

4.3 % of Basement Finished

Comments: Inspected

Observation: The basement is a completely finished space.

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

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

slope goes away from the house rather than toward it.

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

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

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

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

5. Heating / Central Air Conditioning

Styles & Materials

Heat Type:
Steam Boiler

Energy Source:
Gas

Number of Heat Systems (excluding wood):
One

Heat System Brand:
WEIL MCLAIN

Types of Fireplaces:
Conventional

Operable Fireplaces:
One

Number of Woodstoves:
None

Items

5.0 Heating System(s)

Comments: Inspected



5.0 Picture 1 Heating System



5.0 Picture 2 Heating System

Observation: There appears to be a single zone gas fired steam boiler heating system in the house. I did fire the unit and the unit did not make any unusual noises or fumes. The unit did turn off when the emergency switch near the unit was turned off. At the time of my inspection no water leakage was noted. The life expectancy of this type of unit is anywhere from 25 - 30 years. Although the unit functioned normally at the time of the inspection, I would place this unit approaching the end of that time span. I noted a date of 1994 on the unit.

Recommendation: I recommend having a licensed heating contractor clean and service the unit if it has not been within the last year.

Limitations of Heating Inspection

> The adequacy of the heat supply or distribution balance is not inspected.

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

5.1 Emergency Cut Off

Comments: Inspected

Observation: The emergency cutoff's for the heating systems in the house are located near the unit itself.

Recommendation: Recommend having a licensed heating contractor make recommendations for installation of cutoff's at the top of the basement stairs.

5.2 DISTRIBUTION SYSTEMS

Comments: Inspected



5.2 Picture 1 Possible asbestos

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

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

5.3 Fuel Supply

Comments: Inspected

Observation: The fuel supply is public gas.

5.4 When turned on by thermostat

Comments: Inspected

Observation: The unit did fire and heat the house when turned on by its thermostat.

5.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

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

5.6 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

Observation: I did note the presence of a heat source in each room. The house was warm and inviting at the time of the inspection. Several of the radiators on the second floor have been shut off. This is not uncommon.

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

6. Electrical System

Styles & Materials

Type of Breakers:

Circuit Breakers

Electric Panel Manufacturer:

GENERAL ELECTRIC

Wiring Methods:

Romex
BX

Distribution Panel Location:

Basement

Convenient Access:

Yes

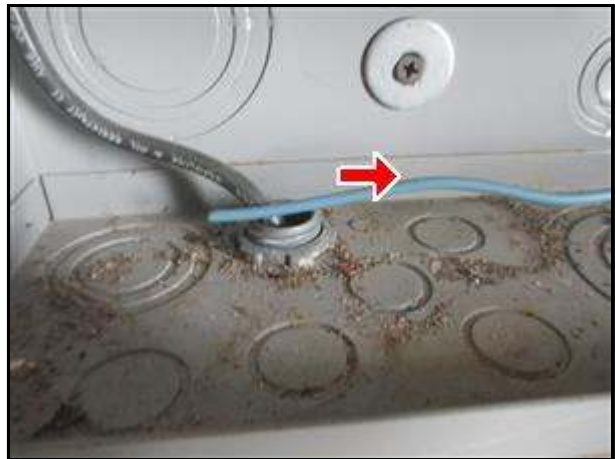
Items

6.0 MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected



6.0 Picture 1 Electrical Panel



6.0 Picture 2 Loose wire

Observation: The main disconnect breaker read 100 amps. The interior of the box looked clean and free of rust or corrosion. I noted what looked like aluminum wiring coming into the home from the street. The branch wiring looked to be copper. The branch wires did look proportionally sized to their amperage. There was no corrosion noted on any of the wiring. There did appear to be double tapping. The box appears to be properly grounded. I noted a loose wire in the box.

Recommendation: I did note the presence of double tapped circuits. This is a safety concern and I strongly recommend that you have a licensed electrician come out evaluate the electrical box and make corrections at that time. I would also have the electrician comment on the loose wire.

Limitation of electrical panel Inspection

- > Electrical components concealed behind finished surfaces are not inspected.
- > Only a representative sampling of outlets and light fixtures were tested.
- > Furniture and/or storage restricted access to some electrical components.
- > The inspection does not include remote control devices, alarm systems and components, low voltage

wiring and systems and components which are not part of the primary electrical power distribution system.

> Inspection of the branch wiring was limited due to access. I was unable to determine if some of the branch wiring is copper as the wire is deeply set into the breakers.

6.1 Circuits

Comments: Inspected

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

6.2 Service Panel Box Location

Comments: Inspected

Observation: The main panel box is located in the basement.

6.3 Service Ground Location

Comments: Inspected

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

6.4 Junction Box Covers

Comments: Inspected

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

6.5 SMOKE DETECTORS

Comments: Not Inspected

Observation: I did note smoke detectors in the house. They were not tested during the inspection. I strongly recommend that you have them tested.

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

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

Comments: Inspected

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

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

6.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

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

6.8 CARBON MONOXIDE DETECTORS

Comments: Not Present

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

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Plumbing System

Limitations of Plumbing Inspection

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

Styles & Materials

Water Filters: Appear to be none	Plumbing Water Supply (into home): Copper	Plumbing Water Distribution (inside home): Copper
Washer machine drain: Noted	Plumbing Waste: Cast iron	Water Heater Power Source: Gas
Water Heater Capacity: 40 Gallon	Manufacturer: HOTPOINT	Water Heater Location: Basement
Floor drain: Appears to be none present		

Items

7.0 Water Service

Comments: Inspected

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

Recommendation: I recommend that you call the West Hartford town hall to verify that this home is being serviced with the city water and city sewers. Try the assessor's office first.

7.1 Waste Disposal Pipes

Comments: Inspected

Observation: The house per the client has public waste disposal. Main waste lines appear to be metal. Where visible and accessible they appear to be free of cracks and leaks. They appeared pitched correctly.

7.2 Visual Condition of Interior Water Pipes

Comments: Inspected

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

7.3 Water Pressure

Comments: Inspected

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

7.4 Waste Discharge

Comments: Inspected

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

7.5 Laundry Tub

Comments: Inspected

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

7.6 Washer / Dryer and Connections

Comments: Inspected

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

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

7.7 Water Heater

Comments: Inspected



7.7 Picture 1 Water Heater

Observation: At the time of the inspection the water heater appears to be in good condition with no signs of leaks or physical damage. I did not note any rusting. The expected life cycle of this type of unit is approximately 12-15 years. I noted a date of 2007 on the unit.

Water heater age is only a part of the equation to determine how long the unit will last. Other factors will be the condition of the supply water, the pressure, the heat that the tank maintains and the general maintenance that is performed on the tank regularly.

Failure of the water heater or any associated equipment can occur at anytime during or after the inspection.

7.8 Pressure Relief Valve Extension

Comments: Inspected

Observation: The pressure relief valve extension is of adequate length.

7.9 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected



7.9 Picture 1 Water Shut off

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

basement. Testing the operation of this valve is not within the scope of a home inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

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

8. Kitchen

Limitation of Appliance Inspection

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

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

Kitchen Cabinets:

Wood

Dishwasher Brand:

KENMORE

Floor:

Wood

Wallpaper on kitchen walls:

No

Styles & Materials

Kitchen Countertops:

Laminate

Disposer Brand:

IN SINK ERATOR

Exhaust/Range hood:

VENTED

Range/Oven:

FRIGIDAIRE

Refrigerator:

WHIRLPOOL

Trash Compactors:

NONE

Items

8.0 Sink Hot water Temperature

Comments: Inspected



8.0 Picture 1 Kitchen

Observation: I ran the faucet water and the water volume appears adequate, I ran the hot and cold water and found no major defects. I did note shut offs under the sink. No leaking was noted from them at the time of the inspection.

8.1 COUNTERTOPS

Comments: Inspected

Observation: Counter tops seem secure and there appear to be no major defects.

8.2 REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

Observation: I opened and closed the cabinets and they appeared to operate adequately.

8.3 Walls

Comments: Inspected

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

Inspection Method

> Visual

8.4 Ceilings

Comments: Inspected

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

8.5 Windows

Comments: Inspected

Observation: The kitchen window opened and closed normally at the time of my inspection.

8.6 Floor

Comments: Inspected

Observation: No major deterioration was noted.

8.7 Kitchen Outlets

Comments: Inspected

Observation: There appear to be no GFCI outlets in the kitchen.

Recommendation: Recommend a certified electrician evaluate and replace receptacles with GFIs.

8.8 Lightening and Switches

Comments: Inspected

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

8.9 Heat Source

Comments: Inspected

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

8.10 RANGES/OVENS/COOKTOPS

Comments: Inspected

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

8.11 Ventilation

Comments: Inspected

Observation: The kitchen utilizes an exhaust fan for ventilation, this appears to be vented to the outside.

8.12 DISHWASHER

Comments: Inspected

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

8.13 Disposal

Comments: Inspected

Observation: I ran the kitchen disposal and it did run at the time of the inspection.

8.14 Refrigerator

Comments: Inspected

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

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Interior Rooms

Styles & Materials

Interior Doors:

Wood

Missing window screens:

No (where visible)

Interior Stairs:

Wood

Door stops where needed:

Recommend installation where missing

Ceiling Materials:

Drywall
Plaster

Wall Material:

Drywall
Plaster

Interior Fire Place:

Brick

Window Types:

Thermal/Insulated
Single pane

Floor Covering(s):

Tile
Vinyl
Wood

Cabinetry:

Wood

Items

9.0 DOORS (REPRESENTATIVE NUMBER)

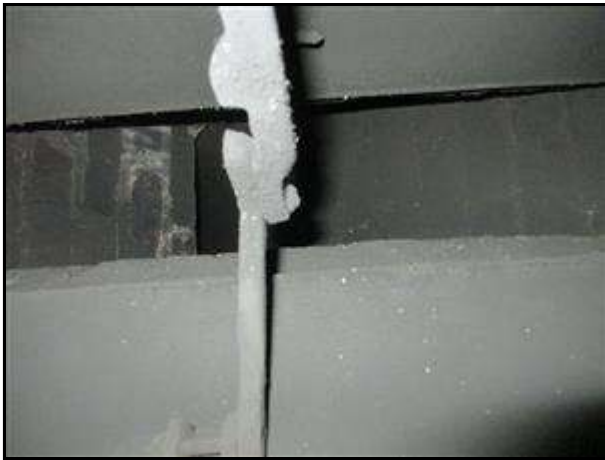
Comments: Inspected

Observation: I opened and closed the majority of the doors in the house and they appeared to function properly.

Recommendation: Recommend you install any missing door stops.

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

Comments: Inspected



9.1 Picture 1 Flue



9.1 Picture 2 Firebox

Observation: The liner was only partially visible and appeared in good condition. The damper is present and functional. However, there is creosote dust that may conceal a hairline crack which can not be determined until cleaned and inspected by a licensed chimney sweep. The firebox appears in good condition with no significant cracking noted.

Recommendation: For a detailed inspection of liner, I recommend a licensed chimney company inspect the fireplace and its flue for safety if this work has not been done in the past year.

9.2 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

Observation: The interior stairs appear to be in good condition. They felt solid under foot and no major deterioration was noted.

9.3 Halls

Comments: Inspected

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

9.4 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

Observation: Where visible and accessible the thermopane windows appeared, at the time of inspection, to function properly for their age. The glass on the thermopane windows seemed clean and clear with no

appearance of broken seals or any fogging of the windows. I did note several single pane windows on the home. They appear to have some glazing issues.

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

9.5 FLOORS

Comments: Inspected

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

9.6 CEILINGS

Comments: Inspected

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

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

9.7 WALLS

Comments: Inspected

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

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

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

9.8 Electric Outlets/switches/lights

Comments: Inspected

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

9.9 Baseboard/radiator/diffusers

Comments: Inspected

Observation: The radiators throughout the house appear in good condition. No leaking was noted at the time of the inspection.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Bathroom One

Styles & Materials

Location:

Main Floor

Description:

Half Bath

Shut offs under sink:

Yes

Sink stopper:

Functional

Sub-Floor Deterioration:

None Noted

Items

10.0 Bathroom

Comments: Inspected



10.0 Picture 1 Bathroom

Observation: No leaks were noted at the time of the inspection.

10.1 Sink and Hot water Temp.

Comments: Inspected

Observation: Water Volume appears adequate; I ran the hot and cold water and found no major defects.

10.2 Toilet

Comments: Inspected

Observation: I flushed the toilet and it did function properly, it is tight to the floor. I did not note any leaking at the time of the inspection.

10.3 GFCI/Electrical/Fan

Comments: Not Present

Observation: There are no outlets in the bathroom.

Recommendation: Recommend having a licensed electrical contractor evaluate and make necessary recommendations.

10.4 Ventilation

Comments: Inspected

Observation: The bathroom utilizes a window for ventilation.

10.5 Floor Covering

Comments: Inspected

Observation: Floor appears to be ceramic tile, no major defects were noted at the time of the inspection.

10.6 Window

Comments: Inspected

Observation: The bathroom window opened and closed properly during my inspection.

10.7 Ceiling

Comments: Inspected

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

10.8 Water Pressure

Comments: Inspected

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

10.9 Walls

Comments: Inspected

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

10.10 Bathroom Door

Comments: Inspected

Observation: The bathroom door functioned properly during the inspection.

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

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

11. Bathroom Two**Styles & Materials****Location:**

Second Floor

Description:

Full Bath

Shut offs under sink:

Yes

Sink stopper:

Functional

Tub Stopper:

Functional

Sub-Floor Deterioration:

None Noted

Items**11.0 Bathroom****Comments:** Inspected

11.0 Picture 1 Bathroom



11.0 Picture 2 Bathroom

Observation: No leaks were noted at the time of the inspection.**11.1 Sink and Hot water Temp.****Comments:** Inspected**Observation:** Water Volume appears adequate; I ran the hot and cold water and found no major defects.**11.2 Tub/Shower****Comments:** Inspected**Observation:** I ran water into the tub and it held water, the water temperature was acceptable both hot and cold. The tub also drained at a normal rate.**11.3 Tile/Fiberglass Wall****Comments:** Inspected**Observation:** The bathroom walls around the tub are tile, no major defects were found and the caulking appears to be in good condition.**11.4 Toilet****Comments:** Inspected**Observation:** I flushed the toilet and it did function properly, it is tight to the floor. I did not note any leaking at the time of the inspection.**11.5 GFCI/Electrical/Fan****Comments:** Inspected

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

11.6 Ventilation

Comments: Inspected

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

11.7 Floor Covering

Comments: Inspected



11.7 Picture 1 Cracked tiles

Observation: Floor appears to be ceramic tile, no major defects were noted at the time of the inspection. I did note cracked tiles.

Recommendation: Recommend you replace any cracked tiles.

11.8 Window

Comments: Inspected

Observation: The bathroom window opened and closed properly during my inspection.

11.9 Ceiling

Comments: Inspected

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

11.10 Water Pressure

Comments: Inspected

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

11.11 Walls

Comments: Inspected

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

11.12 Bathroom Door

Comments: Inspected

Observation: The bathroom door functioned properly during the inspection.

11.13 Lighting

Comments: Inspected

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

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

12. Attic

Styles & Materials**Floor System Insulation:**

Blown Insulation

Chutes Present:

No

Roof Backing:

wood

Any broken or cracked rafters:

No (where visible and accessible)

Inspection Method:

Visual from scuttle

Collar Ties Present:

No

Items**12.0 Access****Comments:** Inspected**Observation:** There is scuttle access in the upstairs hallway.**12.1 Roof Rafters****Comments:** Inspected

12.1 Picture 1 Attic

Observation: The structural supports in the attic appear to be tight up against the ridge beam, they appear to be even and are not showing signs of rot.**12.2 Roof Decking****Comments:** Inspected**Observation:** The roof backing is wood and where visible and accessible there is no visible signs of water leaking or damage. At the time of the inspection, I did not notice the visible presence of mildew or mold and there appeared to be no significant darkening of the roof decking.**12.3 Any Venting into Attic****Comments:** Inspected**Observation:** Where visible and accessible there are no visible systems venting directly into the attic.**12.4 Chimney****Comments:** Inspected

12.4 Picture 1 Chimney

Observation: The attic chimney looks to be straight and dry with no major missing sections of mortar. The section of the chimney in the attic appears to be made of brick.

12.5 INSULATION IN ATTIC

Comments: Inspected



12.5 Picture 1 Insulation

Observation: The attic has approximately 16 to 18 inches of blown insulation.

12.6 VENTILATION OF ATTIC

Comments: Inspected

Observation: The roof utilizes gable vents for ventilation.

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

Recommendation: You may consider the installation of a thermostatically controlled power vent.

12.7 Evidence of Water Penetration

Comments: Inspected

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

Limitation of Water Penetration Inspection

> Access limited the inspection.

12.8 Storage

Comments: Inspected

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

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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INVOICE

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HomeInspectionLLC

Premier Home Inspection, LLC
34-3 Shunpike RD #236
Cromwell, CT 06416
Inspected By: James Enowitch

Inspection Date: 6/20/2013
Report ID: PD20559

Customer Info:	Inspection Property:
Wasif Khan	98 Woodmere Road West Hartford Ct 06119
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,001 - 1,500	325.00	1	325.00
Radon test with kit	99.00	1	99.00

Tax \$0.00

Total Price \$424.00

Payment Method: Check
Payment Status: Invoice Sent
Note: