



PJB ENTERPRISES

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<https://www.peterbellonehomeinspection.com>



## RESIDENTIAL REPORT

1234 Main St.  
Westerly, RI 02891

Buyer Name

07/31/2019 9:00AM



Inspector

**Peter Bellone**

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Agent

**Agent Name**

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# 1: INSPECTION DETAILS

## Information

<b>In Attendance</b> Client	<b>Occupancy</b> Furnished, Vacant	<b>Style</b> One Story
<b>Temperature (approximate)</b> 40 Fahrenheit (F)	<b>Type of Building</b> Single Family	<b>Weather Conditions</b> Cloudy

2: ROOFING

		IN	NI	NP	O
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			
2.4	Skylights, Chimneys & Roof Penetrations	X			X

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Information

<b>Inspection Method</b> Roof	<b>Roof Type/Style</b> Hip	<b>Coverings: Material</b> Asphalt
<b>Coverings: Layers</b> One	<b>Coverings: Age Of Roof</b> 10-15Years	<b>Roof Drainage Systems: Gutter Material</b> Gutters Need Cleaning, Aluminum
<b>Flashings: Material</b> Aluminum, Lead		

Observations

2.1.1 Coverings

Recommendation

**EXPOSED NAILS**  
Under-driven or exposed nails were found in one or more roof coverings. Recommend a qualified roofer evaluate and correct.  
Recommendation  
Contact a qualified professional.



2.1.2 Coverings

Recommendation

**LEAKAGE**  
GARAGE  
Visible leaks were observed. Recommend a qualified roofer evaluate and repair.  
Recommendation  
Contact a qualified professional.





## 2.1.3 Coverings

**MOSS BUILD UP**

GARAGE.

Moss build up found on roof covering. Have moss cleaned off and roof covering evaluated.

Recommendation

Contact a qualified professional.



Recommendation

## 2.2.1 Roof Drainage Systems

**DEBRIS**

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Recommended DIY Project



Recommendation

## 2.2.2 Roof Drainage Systems

**GUTTER / LOOSE DAMAGED**

Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified professional.



Recommendation



## 2.4.1 Skylights, Chimneys &amp; Roof Penetrations

**CHIMNEY FLUE CRACKED**

The chimney flue had one or more cracks, which can lead to further damage to the chimney structure. Recommend a qualified contractor repair.

Recommendation

Contact a qualified chimney contractor.



Recommendation



## 2.4.2 Skylights, Chimneys &amp; Roof Penetrations

**LOOSE / FLAKING BRICKS**

The chimney had loose bricks. Recommend a qualified roofer or masonry specialist repair.

Recommendation

Contact a qualified chimney contractor.



Recommendation



## 2.4.3 Skylights, Chimneys &amp; Roof Penetrations

**LEAKY CHIMNEY FLASHING**

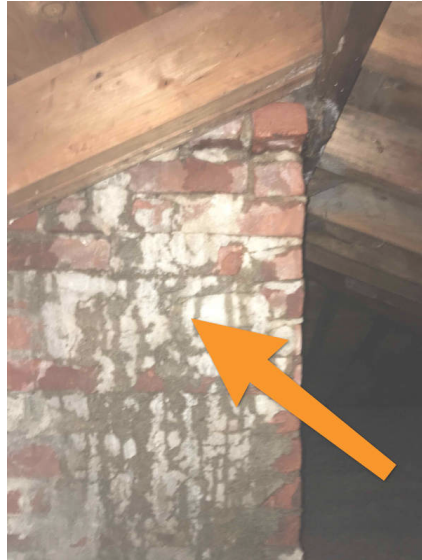
Moisture found in attic under chimney flashing.

Recommendation

Contact a qualified professional.



Recommendation



3: EXTERIOR

		IN	NI	NP	O
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			X
3.3	Decks, Balconies, Porches & Steps	X			X
3.4	Eaves, Soffits & Fascia	X			X
3.5	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.6	Walkways, Patios & Driveways	X			X

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Information

<b>Inspection Method</b> Visual	<b>Siding, Flashing &amp; Trim: Siding Material</b> Wood	<b>Siding, Flashing &amp; Trim: Siding Style</b> Wood Shingles
<b>Exterior Doors: Exterior Entry Door</b> Wood	<b>Decks, Balconies, Porches &amp; Steps: Material</b> Concrete	<b>Eaves, Soffits &amp; Fascia: Wood</b>
<b>Vegetation, Grading, Drainage &amp; Retaining Walls: Trim Back Vegetation</b>	<b>Walkways, Patios &amp; Driveways: Driveway Material</b> Concrete, Pavers	

Observations

3.1.1 Siding, Flashing & Trim

PAINT NEEDED

Areas of siding were worn and in need of maintenance. Recommend a qualified painter or siding specialist to correct.

Recommendation

Contact a qualified painting contractor.

Recommendation



3.2.1 Exterior Doors

ROTTED BULKHEAD DOOR

Recommendation



Bulk head door is rotted. Recommend repair to prevent water and pest intrusion into basement.

Recommendation  
Contact a qualified professional.



3.3.1 Decks, Balconies, Porches & Steps

**CRACKED STEPS**

Concrete steps are cracked, this is a trip hazard. Repair needed.

Recommendation  
Contact a qualified professional.

 Safety Hazard



3.5.1 Vegetation, Grading, Drainage & Retaining Walls

**STANDING WATER**

 Recommendation

Standing water observed, which could indicate poor drainage and/or grading. Recommendation to monitor and/or have landscaper correct.

[Here is a resource](#) on dealing with standing water in your yard.

Recommendation  
Contact a qualified landscaping contractor

3.6.1 Walkways, Patios & Driveways

**SETTLED WALKWAYS**

 Recommendation

Recommend walkways be properly pitched to prevent icing in winter months.

Recommendation  
Contact a qualified professional.

4: KITCHEN

		IN	NI	NP	O
4.1	Appliances	X			X
4.2	Plumbing	X			X

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Information

Appliances : Operable  
Yes

Plumbing: Leaking Pipes  
No

Plumbing: Leaking Faucet  
No

Observations

4.1.1 Appliances

NOISY EXHAUST FAN

Exhaust fan motor is noisy, recommend motor be evaluated for proper working condition.

Recommendation

Contact a qualified professional.

 Recommendation



5: INTERIORS

		IN	NI	NP	O
5.1	Walls	X			
5.2	Ceilings	X			X
5.3	Floors	X			
5.4	Steps, Stairways & Railings			X	
5.5	Countertops & Cabinets	X			
5.6	Doors	X			
5.7	Windows	X			X
5.8	Garage Door	X			X

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Information

<b>Walls: Wall Material</b> Plaster	<b>Ceilings: Ceiling Material</b> Plaster	<b>Floors: Floor Coverings</b> Carpet, Hardwood
<b>Countertops &amp; Cabinets: Cabinetry</b> Wood	<b>Countertops &amp; Cabinets: Countertop Material</b> Laminate	<b>Windows: Material</b> Wood
<b>Windows: Window Type</b> Casement	<b>Garage Door: Material</b> Wood	<b>Garage Door: Type</b> Up-and-Over, Automatic

Limitations

Observations

5.2.1 Ceilings

PEELING CHIPPING PAINT

LIVING ROOM

Recommend peeling paint be in capsulated. Cause of this condition appears to be from leaking chimney in attic.

Recommendation

Contact a qualified professional.

Recommendation



5.7.1 Windows

DAMAGED

 Recommendation

One or more windows appears to have general damage, but are operational. Recommend to have windows professionally cleaned; lubricate & adjust as necessary.



5.7.2 Windows

PEELING PAINT

 Recommendation

1ST FLOOR WEST BEDROOM

Peeling chipping paint found on window trim. Recommend peeling paint be encapsulated.

Recommendation

Contact a qualified professional.



5.8.1 Garage Door

**BROKEN SPRINGS**

 Recommendation

Garage door springs were broken and in need of replacement.  
Recommend a qualified garage contractor replace.

Recommendation  
Contact a qualified professional.





6: GARAGE

		IN	NI	NP	O
6.1	Fire Separation			X	
6.2	Garage Door	X			X

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Information

Type

2 Car

Garage Door: Material

Wood

Limitations

7: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	O
7.1	Fireplaces, Stoves & Inserts	X			
7.2	Fuel-buring Accessories	X			
7.3	Chimney & Vent Systems	X			

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Information

Type

Wood

Fuel-buring Accessories:

Chimney

Needs to be cleaned

8: STRUCTURAL COMPONENTS

		IN	NI	NP	O
8.1	Foundation, Basement & Crawlspaces	X			X
8.2	Floor Structure	X			
8.3	Wall Structure	X			
8.4	Ceiling Structure	X			
8.5	Roof Structure & Attic	X			

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Information

<b>Inspection Method</b> Visual	<b>Foundation, Basement &amp; Crawlspaces: Material</b> Concrete	<b>Floor Structure:</b> <b>Basement/Crawlspace Floor</b> Concrete
<b>Floor Structure: Sub-floor</b> Plywood	<b>Wall Structure: Material</b> Wood	<b>Ceiling Structure: Material</b> Wood
<b>Roof Structure &amp; Attic: Material</b> Wood	<b>Roof Structure &amp; Attic: Type</b> Hip	

Observations

8.1.1 Foundation, Basement & Crawlspaces

FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation



9: PLUMBING

		IN	NI	NP	O
9.1	Fixtures / Faucets	X			X
9.2	Drain, Waste, & Vent Systems	X			X
9.3	Water Heater	X			
9.4	Vents, Flues, & Chimneys	X			
9.5	Sump Pumps / Sewage Ejectors			X	
9.6	Fuel Storage & Distribution Systems	X			X
9.7	Well System			X	

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Information

<b>Filters</b> None	<b>Main Fuel Shut-Off (Location)</b> Basement	<b>Main Water Shut-Off Device (Location)</b> Basement
<b>Material - Distribution</b> Copper	<b>Material - Water Supply</b> Cast Iron, Copper	<b>Source</b> Public
<b>Drain, Waste, &amp; Vent Systems: Material</b> Cast Iron	<b>Water Heater: Capacity</b> 80 Gallons	<b>Water Heater: Location</b> Basement
<b>Water Heater: Manufacturer</b> Sepco	<b>Water Heater: Power Source</b> Electric	<b>Water Heater: Age</b> 25 to 30 Years

Limitations

Observations

9.1.1 Fixtures / Faucets

**LEAKING DRAIN LINE**

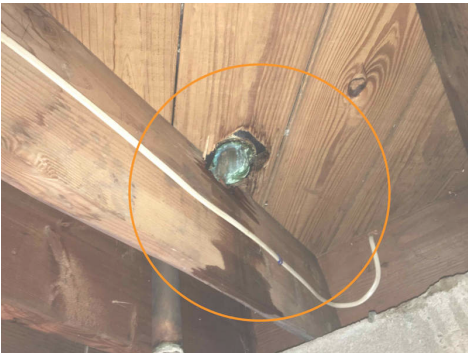
BASEMENT

Bathtub drain is leaking into basement.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation



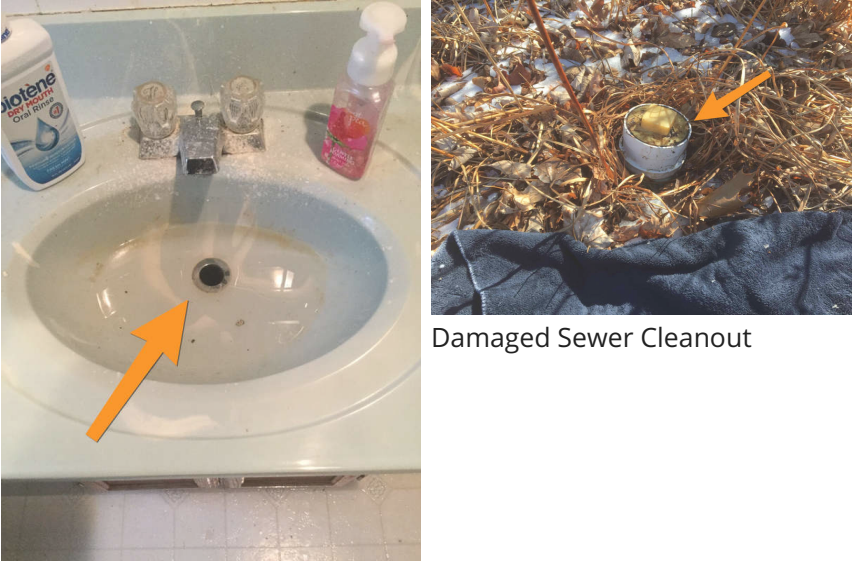
9.2.1 Drain, Waste, & Vent Systems

**POOR/SLOW DRAINAGE**

Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.

 Recommendation

Recommendation  
Contact a qualified plumbing contractor.



Damaged Sewer Cleanout

9.2.2 Drain, Waste, & Vent Systems

**DISCOLORED WATER**

Discolored water found from bath tub faucet.

Recommendation  
Contact a qualified professional.

 Recommendation



9.2.3 Drain, Waste, & Vent Systems

**CORRODED CAST IRON PIPING**

Cast iron drain line piping in basement are corroded and leaking. Replacement needed.

Recommendation  
Contact a qualified plumbing contractor.

 Recommendation





## 9.6.1 Fuel Storage &amp; Distribution Systems

**EVIDENCE OF OLD UNDER GROUND TANK.****Recommendation**

Old oil lines found, appears to be from under ground oil tank.

Recommendation

Contact a qualified professional.



10: ELECTRICAL

		IN	NI	NP	O
10.1	Service Entrance Conductors	X			X
10.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
10.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			
10.4	Connected Devices and Fixtures	X			X
10.5	Polarity and Grounding of Receptacles	X			X
10.6	GFCI & AFCI	X			X
10.7	Smoke Detectors	X			X
10.8	Carbon Monoxide Detectors	X			

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Information

<b>Branch Wire 15 and 20 AMP</b> Aluminum	<b>Wiring Method</b> Romex, BX	<b>Service Entrance Conductors:</b> <b>Electrical Service Conductors</b> Overhead
<b>Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity</b> 100 AMP	<b>Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations</b> Basement	<b>Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Manufacturer</b> Murray
<b>Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type</b> Circuit Breaker	<b>Smoke Detectors: Present</b>	<b>Carbon Monoxide Detectors:</b> Not Present

Observations

10.1.1 Service Entrance Conductors

NOT ENOUGH CLEARANCE



Service drop overhead wires are too low, not giving enough clearance above roof. Recommend contacting your local electric utility company or qualified electrician to see if they can correct.

Recommendation

Contact a qualified electrical contractor.



#### 10.4.1 Connected Devices and Fixtures

### IMPROPER LIGHT FIXTURE

#### CLOSETS

Recommend fluorescent light fixtures with covers be installed in closet to prevent over heating of light bulbs that could cause fires.

Recommendation

Contact a qualified professional.



Safety Hazard



#### 10.5.1 Polarity and Grounding of Receptacles

### OUTLET(S) NOT GROUNDED

#### LIVING ROOM

One or more outlets are not grounded. Recommend a qualified electrician replace non-grounded outlets with grounded ones.



Safety Hazard



10.6.1 GFCI & AFCI

**OUTLET(S) WON'T TRIP**

1ST FLOOR BATHROOM

One or more outlets won't "trip" when tested. Recommend a qualified electrician evaluate and repair.

Recommendation

Contact a qualified professional.

 Safety Hazard



10.6.2 GFCI & AFCI

**MISSING GFI RECEPTICALS**

EXTERIOR

Recommendation

Contact a qualified professional.

 Safety Hazard



10.6.3 GFCI & AFCI

**MISSING GFI RECEPTICALS**

BASEMENT

Recommendation

Contact a qualified professional.

 Safety Hazard



10.7.1 Smoke Detectors

**REPLACE SMOKE DETECTORS**

Smoke detectors need to be replaced every ten years.

Recommendation

Contact a qualified professional.

 Safety Hazard



# 11: HEATING

		IN	NI	NP	O
11.1	Heating Equipment	X			
11.2	Distribution Systems			X	
11.3	Vents, Flues & Chimneys	X			

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## Information

<b>Heating Equipment: Brand</b> Burnham	<b>Heating Equipment: Energy Source</b> Oil	<b>Heating Equipment: Filter Type</b> N/A
<b>Heating Equipment: Heat Type</b> Base board hot water	<b>Distribution Systems: Ductwork</b> None	

### AFUE Rating

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

## Limitations

12: AIR CONDITIONING

		IN	NI	NP	O
12.1	Cooling Equipment			X	
12.2	Distribution System			X	

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Information

Type  
N/A

Limitations

13: INSULATION AND VENTILATION

		IN	NI	NP	O
13.1	Attic Insulation	X			X
13.2	Vapor Retarders		X		
13.3	Ventilation	X			X
13.4	Exhaust Systems	X			X

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Information

<b>Dryer Power Source</b> 220 Electric	<b>Dryer Vent</b> Not Vented	<b>Flooring Insulation</b> Not Visible
<b>Attic Insulation: Insulation Type</b> Blown	<b>Ventilation: Ventilation Type</b> None Found	<b>Exhaust Systems: Exhaust Fans</b> None

Limitations

Observations

13.1.1 Attic Insulation

 Recommendation

**DAMAGED**  
BATHROOM

Insulation appears to have been pulled out and/or damaged by pests. Recommend a qualified insulation contractor evaluate and repair.

Recommendation  
Contact a qualified professional.



13.3.1 Ventilation

 Recommendation

**ATTIC VENTILATION INSUFFICIENT**

Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space. Recommend an attic contractor evaluate and remedy.

Recommendation  
Contact a qualified professional.

13.4.1 Exhaust Systems

 Recommendation

**NO DRYER VENT**

Dryer did not have visible venting to the exterior at time of inspection. This can cause a reduction in air flow and affect dryer performance. Recommend a qualified HVAC contractor or handyman install venting to the exterior.

Recommendation

Contact a qualified professional.



# STANDARDS OF PRACTICE

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## Roofing

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

## Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

## Kitchen

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

## Interiors

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

## Fireplaces and Fuel-Burning Appliances

12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in replaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.

## Structural Components

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.



**Plumbing**

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

**Electrical**

7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

**Heating**

8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

**Air Conditioning**

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

**Insulation and Ventilation**

11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.