

SUMMARY OF AREAS NEEDING REPAIR OR EVALUATION

IMPORTANT: The Summary is not of the entire report nor should it be interpreted as the report. This summary contains only REPAIR comments, NOTE comments which may require further evaluation or investigation, and AGED comments from the inspection report. The complete report includes additional information such as limitations to access, notes/observations, upgrade, and maintenance comments. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This summary list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent. It is your responsibility to exercise due diligence regarding the recommendations and information provided and contained in this summary and report. It is strongly recommended that you have appropriate qualified, licensed contractors evaluate each concern further, as described in the inspection report, and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection before the close of escrow. Please call our office for any clarifications or further questions. Other items, systems and components are identified within the entire inspection report and are important and should be read and receive attention.

RECOMMENDED REPAIRS and EVALUATION NOTES

Grounds		
Page 8	Walkway	<ul style="list-style-type: none"> • REPAIR: An uneven walkway surface is a potential trip risk. Have a qualified contractor repair or replace for safety. This condition was noted at the front walkway.
Exterior Surfaces		
Page 13	Trim	<ul style="list-style-type: none"> • REPAIR: Openings at exterior trim increase the risk for animal, bird or water penetration. Damage to the trim material and sub surface areas is possible. Have a qualified contractor repair or replace affected sections of trim as needed.
Outbuilding Exterior		
Page 20	Trim	<ul style="list-style-type: none"> • REPAIR: Openings at exterior trim increase the risk for animal, bird or water penetration. Damage to the trim material and sub surface areas is possible. Have a qualified contractor repair or replace affected sections of trim as needed.
Roof System		
Page 26	Chimneys Observations	<ul style="list-style-type: none"> • NOTE: The chimney flue was not fully visible and could not be fully inspected. Further review of the flue by a qualified chimney contractor is recommended.
Kitchen		
Page 31	Kitchen Observations	<ul style="list-style-type: none"> • REPAIR: The GFCI receptacle did not trip when tested with a circuit tester or with the integrated test button. Have a licensed electrician assess and rewire or replace GFCI protection as needed at the kitchen counter.
Bathrooms		
Page 36	Bathroom #1	<ul style="list-style-type: none"> • REPAIR: One GFCI receptacle did not trip when tested with a circuit tester or with the integrated test button. Have a licensed electrician assess and rewire or replace GFCI protection as needed in the bathroom.

Page 36	Bathroom 1 Toilet	• REPAIR: The toilet is cracked. Have a qualified plumber replace before use.
Page 39	Bathroom 2 Toilet	• REPAIR: The toilet tank was leaking. This is typically from a worn gasket. Have a licensed plumber evaluate and repair.
HVAC		
Page 41	Cooling System/Heat Pump	• NOTE: The installed central or through wall air conditioning and distribution system was not operated as part of the home inspection because: • The outside air temperature is below 65 degrees Fahrenheit. The air conditioning system can not run effectively when the outside temperature is below 65 degrees and this may lead to damage to the components. Consider having the system evaluated by a qualified HVAC professional or ensure operation.
Furnace		
Page 42	Furnace 1	• REPAIR: There are open and/or sealed seams around the front of the furnace and there are soot and/or burn marks which indicates exhaust has escaped from these seams. Sealing these seams is a temporary repair. Have the boiler further evaluated by a qualified heating contractor with emphasis on these areas. In some cases replacement may be suggested.
Page 43	Gas Burner 1	• REPAIR: Due to presence of rust, scale, and some debris in the burner, a professional cleaning and service review by a licensed HVAC contractor is highly recommended to ensure proper and safe operation of this unit. Inspection for holes and/or cracks in heat exchanger is not within the scope of this inspection and should be performed by a HVAC contractor to ensure the proper and safe operation of this system.
Plumbing		
Page 45	Main Shut Off	• REPAIR: There is a slow drip leak at the water main/meter and valve assembly (exact location not determined) due to limited access. Have a licensed plumber assess and repair or replace.
Water Heater		
Page 47	Water Heater 1	• REPAIR: There are leak stains at the water heater. Have a qualified licensed plumber assess and repair or replace as needed.
Electrical System		
Page 49	Service Grounding	• REPAIR: A ground wire is disconnected and not likely to fully perform its intended function. Have a qualified electrician review and repair/replace as needed for safety.
Electrical Branch Wiring		

Page 50	Receptacle Repairs	<ul style="list-style-type: none">• REPAIR: The following unsafe/improper circuit wiring was noted during the inspection. Not all receptacles and outlets are tested. Some areas of the circuit wiring system are not visible for inspection. Have a licensed electrician assess the entire circuit wiring system and make the needed repairs for safety:<ul style="list-style-type: none">• One of the electrical receptacles had no power when tested (no associated switch was found/located). This condition was observed in the rear family room.
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Inspection Conditions

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his/her visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

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, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, on-site sewage disposal systems (septic systems and sewage pump/grinder systems), any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; all low voltage systems such as intercoms, alarms and security systems; central vacuum systems; heat sensors; cosmetic, aesthetic issues; and building code conformity. Any comments about systems and conditions outside the scope of this inspection are informational only, are provided as a courtesy to the client, and do not increase the scope of the inspection.

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.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be resolved in the manner set forth in our inspection contract (refer to inspection contract for details). In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or

Inspection Conditions Continued

waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Comments used in the report to describe the condition of a system and/or component at the time of the inspection are listed below:

- NOTE: A note is used to relay important information or observations to the client which, the inspector feels does not fit into or is not best suited for one of the categories listed below. Notes are an important and integral part of the inspection report and may suggest further evaluation.
- INSPECTED: The system or component was evaluated within the scope of the applicable standard of practice, with no qualifying material or performance defects found.
- REPAIR: These items either need Immediate Repair because they are unsafe as is, not working as needed or general repair is needed because it is deficient for its intended use. In some cases replacement may be needed.
- UPGRADE: Although a system or component may be typical for the age or vintage, upgrades to todays standards are recommended for increased safety or performance. Upgrades may also be suggested for a system or component that does not necessarily, in the opinion of the inspector, need immediate repair and can function as is however would benefit from improvements.
- MAINTENANCE: These items generally encompass recommended routine or regular type maintenance and/or repair(s).
- AGED: Indicates that a system or component (based on visual, historical, or audible evidence of wear) may be near or beyond the end of its reliable design life. Increased need for repair or replacement, possibly in the near future should be anticipated. Note that even very old systems occasionally continue to perform adequately well beyond the end of their "reliable life span." Newer systems/components would be expected to have efficiency, reliability and feature improvements over a system deemed to be "Aged."

In an effort to ensure that all repairs and evaluations are performed in a safe and proper manner and in accordance with local codes and building practices, it is recommended that qualified, licensed trades people be obtained to perform needed evaluations or repairs as described in the inspection report. We also recommend that you secure the cost for further evaluation, repair and/or replacement of items identified in the inspection report, by qualified, licensed contractors prior to signing the final purchase and sales agreement in order to determine the financial impact on your investment.

Ky Tran

RE: 877 Plainville Ave

Dear Ky,

At your request, a visual inspection of the above referenced property was conducted on 3/2/2021.

Inspection Conditions Continued

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. An earnest effort was made on your behalf to discover all visible defects at the time of the inspection. The following is an opinion report, expressed as a result of the inspection. Please read the entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement carefully to fully assess the findings of the inspection. Sherwood Inspections Services, LLC, has included resources in the report, and separately, to substantiate its findings. These are an intricate part of the report and must be down loaded and read to ensure a complete understanding of the information and or observations provided by Sherwood Inspection Services, LLC. This information should be kept with the report. It is your responsibility to exercise due diligence regarding the recommendations and information provided and contained in this report.

Thank you for selecting our company to perform your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,
Paul Stone
Sherwood Inspection Services
860-646-9983 www.sherwoodinspection.com

Inspection Stop Time

Stop Time: 4:00PM

- WEATHER AT TIME OF INSPECTION: Partly cloudy
- 10-20 F
- SOIL CONDITIONS AT TIME OF INSPECTION: Wet
- SOIL CONDITIONS AT TIME OF INSPECTION: Snow covered

People Present for Inspection

Buyer's Agent • Client • Clients parents • Client Spouse

BUILDING OCCUPANCY: Occupied and furnished: Furnishings, personal belongings, and household items observed. Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Building Information

- STORIES: 1
- Age of the building in years per Client/Agent/Listing: 63 years old
- 1 family
- Ranch

Inspection Conditions Continued

Comments

- Photo Notice — Photos within the report are representative and do not depict every instance of a condition or defect.
- Permit Notice — It is advisable to check with the local building department to research permit history for any major work (structural, remodeling, mechanical electrical) that has been done at the property which may require a permit.
- Asbestos Notice — There are over 3,000 building materials that are known to have contained asbestos. Asbestos cannot be seen by the naked eye. Evaluating for the presence of asbestos is its own specialty and is outside the scope of the standards of practice for home inspection. The presence or absence of comments regarding suspected asbestos containing materials (such as, but not limited to, steam heating pipe or HVAC duct wrap) within this report is not a suggestion, evaluation, indication or conclusion that asbestos is absent in any of the materials present on the property. If you have concerns about the presence or condition of asbestos in this home, contact our office to schedule testing or seek further evaluation from another qualified asbestos testing specialist. For more information, visit <https://www.epa.gov/asbestos>
- Lead Safety Risk Notice — All houses built before 1978 (and some houses built after 1978) may contain lead. Lead can be found in paint, varnish, dust, soil and water. Paint which is chipped, cracked, blistered, flaking or loose may be a health risk if it contains lead. Children under the age of seven are at the greatest risk to face problems associated with lead and lead-based paint. Eating or ingesting lead can lead to lead poisoning, which can cause learning disabilities, brain damage and other serious ailments. The building, its contents, the soil and water are not being tested for lead contents as part of this home inspection. We recommend that you visit <https://www.epa.gov/lead> or contact the state Department of Health Services for further information about lead and lead health risks.
- Mold Notice - The presence or absence of active mold growth can only be conclusively determined using laboratory testing. The client may wish to consult with a trusted health care provider regarding particular risks and vulnerabilities to mold allergy, mold reaction, or other relevant health care concerns. Mold growth requires elevated moisture levels, the source of which must be identified and corrected to reduce the risk for continued/future mold growth. It is beyond the scope of this inspection to determine if any observed moisture source is the sole source of elevated moisture, if mold is present, or to predict future mold growth. Contact our office to schedule mold testing as needed/desired.

Grounds

This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Lot Grading Note: Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the building(s). Lot grading should ideally slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of each building. This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to immediate areas around the exposed foundation or exterior walls.

Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report.

Wood Storage: Storage of wood piles against, inside, or in close proximity to the building is not recommended due to

Grounds Continued

increased risk for animal/insect infestation.

Driveway

Driveway Type: Asphalt

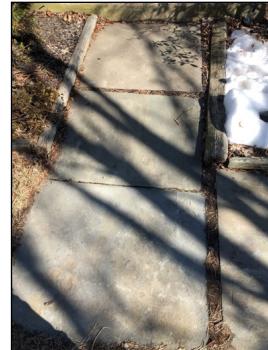
- **MAINTENANCE:** There are open cracks in the driveway surface which can allow water entry. This can cause deterioration or heaving due to freezing. These cracks can be sealed/filled with an appropriate material to prolong the useful life of the driveway
- **MAINTENANCE:** A few low/sunken areas were noted in the drive surface. There was a few areas of deterioration at the driveway surface. Low areas are subject to erosion from water and ice buildup during cold weather. Consult with a qualified contractor regarding short term maintenance options. Budget to maintain/replace accordingly to suit.



Walkway

Walkway Type: Front walk • Flagstone

- **REPAIR:** An uneven walkway surface is a potential trip risk. Have a qualified contractor repair or replace for safety. This condition was noted at the front walkway.



Patio

Patio Type: Brick

- Inspected, with no signs of visible defects apparent at time of inspection.

Grounds Continued



Grading

Grading Material: Limitations: NOTE: Snow cover prevents full inspection. Surface drainage conditions can have a significant impact on moisture related issues such as wood boring insect activity, mold and other forms of moisture related deterioration. Obtain history. Have a qualified person evaluate fully when conditions permit.

- Soil
 - UPGRADE: Grading at the foundation does not slope away from the building in some areas, creating poor drainage conditions which increase the risk for basement moisture entry as well as moisture related issues at exterior surfaces. Alter grading to improve drainage.
 - MAINTENANCE: There is vegetation encroaching on the building (less than 12") which can increase moisture retention and provide a vector for insects. Trim vegetation back at least 12 inches from the exterior.

Window Wells

Window Well Material: None present

Porch 1

Location: Porch #1: front • NOTE: There is finished surface at the ceiling below the roof, preventing access for evaluation of roof framing and decking.

Porch Material: Not Visible Underneath. • Concrete Slab

- NOTE: It is often not possible to determine the presence or absence of flashing at the floor framing ledger board (connection to the building), whether flashing is installed properly, or its current condition due to lack of access behind the ledger board.
- NOTE: There are settling or shrinkage cracks noted in the surface of the concrete porch slab. Hair line or small cracks are generally not a concern and can be monitored. Large cracks that are open to water penetration can be sealed with a proper type of sealant/caulk to prevent water penetration.
- MAINTENANCE: The front porch concrete floor is beginning to deteriorate. Some spalling or surface deterioration was observed. Sealing or patching may slow deterioration and prolong useful life. Monitor and budget to replace as needed/desired.



Concrete cracking

Grounds Continued

Exterior Surfaces

Screens, shutters, awnings &similar seasonal accessories, fences &gates, geological, geotechnical, and hydrological conditions, recreational facilities, outbuildings, seawalls, break-walls &docks, and erosion control &earth stabilization measures are all beyond the scope of the home inspection standards and are not inspected or reported on. It should be understood that all siding requires varying degrees of maintenance. Some types of siding such as wood will require more frequent maintenance than brick or stone. Vinyl and metal siding are extremely popular because they require less periodic maintenance than other types of siding materials. However, it is still necessary for the homeowner to periodically--at least once a year--carefully examine siding panels as well as ensure all J-channels around windows and doors are secure and drain properly. Vinyl and metal siding should be cleaned following the manufacturer's instructions. For safety reasons, it is recommended that the building address numbers be on the front of the building or other readily visible area, and sized and colored so that they are legible from the street. Operation of timed, motion or photo sensor fixtures is not confirmed. Obtain history and demonstration from homeowner or seek further evaluation as needed or desired.

Exterior Surfaces Continued

Wood Siding

Siding Type: Wood shingles/shakes

- Plywood type (T-111)

• **UPGRADE:** There is no visible "z" flashing at horizontal seams between plywood siding sections. It is not known if the siding was beveled to improve drainage at the affected joints. No visible evidence of deterioration was present. The condition of hidden materials is not known. Consult with a qualified contractor with regard to the costs and benefits of upgrading the siding seams.

• **MAINTENANCE:** Openings or unsealed penetrations were observed in the siding. Unsealed openings through the siding system can provide access for moisture and insect entry. Have openings/penetrations sealed/caulked where needed.

• **MAINTENANCE:** The paint on the siding is showing signs of wear and aging. Budget to have the siding and trim painted by a qualified professional.

• **MAINTENANCE:** Extensive peeling paint was noted at the wood siding and trim. Areas of peeling paint leave the wood exposed to weather which will eventually lead to rot of the wood. Due to the extent of peeling paint, it is likely that some areas of rot will be discovered during maintenance. Have a qualified contractor evaluate fully, replace any areas of rotted wood, prep and paint all exterior wood trim and siding.

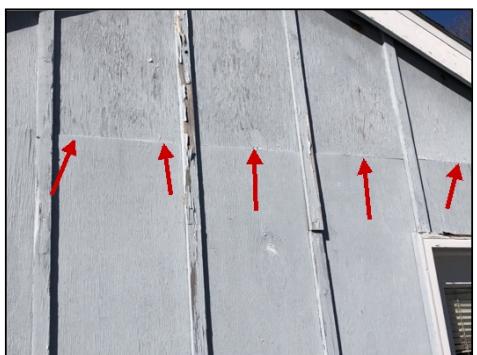
• **MAINTENANCE:** Minor deterioration/rot was observed at one or more locations. Minor rot to the siding is defined by one or more of the following: softness/sponginess to the wood, small sections of deterioration, and/or rot along the bottom of siding boards close to grade or roofs.

Rot/deterioration to the bottom of siding that is in contact or close proximity to the ground or roof shingles is vulnerable to deterioration from continued moisture exposure to the bottom and underside of the siding. These areas will likely require more frequent maintenance. Where practical, in these areas, the siding should be raised to prevent deterioration. Deferred maintenance can lead to more wide spread deterioration and/or deterioration to surfaces behind the siding. Have a qualified contractor repair and maintain as needed.

• **MAINTENANCE:** Split/missing shingles are vulnerable to moisture penetration and thereby increase the risk for rot & other moisture related issues. Have a qualified siding contractor assess and maintain: cracks should be caulked before sealing the wood or the affected shingles should be replaced, depending upon the severity of the cracking.

• **MAINTENANCE:** The plywood based siding is subject to deterioration from moisture. Plywood based siding manufacturers usually recommend at least 6 inches of clearance between the siding and grade or any horizontal surface which can catch water. Proper maintenance of gutters, keeping vegetation trimmed back from the building improvements in surface drainage at grade, and careful maintenance of siding (paint/stain/caulk) should reduce the levels of moisture and thereby reduce the risk for/rate of deterioration.

• **MAINTENANCE:** There is some rot/deterioration of siding where it comes in contact or is in close proximity to the roof covering. Have a qualified contractor replace affected siding, keeping the new siding short enough to prevent contact with siding material.



No Z flashing between panels



Peeling paint



Siding deterioration

Exterior Surfaces Continued



Peeling paint



Split shingles



Siding rot



Missing shingles



Missing shingles



Missing shingles



Rot at siding near shingles

Masonry/Stucco/EIFS Siding

Siding Type: Veneer - Brick, stone or concrete

- NOTE: There are no visible weep holes at the brick veneer exterior siding. Without weep holes water may cause damage to brick, brick tie, or sheathing and possibly infiltrate into the interior. Evaluate further to ensure that weep holes are not covered by soil/mulch and have a qualified mason evaluate the veneer for installing weep holes to allow for proper drainage if none are present.
- MAINTENANCE: There is worn, loose or missing mortar between the bricks. As the mortar ages deterioration occurs and maintenance is needed to reestablish the mortar joints to prevent further deterioration. Have a qualified mason point mortar joints. Note that the mortar used for maintenance should be compatible with existing mortar.
- MAINTENANCE: The exterior masonry had been painted. Painting masonry can trap moisture within the masonry and can increase the risk for/rate of deterioration from moisture entry. Paint also limits assessment for evidence of moisture intrusion. Careful maintenance of roof water runoff, siding, trim, and flashing is recommended to reduce the risk for moisture intrusion into the masonry.

Exterior Surfaces Continued



Worn mortar



Trim

Trim Material: Wood • Metal Covering • Limitation: Wood trim boards are wrapped/covered with metal, vinyl or composite material which prevents inspection of the wood beneath • Limitation: Some of the soffit, fascia and/or eave trim is not accessible from the ground or is covered by gutters which prevents full inspection

- **MAINTENANCE:** Worn, chipped, and/or peeling paint at the trim areas exposes the wood to the elements and increases the risk for deterioration if maintenance is deferred for too long. Have a qualified contractor properly maintain for longevity.
- **MAINTENANCE:** Minor rot was noted on the exterior (softness/sponginess or small sections of deterioration). Have a qualified siding/trim contractor or home improvement contractor repair/maintain as needed.
- **MAINTENANCE:** There are section(s) of trim that are loose and/or pulling away from the building. These areas are more vulnerable to moisture entry and are more vulnerable to wind damage. Have a qualified siding contractor secure any loose trim.
- **MAINTENANCE:** Maintain metal trim seams with caulk for water tightness. Note that the condition of the wood beneath metal trim is not visible for inspection.
- **REPAIR:** Openings at exterior trim increase the risk for animal, bird or water penetration. Damage to the trim material and sub surface areas is possible. Have a qualified contractor repair or replace affected sections of trim as needed.



Peeling paint



Worn paint



Peeling paint

Exterior Surfaces Continued



Trim rot



Trim rot



Worn trim



Worn paint



Trim rot



Trim/soffit rot



Open trim



Open trim

Vent Hoods

- NOTE: It is beyond the scope of this evaluation to determine if all vent ducts are properly insulated nor if they are all connected properly to exterior vent hoods. Vent hood dampers and louvers are not tested/operated. Wherever height (close to grade or far above grade) limits access, vent hoods can not be fully inspected. The condition of duct interiors is not known. The presence or absence of animal, bird and insect nesting is likewise unknown.

Exterior Doors

Door Material/Type: Wood & Glass • Metal

- MAINTENANCE: There surface of the right side garage exterior door is worn and vulnerable to premature deterioration. Have a qualified person maintain for improved longevity or budget to replace as desired.

Exterior Surfaces Continued



Attached Garage

Garage Description

Attached • Two car



Attic Access

Access Type: Hatch/Scuttle at garage ceiling • NOTE: Not all eave areas were accessible. Condition of inaccessible areas were not determined.

Method of Inspection/Lighting: Attic area(s) Entered for inspection • **UPGRADE:** There is no light present. For safety and maintenance reasons, the addition of lighting in the attic area that can be operated by a switch below in the living space or at the entrance of the attic area (e.g. pull cord, switch, etc.) is recommended. Have a licensed electrician install as needed.

• Inspected, with no signs of visible defects apparent at time of inspection.

Roof Framing & Sheathing

Framing Type: Wood Rafters • Vertical Bracing

Sheathing Type: Plywood

• NOTE: Dry stains seen in some areas of the attic indicate some prior roof leakage. There was no conclusive evidence to determine if any repairs have been performed to resolve the source of prior water entry. The potential for ongoing leakage may still be present. Obtain written assurances from the seller that this problem has been corrected or consider repair or replacement of all or part of the roof to be determined upon further evaluation by a qualified roofing contractor.

Attached Garage Continued



Dry water staining

Roof Ventilation

Roof Ventilation Type: No Visible Ventilation

Insulation

Insulation Type: Fiberglass batts • Vapor retarder/barrier installed (this was verified by spot check only and does not imply that it is present throughout or continuous): Paper Facing(kraft paper)
• Inspected, with no signs of visible defects apparent at time of inspection.



Walls

Wall Type: Gypsum (plaster, drywall, sheetrock)

- MAINTENANCE: There are typical shrinkage/settling cracks at the garage ceiling surfaces. Obtain history. Have repairs made and monitor for further cracking/movement.
- MAINTENANCE: There are loose tape seams observed at the garage ceiling surfaces. These are typical of aging, shrinking, or settling. Obtain history. Have repairs made and monitor for further cracking/movement.



Attached Garage Continued

Fire Separation

- **UPGRADE:** The fire separation between the garage and the attached living space is incomplete and has existing breeches/openings which compromise fire separation. Fire separation is an important safety feature for any attached garage where combustible materials (including fuel in vehicles, machines or storage cans) will be stored. Have a qualified contractor install appropriate material to complete fire separation.



Overhead Doors

Overhead Door Type: Metal • Number of overhead doors: 1 • Number of automatic door openers installed: 1 • Electronic Safety Sensors: There are electronic eye safety sensors installed for each automatic door opener • NOTE: We do not test garage door opener auto reverse features that require obstructing the path of the door during operation. The mechanical auto reverse feature can typically be adjusted to suit occupant needs providing that the door operates smoothly. If the door binds in the tracks, the opener may be able to function however, the auto reverse feature may not be able to be set at high sensitivity without the door reversing as a result of resistance of the rollers in the tracks. We recommend that the client obtain and follow door opener manufacturer instructions to test and adjust the mechanical auto reverse feature or have a qualified garage door contractor assess. NOTE: Garage door opener release levers are not operated as part of a home inspection. Release levers allow manual operation of the overhead garage door in the event of power failure or opener failure. Test these lever and operate the door manually to verify that the door springs are adequately adjusted to counterbalance the door for ease of use.

- Inspected, with no signs of visible defects apparent at time of inspection.
- Electronic eye sensor auto reverse feature was tested and operated as intended.



GFCI

- **UPGRADE:** The electrical receptacles do not have ground fault protection where recommended/required by modern safety standards. Have a licensed electrician install **GFCI** protection as a safety upgrade where missing in the garage.

Attached Garage Continued

Bay/Grade Level Floor

Floor Type: Concrete

- NOTE: There are shrinkage cracks at the garage floor. Cracking in poured concrete frequently occurs as the concrete cures. Obtain history and monitor.
- NOTE: Stored items prevented full inspection. Concealed defects may be present. Evaluate fully when belongings are removed.



Foundation

Foundation Structure: Foundation: Concrete slab. By design, the presence or absence of a foundation beneath the slab could not be determined. Obtain history from owner.

Surface Materials: Concrete

Foundation Details: Walls: Finished surfaces limit access.

- Inspected, with no signs of visible defects apparent at time of inspection.

Outbuilding Exterior

Outbuilding

Materials: Shed



Outbuilding Exterior Continued

Roof

Roof Style & Access: Gable • Viewed from ground with field glasses.

Roof Covering Type & Layers/Age: Asphalt Composition shingles Dimensional/Architectural • No indications of multiple roof layers were observed. Limits to access prevent conclusive determination. • Approximate age as determined by observed condition = 15-20 yrs.

- NOTE: It is advised to inquire and obtain roof documentation & history of permits from the previous owner. Ask the seller about the age & history of the roof. Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and maintenance by a qualified roofing professional to minimize the risk of leakage and to maximize roof life.

- NOTE: The composition of sealants, mastic, caulk, and coatings vary widely (butyl, silicone, PVC, modified bitumen, latex, etc). Some materials are not compatible with others which can cause unwanted consequences/degradation. It is beyond the scope of this inspection to determine the composition of sealants, flashing tape, caulk, and coatings applied (if any) and if they are rated/compatible for use with other materials present. Obtain history, identify the manufacturer of the roofing material if possible, and ensure that any future repairs/maintenance adhere to products and materials rated as compatible by the roof manufacturer.



Asphalt Roofing

Observations:

- Inspected, with no signs of visible defects apparent at time of inspection.

Flashing

Flashing Material: NOTE: Some flashings not visible due to height or roof pitch. All roof flashings are partially hidden by design. Hidden or concealed conditions can not be inspected. • Metal

- Inspected where visible, with no signs of visible defects at time of inspection.
- NOTE: When roof shingles are replaced next, all roof flashing should be replaced at the same time (reused flashing is more prone to leaking). This will help prevent future leaking at worn flashing.

Gutters

Gutter Material: None Present

Outbuilding Exterior Continued

Wood Siding

Siding Type: Plywood type (T-111)

- **MAINTENANCE:** Openings or unsealed penetrations were observed in the siding. Unsealed openings through the siding system can provide access for moisture and insect entry. Have openings/penetrations sealed/caulked where needed.
- **MAINTENANCE:** The paint on the siding is showing signs of wear and aging. Budget to have the siding and trim painted by a qualified professional.
- **MAINTENANCE:** Minor deterioration/rot was observed at one or more locations. Minor rot to the siding is defined by one or more of the following: softness/sponginess to the wood, small sections of deterioration, and/or rot along the bottom of siding boards close to grade or roofs. Rot/deterioration to the bottom of siding that is in contact or close proximity to the ground or roof shingles is vulnerable to deterioration from continued moisture exposure to the bottom and underside of the siding. These areas will likely require more frequent maintenance. Where practical, in these areas, the siding should be raised to prevent deterioration. Deferred maintenance can lead to more wide spread deterioration and/or deterioration to surfaces behind the siding. Have a qualified contractor repair and maintain as needed.
- **MAINTENANCE:** Wood to soil contact increases the chance of rot and insect infestation. Eliminate soil to wood contact where possible while maintaining positive pitch away from the foundation for drainage. A 4" - 6" separation between the ground and the bottom of the siding is recommended where practical. This condition was noted around the shed.

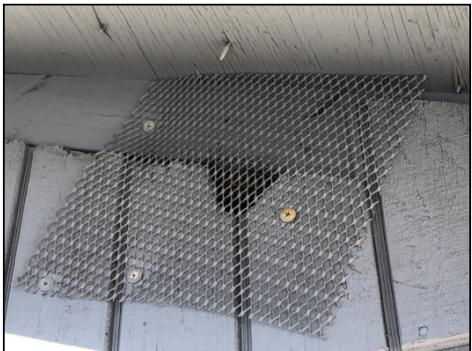


Trim

Trim Material: Wood

- **MAINTENANCE:** Worn, chipped, and/or peeling paint at the trim areas exposes the wood to the elements and increases the risk for deterioration if maintenance is deferred for too long. Have a qualified contractor properly maintain for longevity.
- **MAINTENANCE:** Minor rot was noted on the exterior (softness/sponginess or small sections of deterioration). Have a qualified siding/trim contractor or home improvement contractor repair/maintain as needed.
- **REPAIR:** Openings at exterior trim increase the risk for animal, bird or water penetration. Damage to the trim material and sub surface areas is possible. Have a qualified contractor repair or replace affected sections of trim as needed.

Outbuilding Exterior Continued



Windows

Observations:

- Inspected, with no signs of visible defects apparent at time of inspection. A representative sampling was conducted. It is highly recommended to operate all windows during final walk through inspection.

Exterior Doors

Door Material/Type: Wood

- **MAINTENANCE:** The surface of the shed exterior doors are worn and vulnerable to premature deterioration. Have a qualified person maintain for improved longevity or budget to replace as desired.



Grading

Grading Material: Soil

- **UPGRADE:** Grading at the foundation does not slope away from the building in some areas, creating poor drainage conditions which increase the risk for basement moisture entry as well as moisture related issues at exterior surfaces. Alter grading to improve drainage.

Outbuilding Exterior Continued

Outbuilding Interior

Attic Access

Access Type: Hatch/Scuttle: at shed ceiling

Method of Inspection/Lighting: Attic inspection was limited to areas visible from the hatch due to lack of adequate flooring or walk boards • **UPGRADE:** There is no light present. For safety and maintenance reasons, the addition of lighting in the attic area that can be operated by a switch below in the living space or at the entrance of the attic area (e.g. pull cord, switch, etc.) is recommended. Have a licensed electrician install as needed.

Roof Framing & Sheathing

Framing Type: Wood Rafters • Vertical Bracing

Sheathing Type: Plywood

- Inspected, with no signs of visible defects apparent at time of inspection.



Roof Ventilation

Roof Ventilation Type: No Visible Ventilation

Insulation

Insulation Type: Blown in fiberglass

- **UPGRADE:** The insulation levels in the attic are less than typical of modern building and efficiency standards. This can allow heat loss from the living space, increasing the risk for moisture build up in the attic and/or ice damming in winter. Have a qualified contractor assess and install insulation as needed for improved energy efficiency.
- **UPGRADE:** Low areas in the blown insulation are a source of heat loss during winter and increase the risk for ice damming. Have a qualified insulation contractor install additional insulation or redistribute existing insulation to improve energy efficiency.



Outbuilding Interior Continued

Structure

Foundation Structure: Floor/Parking Surface Materials: Wood

Foundation Details: Walls: Wood. • Wood ceiling

- Inspected, with no signs of visible defects apparent at time of inspection.
- NOTE: Stored items prevented full inspection. Concealed defects may be present. Evaluate fully when belongings are removed.



Bay/Grade Level Floor

Floor Type: Wood

- Inspected, with no signs of visible defects apparent at time of inspection.

Roof System

The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer any warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. The client is advised to inquire about and obtain roof documentation & permitting history from the previous owner. Ask the seller about the age & history of the roof. We recommend an annual inspection and maintenance by a qualified roofing professional to minimize the risk of leakage and to maximize roof life.

Gutters: Routinely monitor gutters during rainfall to ensure they are properly draining. Keep gutters and screens free of clogs, and clean and seal gutters as needed.

Attic Ventilation: Ideally the ventilation should be equally divided 50/50 between the lower portion (eave/soffit) and the upper portion (ridge) of the attic. As warm air and condensation build in the attic, it rises toward the ridge and creates a negative pressure that draws air in from the soffits (&/or from the living space if the attic is not well insulated). When properly balanced, this passive soffit-to-ridge air movement allows the attic to exhaust excess heat and moisture, maintaining temperatures similar to outside conditions. On the other hand, a lack of adequate ventilation increases the risk for ice damming, premature roof shingle deterioration, and moisture build-up which can lead to mold and/or rot. Monitor conditions within the attic and consult with a qualified roofing or home performance contractor as needed.

Roof System Continued

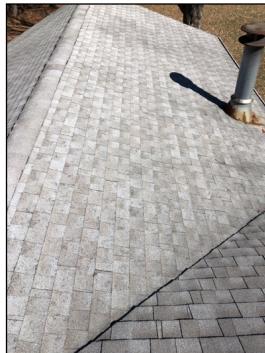
Roof

Roof Style & Access: Gable • Walked on roof

Roof Covering Type & Layers/Age: Asphalt Composition shingles Dimensional/Architectural • No indications of multiple roof layers were observed. Limits to access prevent conclusive determination. • Approximate age as determined by observed condition = 15-20 yrs.

- NOTE: It is advised to inquire and obtain roof documentation & history of permits from the previous owner. Ask the seller about the age & history of the roof. Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and maintenance by a qualified roofing professional to minimize the risk of leakage and to maximize roof life.

- NOTE: The composition of sealants, mastic, caulk, and coatings vary widely (butyl, silicone, PVC, modified bitumen, latex, etc). Some materials are not compatible with others which can cause unwanted consequences/degradation. It is beyond the scope of this inspection to determine the composition of sealants, flashing tape, caulk, and coatings applied (if any) and if they are rated/compatible for use with other materials present. Obtain history, identify the manufacturer of the roofing material if possible, and ensure that any future repairs/maintenance adhere to products and materials rated as compatible by the roof manufacturer.



Asphalt Roofing

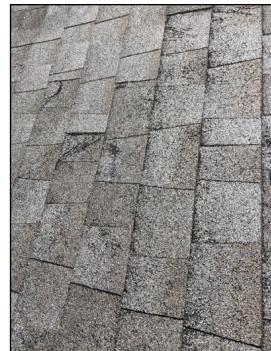
Observations:

- NOTE: Evidence of normal roof shingle aging was observed such as granule loss at shingle surface

Roof System Continued



Granule loss



Flashing

Flashing Material: NOTE: Some flashings not visible due to height or roof pitch. All roof flashings are partially hidden by design. Hidden or concealed conditions can not be inspected.

- Metal
- Rubber

- NOTE: When roof shingles are replaced next, all roof flashing should be replaced at the same time (reused flashing is more prone to leaking). This will help prevent future leaking at worn flashing.

- MAINTENANCE: Roof flashing at a seam between an exterior wall and roof surface did not appear to be fully secured and sealed. This increases vulnerability to water penetration which can lead to damage and mold growth. Have a qualified roofer evaluate, secure and seal as needed.



Loose flashing

Gutters

Gutter Material: Metal: Galvanized/Aluminum • All downspouts discharge above grade

UPGRADE: There are no extensions on some down spouts. Add extensions to down spouts to divert water away from the foundation and thereby reducing the risk for foundation moisture penetration & moisture related problems such as mold, rot & wood boring insect activity.

MAINTENANCE: The gutter system is in need of maintenance and/or repair to ensure proper functioning. Have a qualified contractor assess further, make needed repairs to ensure that roof water runoff is properly collected and diverted away from the building by the gutter system, and perform routine cleaning of gutters, downspouts and extensions. The following conditions were observed:

- The gutters have leaves/debris buildup. This can cause damage to the gutters, overflowing and possibly contribute to ice damming in the winter.

Roof System Continued



Chimneys Observations

Chimney Details: Stand Alone Flue Pipe

Chimney Location: Chimney #1 Location: front, right • Chimney #2 Location: front, left • Chimney #3 Location: rear

- NOTE: The NFPA (National Fire Protection Association) highly recommends an annual inspection of all chimneys, fireplaces, solid fuel-burning appliances, and vents. They also recommend an NFPA 211 Standard, Level II inspection upon sale or transfer of the property. A Level II inspection includes, not only cleaning the interior of the chimney pipe, but also the use of specialized tools and testing procedures such as video cameras, etc. to thoroughly evaluate the serviceability of the entire flue lining and fireplace/chimney system. If one has not been performed over the past 12 months, such an inspection should be considered before home changes ownership. Cleaning of flue liners and fireplaces depend on the frequency of usage and type of solid fuel burned. You can obtain more information at www.csia.org (Chimney Safety Institute of America).

- NOTE: The chimney flue was not fully visible and could not be fully inspected. Further review of the flue by a qualified chimney contractor is recommended.



Chimney Observations

Chimney Observations:

- Inspected, with no signs of visible defects apparent at time of inspection.



Roof System Continued

Chimney observations in Attic/Interior

Observations:

- Inspected, with no signs of visible defects apparent at time of inspection.



Attic

Attic Access

Access Type: Hatch/Scuttle in hallway • NOTE: Not all eave areas were accessible. Condition of inaccessible areas were not determined.

Method of Inspection/Lighting: Attic area(s) Entered for inspection • Ductwork restricted access and inspection of the attic area. • Insulation restricted access and inspection of the attic area. • Lighting is present and functional at time of inspection.

- **UPGRADE:** The attic access is not insulated which can result in heat loss to the attic.
Add/improve insulation and weather stripping at the attic access hatch to improve energy efficiency.

Roof Framing & Sheathing

Framing Type: Wood roof trusses • Purlin(s) • Vertical Bracing

Sheathing Type: Plywood

- Not Visible due to insulation and lack of access in some areas. Condition comments refer only to areas visible at the time of inspection.
- NOTE: The rear attic area was not able to be inspected due to lack of access to this area. There was no rear hatch or entryway available. There was a hole visible from the front attic area for access to rear attic however, ductwork was an obstacle to entering the area. Have a professional roofer evaluate the area.



Attic Continued

Roof Ventilation

Roof Ventilation Type: Ridge • Gable end

- Inspected. The presence of roof vents was observed with no visible indications in accessible attic areas of symptoms relating to poor roof ventilation.

Insulation

Insulation Type: Fiberglass batts • Vapor retarder/barrier installed (this was verified by spot check only and does not imply that it is present throughout or continuous): Paper Facing(kraft paper)

- NOTE: Due to the age of the building, it is possible that some enclosed areas (exterior walls) have areas that are under insulated or are missing insulation entirely. The presence of vapor barriers was not confirmed (vapor barriers prevent moist air from reaching unconditioned spaces and causing condensation). Consider having a detailed energy audit performed by a qualified contractor.



Interior

The condition of wall framing and surfaces behind wall coverings, paneling and furnishings cannot be inspected or commented on. Only the general condition of visible portions of floors is included in this inspection. Cosmetic deficiencies are considered normal wear and tear and may not be reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floor framing and surfaces that are concealed by floor coverings is not inspected.

Finish treatments, window treatments, carpeting, central vacuum systems, recreational facilities and household appliances are not inspected as part of the home inspection. You may wish to verify operation or arrange a demonstration of central vacuum and household appliances with the homeowner when these are present in the home. Determining the condition of insulated glass windows is not always possible due to temperature, weather, and lighting conditions. An earnest effort is made on our part to note if there is visual evidence of a failed thermal window seal. Fire, burglar and other security or safety alarms are not within the scope of this home inspection and are not inspected or reported on. Any comments made with in the report regarding any of these components and/or issues are provided as a courtesy to the client for no additional compensation and do not indicate an inspection. Consult with a qualified alarm technician or contractor in regard to the operation and monitoring of these systems. Security and safety alarm systems may be connected to a central station for monitoring. Contact the central station and obtain operational methods.

The presence and/or absence of smoke and CO alarms in the home will be noted however these are not tested/operated as part of the home inspection. Smoke detectors should be tested monthly by homeowners/tenants and the batteries changed at least twice a year or per the manufacturers recommendations. Hardwired smoke detectors should sound at each level of the home when any one detector is tested.

Interior Continued

Walls/Ceilings

Observations:

- NOTE: The wall/ceiling has been patched. No moisture stains or visual evidence of a problem was observed. Obtain history from owner/seller and monitor.



Patch in living room

Floors

Observations:

- Inspected where visible, with no signs of visible defects apparent at time of inspection.
- Rugs and floor coverings limit access for inspection of primary floor materials.

Windows

Observations:

- Inspected, with no signs of visible defects apparent at time of inspection. A representative sampling was conducted. It is highly recommended to operate all windows during final walk through inspection.
- NOTE: It has been a rule of the State of Connecticut that shades, drapes, curtains and blinds not be altered by the inspector for the protection of the occupant. Therefore if any are in place this will hinder the inspection of the window. Obtain history or seek further evaluation when conditions permit.

Interior Doors

- NOTE: Some closet doors are not present or installed.
- MAINTENANCE: Some closet door guides are missing/loose at the floor and difficult to operate. Adjust, replace, or install door guides as needed.



Missing doors n right side



Difficult to operate



Out of tracks/guides at bottom

Interior Continued

Smoke Detectors

Observations:

- NOTE: Many manufacturers recommend replacing smoke detectors every ten years and carbon monoxide detectors every five years. Further evaluation of the existing smoke and CO detectors to ensure proper function and to check dates is recommended. Add/install where missing, and replace any that do not work or that are at or past the manufacturer-designated expiration. For safety reasons, it is also strongly recommend that you install photo-electric smoke alarms instead of the more common ionic type due to serious concerns about the ionic alarm's ability to detect certain types of fires in time to alert occupants. For more information about the two alarm types, please visit: www.theworldfiresafetyfoundation.org.
- Smoke alarms were noted, but not tested as part of this inspection (refer to text above). NOTE: For safety reasons, carbon monoxide detectors are recommended on each level of the building. Ensure one is installed and functional at all appropriate locations.

Fireplace

Inspection Scope

FIREPLACE(S): The inspection of fireplaces is limited to a visual inspection of the interior of the firebox and hearth, hearth extension, smoke shelf area and flue liner where visible, operation of installed damper, and clearances to visible surrounding combustible material. No fire is ignited or extinguished as part of the fireplace and wood burning appliance inspection nor are any pilot lights lit or gas control/shutoff valves operated (If the pilot and/or gas valve is shutoff to a gas fireplace at the time of the inspection, it will be noted in the report). You should verify proper operation with a qualified gas fireplace installer. It is not possible to determine draft characteristics of the fireplace/chimney, and we do not remove fireplace inserts, stoves or firebox contents. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage and should be avoided. It is recommended that the interior of the flue liners and fireplaces be inspected by a certified chimney sweep at least annually to ensure that no changes (such as cracks or separations) have occurred. Cleaning of flue liners and fireplaces depend on the frequency of usage and type of solid fuel burned.

Type: Masonry Wood Burning Fireplace

Flue: The flue was partially visible from the fireplace damper opening

Location: Family Room

Fireplace Conditions

Observations:

- NOTE: Cracks were noted at the hearth tile. Have the tiles repaired/replaced as needed.
- MAINTENANCE: Evidence of moisture intrusion into the fireplace masonry was observed such as efflorescence, water stains/drip marks. The source, extent and history of moisture intrusion is not known. Obtain history. Have a qualified chimney contractor evaluate for the source of the moisture entry and the extent of needed maintenance or repairs.

Fireplace Continued



Efflorescence and water staining

Damper



Cracked tile



Cracked tiles

Kitchen

Appliances are not moved during the inspection therefore connections and finished surfaces under or behind appliances cannot be observed. Air and water filtration devices (vent hood filters, refrigerator air filters, point of use water filters, etc) and instant hot water makers are beyond the scope of this inspection and are not inspected. Any comments referencing any aforementioned component or condition are provided as a courtesy to the client. Inquire with the seller or manufacturer for operational procedures and maintenance. The reliable life span of appliances is highly variable based on quality, use, maintenance, and manufacturer warranty period; We can not therefore determine the remaining reliable life span of any household appliance. Budget accordingly.

Kitchen Observations

First Floor

Observations:

- **REPAIR:** The GFCI receptacle did not trip when tested with a circuit tester or with the integrated test button. Have a licensed electrician assess and rewire or replace GFCI protection as needed at the kitchen counter.

Kitchen Continued



Kitchen Counters 1

Observations:

- Inspected, with no signs of visible defects apparent at time of inspection.

Kitchen Cabinets 1

Observations:

- Inspected, with no signs of visible defects apparent at time of inspection. A representative sample were operated.

Kitchen Ventilation

Ventilation Type: Built-in microwave range hood. • Non ducted - This system filters and recycles the air back into the room.

- **MAINTENANCE:** The filter is dirty with dust/grease buildup. Clean or replace the filter.
- **MAINTENANCE:** The surface/work light did not work when tested. The bulb could be out. Obtain history regarding frequency of bulb replacement. Replace the bulb and reevaluate. Have a licensed electrician assess if the light still does not work or if bulbs burn out frequently.



Kitchen Continued

Kitchen Sink

- **UPGRADE:** The sink drain pipe/trap had a flexible connector which is more prone to clogging than standard plumbing drain pipe. These types of drain traps/pipes are not UPC approved material. No drainage problem was observed at time of inspection. Monitor for drainage problems and/or have a licensed plumber replace the flexible connector with a standard drain pipe or monitor and maintain as needed.
- **UPGRADE:** Two saddle valves have been installed at plumbing supply pipes. Saddle valves are typically installed by homeowners or appliance installers. This type of valve is prone to leaking over time. Monitor for leaking and budget to have a licensed plumber replace the affected sections of piping and install permanent shutoff valves.



Flex drain



Saddle valves at supply lines

Kitchen Dishwasher

Details: Electric, Automatic dishwasher

- Inspected, no visible defects or leaks found. (operated on quick cycle or rinse only- no leaks observed)



Kitchen Refrigerator

Details: Electric • In-door ice and/or water supply was present.

NOTE: Filters (if any), shutoff valves and hidden water lines for refrigerator water supply are not evaluated. If present, routine replacement of water filters is advisable.

- Inspected, no visible defect found. Routine cleaning of refrigerator compressor air filters (if any) and coils is recommended by manufacturers to improve performance and longevity.

Kitchen Continued



Kitchen Built-In Microwave

Details: NOTE: The built in microwave was operated by heating water or a tester. Timer, defrost, and other specialty cooking setting and features were not evaluated. A leak test was not performed. Obtain and follow manufacturer maintenance and operation instructions.

- Inspected, with no signs of visible defects apparent at time of inspection.



Kitchen Range

Details: Electric Range • with integrated electric oven • Electric hookup: Appliances are not moved away from the wall for inspection. The 220 volt outlet and power cord were not visible for inspection. Obtain history or seek further evaluation after having the appliance moved.

- **UPGRADE:** The stove is not secured with an anti- tip device/bracket as is recommended by manufacturer's installation instructions. A tip-over risk exists which could lead to personal injury, especially for small children. Anti-tip brackets can generally be obtained at local hardware stores or by contacting the manufacturer of the appliance. Have a qualified person install anti-tip brackets for safety.



Laundry Area(s)

Laundry appliances are not operated or moved during the inspection and the condition of any walls or flooring hidden by them cannot be evaluated. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. The inspection consists of the observation of the dryer exhaust duct and connection, the washing machine water supply and discharge connections where visible, the presence or absence of a washing machine drain pan with installed drainpipe (when the washing machine is located on a floor above finished living space). Water supply shutoff valves should always be accessible for emergency use. It is recommended to turn off laundry shut off valve(s) when the washer is not in use to prevent flooding in the event of a hose/washing machine failure. Washing machine hoses should be periodically inspected for cracks, bulges, leaks and replaced as needed or based on manufacturer's recommendation. Dryer ducts and vent hoods should be periodically cleaned of lint build up in an effort to reduce a risk of fire hazard. Lint build up will also reduce dryer efficiency. The reliable life span of appliances is highly variable based on quality, use, maintenance, and manufacturer warranty period; We can not therefore determine the remaining reliable life span of any household appliance. Budget accordingly.

Laundry Area

Location: 1st Floor Closet

UPGRADE: The electrical receptacles do not have ground fault protection where recommended/required by modern safety standards. Have a licensed electrician install GFCI protection as a safety upgrade where missing at the laundry area

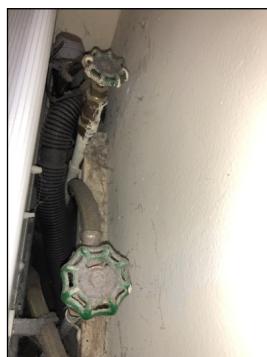
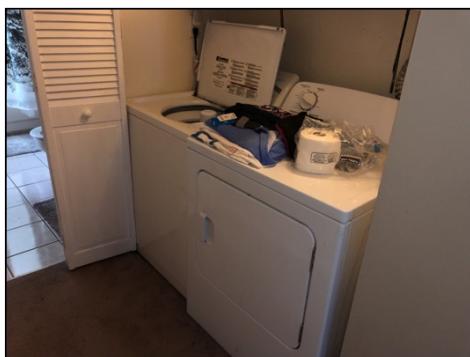
Visible Components

Components: NOTE: Testing/operation of laundry appliances is not within the scope of this inspection. Obtain history regarding condition of laundry appliances or have the appliances evaluated by a qualified person before closing. • Washer • Shutoff valves are present. These valves are not operated as part of the home inspection. The use of laundry shut off valve(s) after each wash to prevent possible flooding in the event of a leak is recommended. • Dryer Electric Supply 220 Volt • Dryer exhaust hookup

Power/Fuel Source: 220 volts.

• NOTE: Use laundry shut off valve(s) after each wash to prevent flooding in the event of a hose/washing machine failure.

• **UPGRADE:** Replacement of low pressure rated rubber laundry hoses with high pressure rated or steel braided hoses to reduce the risk for flooding from hose failure is recommended.



Bathrooms

Bathrooms Continued

Bathroom #1

Bathroom details:

- Bathroom 1 location: first floor hallway bathroom

- Vent fan only (inaccessible ducts are not evaluated)

GFCI Protection: Ground Fault Circuit Interruption (GFCI) Reset Present

- Bathroom ventilation: Inspected. Note: The condition of hidden/inaccessible vent ducts was not determined.

- REPAIR: One GFCI receptacle did not trip when tested with a circuit tester or with the integrated test button. Have a licensed electrician assess and rewire or replace GFCI protection as needed in the bathroom.



Bathroom 1 Sink

Observations:

- MAINTENANCE: The sink drains slowly. The most common causes of this condition are a partially clogged drain line or improper venting of the plumbing drain. Clean the drain and reassess or have a licensed plumber evaluate further. NOTE: Drains can be cleaned by pouring the following down the drain: 2 c. boiling water, 1 tbsp. baking soda and 1 c. white vinegar (in that order).

- MAINTENANCE: Corrosion was observed at the drain pipe. Although no active leaking was observed, there risk for leaking will increase over time. Corrosion can also affect proper functioning. Monitor and have a licensed plumber replace as needed.



Corrosion at the drain pipe

Bathroom 1 Toilet

Observations:

- REPAIR: The toilet is cracked. Have a qualified plumber replace before use.

Bathrooms Continued



Cracked toilet

Bathroom 1 Tub/Shower

Observations:

- TUB/SHOWER TYPE: Tub/Shower Unit with tile surround
- Inspected: Water was run for 3-5 minutes with no defects or leaks noted during/after operation.
- NOTE: Tubs, whirlpools, and shower units should be supported under their base by concrete or other approved substance for this application. Some manufacturers have a weight rating limit of 300 lbs or lower without additional support. Since it is outside of our scope to determine the manufacturers specifications or the weight that will be applied within the unit, we recommend that you contact a qualified contractor or the manufacturer regarding the capacity of the existing tub/shower support and/or installation of an improved support base to suit. The client is advised that in some cases leaking at tub/shower drains and fixtures only occurs when the tub or shower is occupied during use (due to deflection caused by occupancy), something we cannot test during an inspection.



Bathroom 1 Surround

Observations:

- MAINTENANCE: There is a window next to the tub. Careful maintenance of window trim seams and use of a full shower curtain to protect the window is recommended to prevent water entry.
- MAINTENANCE: The caulk at tub/shower enclosure seams is worn/separated or was improperly applied. The seams are not water resistant as this time. Obtain history. It is beyond the scope of this inspection to determine if any prior water penetration or hidden damage has occurred. Seal/caulk the enclosure seams for water tightness.

Bathrooms Continued



Open caulk seams



Bathroom 1 Cabinets and Counters

Observations:

- **MAINTENANCE:** One of the cabinet doors had a loose hinge. Have the doors maintained/repaired as needed.
- **MAINTENANCE:** The counter top/backsplash seams are not water tight, leaving these areas vulnerable to water getting behind and underneath the counter. Seal backsplash/countertop seams for water tightness.



Open seams

Bathroom 2

Bathroom details:

- Bathroom 2 location: first floor hallway bathroom
 - Vent fan only (inaccessible ducts are not evaluated)
- GFCI Protection: Ground Fault Circuit Interruption (GFCI) Reset Present
- Bathroom ventilation: Inspected. Note: The condition of hidden/inaccessible vent ducts was not determined.



Bathrooms Continued

Bathroom2 Sink

Observations:

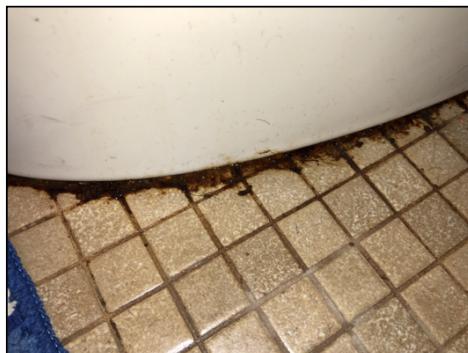
- Limitations: The area under the sink is congested and did not allow for full evaluation.
- UPGRADE: There is no sink drain stopper present. Have a licensed plumber install a drain stopper or use a retrofit drain plug with appropriate caution.



Bathroom 2 Toilet

Observations:

- MAINTENANCE: The toilet is loose at the floor which increases the risk for leaking. This is often a result of the bolts not being properly secured or tightened fully, but could also be due to a worn wax seal or damaged flange. Have a licensed plumber assess and repair as needed.
- REPAIR: The toilet tank was leaking. This is typically from a worn gasket. Have a licensed plumber evaluate and repair.



Standing water around toilet - leaking tank

Bathroom 2 Tub/Shower

Observations:

- TUB/SHOWER TYPE: Shower Stall with tile surround
- Inspected: Water was run for 3-5 minutes with no defects or leaks noted during/after operation.
- NOTE: Tubs, whirlpools, and shower units should be supported under their base by concrete or other approved substance for this application. Some manufacturers have a weight rating limit of 300 lbs or lower without additional support. Since it is outside of our scope to determine the manufacturers specifications or the weight that will be applied within the unit, we recommend that you contact a qualified contractor or the manufacturer regarding the capacity of the existing tub/shower support and/or installation of an improved support base to suit. The client is advised that in some cases leaking at tub/shower drains and fixtures only occurs when the tub or shower is occupied during use (due to deflection caused by occupancy), something we cannot test during an inspection.

Bathrooms Continued



Bathroom 2 Surround

Observations:

- **MAINTENANCE:** There is a window next to the tub. Careful maintenance of window trim seams and use of a full shower curtain to protect the window is recommended to prevent water entry.



Structure

Areas of the foundation hidden from view by exterior wall cladding, mortar coating, insulation, interior finished walls, ceilings or stored items can not be fully viewed and the condition can not be reported as part of the inspection. Minor settling cracks are typical in most foundations and typically do not represent a structural problem and may not be reported on in this report unless there is evidence of water penetration. If major cracks, larger than typical settling, differential settlement and/or bowing are present, we routinely recommend further evaluation be performed by a qualified structural engineer. All exterior grading should allow for surface and roof water run-off to flow away from the foundation to reduce the potential for moisture intrusion. All concrete floor slabs experience some degree of cracking, which is typically due to shrinkage in the drying process. Floor coverings, when present, prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. We recommend that inquiry be made with the seller about knowledge of any prior moisture or water penetration, cracking, and foundation or structural repairs.

Structural Design

- **SLAB ON GRADE:** The building appears to be constructed as a slab-on-grade structure. No under-floor space was found or located for evaluation below ground level areas. Finished surfaces prevent access for evaluation of framing type and design. Assessment for the type and condition of foundation was limited to readily accessible and visible foundation areas on the exterior. Obtain history if available.

HVAC

The inspector is not equipped to inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. HVAC system adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Forced/Gravity Air

Description: Thermostat(s) NOTE: Calibration, programming and networking functions are not assessed. Obtain, read and follow thermostat manufacturer operation and maintenance instructions.

- Limitations: Due to the type of construction, finished surface, stored items or shelving, a large percentage of the supply and return heat distribution, including insulation are not visible and therefore could not be fully inspected.
- Supply & Return Registers
- Sheet metal ductwork
- Flex Ducts
- Insulation Present?: Only Partly Present. Condition of ducts and duct joints behind insulation is not visible for inspection.
- Propane gas

Heat Source in Habitable Rooms: Yes, there is an installed heat source in each habitable room including kitchens and bathrooms.

- Inspected, with no signs of visible defects apparent at time of inspection.

Cooling System/Heat Pump

Type of System: The AC system is Integrated with a furnace. Comments regarding air handling for the affected central split system(s) are detailed under the associated furnace in this report.

Energy Source: Propane gas

• Inspected, with no signs of visible defects apparent at time of inspection. • **NOTE: The installed central or through wall air conditioning and distribution system was not operated as part of the home inspection because:**

- The outside air temperature is below 65 degrees Fahrenheit. The air conditioning system can not run effectively when the outside temperature is below 65 degrees and this may lead to damage to the components. Consider having the system evaluated by a qualified HVAC professional or ensure operation.

Cooling Distribution

Cooling Distribution Description: The central AC system utilizes the same ductwork and thermostat as the heating system.

Furnace

Furnace Continued

Furnace 1

Manufacturer: Heil • Automatic Zone Dampers Present • Fan unit/blower motor • Manual filter (These filters should be cleaned or replaced regularly as recommended by the manufacturer or at least when they become clogged). • NOTE: The furnace is mounted horizontally in a side - lying position. Some furnace models are designed for installation only in vertical orientation, while others are designed to be compatible with installation either vertically or horizontally. It is beyond the scope of this inspection to determine if the manufacturers installation instructions for this furnace were properly followed. Obtain history, consult the manufacturer's installation instructions for the model, or seek further evaluation as needed to confirm that the furnace was designated as compatible with horizontal installation. • Switch is present within sight off the unit. • Condensate drain line • Overflow Pan • Exhaust Type: Metal Pipe • Screws at pipe joints

Materials: Attic • Drip leg present at fuel line • Local Shutoff Present • Fuel line Bracketed Observations:

- NOTE: Roof framing proximity to the unit makes access more difficult and may affect ease of eventual replacement. Framing design may not be easily altered. Consult with qualified contractors for upgrades or alterations as needed.
- The Heating system was operated as part of the home inspection.
- NOTE: The heat exchanger is not fully visible by design and therefore it can not be inspected. A licensed HVAC contractor can assess and inspect or test the heat exchanger.
- **UPGRADE:** There was no work platform, a potential safety issue. Attic access is not required for routine replacement of the air filter. Have a qualified contractor review and alter/install the walkway and work platform for safe and reliable access.
- **MAINTENANCE:** There is no record of routine or regular maintenance/servicing of the heating system. This heating system and/or its components appear to be in need of cleaning/servicing. Heating systems should be inspected and serviced/cleaned by a heating professional at least on an annual basis. This will help ensure that the system is functioning properly and safely and detect maintenance needs before they become a problem. Have the heating system serviced/cleaned by a qualified heating contractor.
- **REPAIR:** There are open and/or sealed seams around the front of the furnace and there are soot and/or burn marks which indicates exhaust has escaped from these seams. Sealing these seams is a temporary repair. Have the boiler further evaluated by a qualified heating contractor with emphasis on these areas. In some cases replacement may be suggested.



Drain pan

Furnace Continued



Soot/burn marks

Gas Burner 1

Observations:

- REPAIR: Due to presence of rust, scale, and some debris in the burner, a professional cleaning and service review by a licensed HVAC contractor is highly recommended to ensure proper and safe operation of this unit. Inspection for holes and/or cracks in heat exchanger is not within the scope of this inspection and should be performed by a HVAC contractor to ensure the proper and safe operation of this system.



Rust & scale



Debris

Blower and Filter 1

Observations:

- Inspected, with no signs of visible defects apparent at time of inspection.

Furnace Observations 1

Observations:

- NOTE: The condensate drain line was not visible at the time of the inspection; The location where the drain line terminates was not determined. Obtain history or consult with a qualified HVAC professional to ensure it terminates at an appropriate location.

Condensing Unit(s)

Condensing Unit(s) Continued

Condensing Unit 1

Manufacturer: Heil

Location/Components:

- Limitations: Sizing of the condensing unit is not within the scope of a home inspection. Proper evaluation of unit sizing can be performed by a licensed HVAC professional.
- Exterior at grade level
- A service disconnect is present within sight of the unit.
- Insulation is visible at the line set from the condenser unit.
- The condenser unit is on a raised pavers
- **MAINTENANCE:** The insulation on the coolant line is missing or deteriorated which can decrease system efficiency. Have a qualified contractor install/replace coolant line insulation.



Worn insulation

Fuel

NOTE: The main fuel shutoff valve, individual, fixture and appliance shutoff valves are not operated as part of the inspection. Any reference to these is based on visual appearance. Any UST(s)/ Under ground storage tank(s) are beyond the scope of the home inspection and are not inspected or reported on, except for visible evidence that an underground oil tank exists or may have at one time existed. Evaluation of UST(s) by qualified personnel is suggested.

Gas Fuel System

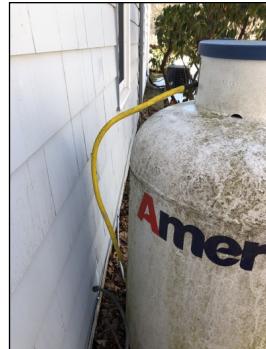
Gas Fuel System: Propane Gas • Propane Tank (fuel level not determined)

NOTE: Propane tank inspection is limited to a visually check for the presence of a regulator and pressure gauge and any obvious damage, provided the tank is accessible. Underground tanks and fuel lines can not be inspected. Note that some propane fuel providers will only deliver fuel to tanks installed by that provider. Obtain history and have the tanks and fuel lines evaluated by a qualified contractor for any related maintenance, upgrades, or needed repairs. • Location: Exterior

Gas Fuel Lines/Pipe Material: Copper Tubing (feed line sleeved) - only partly sleeved

- **MAINTENANCE:** The propane tank was installed on loose- laid pavers/concrete blocks which are subject to movement from erosion and heaving. Monitor and maintain as needed.

Fuel Continued



Non-sleeved copper tubing

Plumbing

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve at the upper portion of the water heater is a required safety valve, which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

NOTE: The main water supply shutoff valve, individual water supply lines, fixture shut off valves and the main gas supply and individual gas shut offs were not operated. Identification of the water supply source is beyond the scope of the home inspection and determining whether the waste system is public or private is beyond the scope of the home inspection. Inquire with seller or governing municipality for more information.

Main Shut Off

System Details: Pipe Material: Copper • Shutoff valve present. Shutoff valves are not operated as part of a visual inspection. Operation was not verified. • Meter

Location: Behind finished wall panel in laundry area closet

• **UPGRADE:** The main water shutoff valve is a gate valve as opposed to a ball valve. Gate valves are prone to not fully shut the water off. These valves are not operated as part of a home inspection due to the risk for leaking if the valve has not been used for an extended period of time. In addition, the valve can freeze/become inoperable if not used for long periods of time. Have a licensed plumber evaluate further to ensure reliable operation.

• **REPAIR:** There is a slow drip leak at the water main/meter and valve assembly (exact location not determined) due to limited access. Have a licensed plumber assess and repair or replace.

Plumbing Continued



Water leak



Water leak

Water Supply Piping

Water Supply Piping Material: Copper • Unable to fully determine: pipe material and condition was not determined wherever the pipes are not visible (due to paint, finished surfaces, or other impediment to access) • Limitations :Most of the domestic supply piping was concealed and not visible at the time of this inspection due to finished walls and ceilings, insulation and/or restrictions by stored items or shelving. Any comments refer to only visible sections of piping.

- **UPGRADE:** One plumbing shutoff valve handle was broken. The valve(s) can not be easily operated without a valve handle. Have a qualified plumber replace handles/valves as needed in the water heater area.
- **MAINTENANCE:** Some minor corrosion was observed on pipes, pipe joints and valves; No leaking was observed at time of inspection. The corrosion suggests some past leakage and possible weakening to these areas. Monitor for drip leaks in the future and have a licensed plumber repair or replace as needed.



Plumbing Continued

Waste Piping

Waste Piping Material: Limitations: All the drain, waste and vent piping was concealed and not visible at the time of this inspection due to finished walls and ceilings, insulation and/or restrictions resulting from stored items or shelving. Comments and ratings refer to visible sections of piping only.

Exterior Plumbing

Exterior Plumbing

- At least one plumbing vent stack was observed on the exterior.
- NOTE: The hose bibs installed are not a frost proof type. Exposure to freezing temperature may result in a broken valve or piping. Locate the inside shutoff valve for these hose bibs, and shut off the water when freezing temperatures are anticipated and ensure that hoses are disconnected from hose bibs. These can be upgraded to a frost proof type of hose bib if desired. Consult with a qualified plumber for upgrades.
- Exterior hose bibs are operated briefly to verify water flow at faucets. Note that some leaks can only be detected after extended operation; Obtain history. One or more operational faucets were noted on the exterior.

Water Heater

Water Heater 1

Manufacturer/Components/Exhaust Type

- Manufacturer: Whirlpool, Manufacture is unknown. There is no manufacture name visible.
- Water Heater Type: Conventional storage tank
- Fuel Source: Electric
- Name Place Capacity in Gallons: 50
- A water shut-off valve was present on the cold water feed to water heater.
- A properly rated (150 degrees, 210 psi) Temperature Pressure Relief Valve was present.

Water Heater Location and Fuel Type:

- Water heater location: living area, behind access panel

WATER HEATER OBSERVATIONS:

- MAINTENANCE: The vacuum breaker installed on the cold water inlet pipe for the water heater was corroded. This may indicate intermittent leaking. Have a licensed plumber assess and replace as/if needed at routine servicing.
- AGED: The actual age of this unit was not determined. Obtain documentation/history or seek further evaluation from a qualified contractor regarding system age and remaining expected reliable life. Budget accordingly.
- REPAIR: There are leak stains at the water heater. Have a qualified licensed plumber assess and repair or replace as needed.

Water Heater Continued



Corrosion

Leak at face place

Exterior Electrical

Service

Service Details: VOLTAGE: 120/240

Service Type: Overhead • Weather head • Service Cable • Meter

• Inspected, with no signs of visible defects apparent at time of inspection.



Exterior GFCI

• UPGRADE: The electrical receptacles do not have ground fault protection where recommended/required by modern safety standards. Have a licensed electrician install GFCI protection as a safety upgrade where missing at the exterior.

Electrical System

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire building should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of timers, motion sensors, and light sensors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Obtain history from the seller with regard to any light bulbs that burn out frequently and have any affected fixtures evaluated by a licensed electrician. Light bulbs are not changed during the inspection due to time constraints. For occupant safety, smoke/fire and carbon monoxide detectors should be located and installed in compliance with governing municipality requirements/recommendations and tested regularly.

Electrical System Continued

Service Grounding

Grounding Location: The incoming water service pipe • Incoming water service pipe (within 5 feet from where it enters the building). • There is a bonding Jumper present around the water meter

Grounding Type: Water Main Ground Connection is with-in 5 feet from where it enters the building.

- The connection of the ground wire to the pipe or ground rod is visible and appears functional.
- Inspected, with no signs of visible defects apparent at time of inspection.
- **REPAIR:** A ground wire is disconnected and not likely to fully perform its intended function. Have a qualified electrician review and repair/replace as needed for safety.



Electrical grounding



Electrical ground



Disconnected ground at main

Main Service Panel

Service Panel Location: garage

- **SERVICE AMPERAGE:** 200
- **MAIN SERVICE DISCONNECT LOCATION:** In the main service panel
- Over Current Protection Devices: Circuit Breakers
- Service Cable/Feeder Cable Type: Aluminum (Stranded)
- Anti oxidant paste present at main service leads

Inspected, with no signs of visible defects apparent at time of inspection.



Electrical Branch Wiring

Branch Wiring

Conductor Type: As determined only where conductors are visible in the main/sub panels • Solid and/or stranded copper conductors present

Sheathing Type: Non metallic sheathed cable (NM). • Metal clad

A representative number of receptacles, outlets and switches were evaluated with no defects found.

Electrical Branch Wiring Continued

Cables & Junction Boxes

- **UPGRADE:** Electrical cables that run across interior surfaces unprotected have an increased vulnerability to damage. This damage may expose the wire and create a safety concern. Have a licensed electrician reroute wiring or install conduit as needed for improved safety in the closet between the kitchen and garage.
- **MAINTENANCE:** Open junction boxes are a potential safety issue. When they are in an inaccessible or infrequently accessed area they pose less of a shock safety concern. Have a qualified electrician assess and install proper covers where missing. Open electrical junction boxes were observed in/at: the attic.



Unprotected wire



Lights and switches

Observations:

- **NOTE:** It is beyond the scope of this inspection to determine if recessed lights are rated for insulation contact. There is no access above finished surfaces to determine if insulation surrounds or covers the light fixtures. Non IC rated covered with insulation can be a safety risk due to overheating. Seek further evaluation or obtain history.

Receptacle Repairs

Observations:

- **REPAIR:** The following unsafe/improper circuit wiring was noted during the inspection. Not all receptacles and outlets are tested. Some areas of the circuit wiring system are not visible for inspection. Have a licensed electrician assess the entire circuit wiring system and make the needed repairs for safety:
 - One of the electrical receptacles had no power when tested (no associated switch was found/located). This condition was observed in the rear family room.

Electrical Branch Wiring Continued



Top plug only

Receptacle Obs

Observations:

- NOTE: Testing of GFCI trip function using the integrated test function is recommended monthly.
- UPGRADE: The two pronged outlets sampled during this inspection may not be grounded. Two pronged outlets should not be used with adapters to create a three prong receptacle as this can create an unsafe condition. Surge suppressors will not work without a ground leaving equipment ungrounded and unprotected. Have a licensed electrician upgrade wiring and outlets as needed.