

Intellispect, LLC

Property Inspection Report



123 Sample Dr, Town, CT 06xxx
Inspection prepared for: Firstname Lastname
Date of Inspection: 10/5/2018 Time: 9am
Age of Home: Built 1978 Size: 2357 sq ft
Sample Report

Inspector: John Nolan



INTELLISPECT
PREMIUM HOME INSPECTIONS



Dear Client,

Thank you for choosing **Intellispect LLC** to perform your home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all defects will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind.

Intellispect LLC endeavors to perform all inspections in substantial compliance with the Standards of Practice of the state of Connecticut. As such, we inspect the **readily accessible, visually observable, installed systems and components** of a home as designated in the Standards of Practice - except as may be noted in the "Limitations of Inspection" section within this report. This inspection report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near the end of its expected service life is reported, and recommendation for correction or monitoring are made as appropriate. Issues that are minor or cosmetic in nature fall outside the scope of this inspection and, while they may be mentioned, this report does not attempt to list them all. When systems or components designated in the Standards of Practice are present but are not inspected, the reason(s) the item was not inspected is reported as well.

A copy of the Standards of Practice is available at: http://www.ct.gov/dcp/lib/dcp/dcp_regulations/20-491_home_inspectors.pdf. These standards define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report is effectively a snapshot of the house - recording the conditions on a given date and time. Home inspectors cannot predict future behavior and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report. The report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part without **Intellispect LLC's** express written permission.

This report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of inspection. Some of the pictures may be of deficiencies or problem areas. These are to help you better understand what is documented in this report. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple areas. Not all areas of deficiencies or conditions will be supported with photos.

This report contains colored text which has significance based on the color:

BLACK text are observations and descriptions of the systems and components installed at the property and the condition of those systems and components.

BLUE text denotes general information about a type of system or component, maintenance tips, and other relevant resource information.

RED text are comments of significant importance. They can be safety hazards, a deficiency requiring a major expense to correct, or items I would like to draw extra attention to.

GREEN text describes ways to boost performance or reduce energy costs by increasing efficiency or reducing waste.

Again, thanks very much for the opportunity to conduct this inspection for you. We are available to you throughout the entire real estate transaction process. Phone or email consultation regarding anything in your report is free for as long as you own your home.

Sincerely,

John Nolan
Intellispect LLC

(860) 281-9082

john.nolan@intellispectllc.com

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct, or an item I would like to draw extra attention to. Be advised that the items that I feel are the most important may not also be what you feel are most important. Please review all pages of the report as the summary alone does not explain all of the issues. All recommendations should be performed by a licensed & bonded tradesman or qualified professional or satisfactorily negotiated with the seller before closing. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 10 Item: 7	Electrical	<ul style="list-style-type: none"> Exterior conductors under the back deck are not protected by a conduit. One of the electrical cables has worn through its protective sleeve. This is a shock hazard. All exterior wiring should be secured to the home and/or inside an approved conduit. Recommend further evaluation and repair by a qualified electrician.
Exterior		
Page 13 Item: 2	Exterior Doors	<ul style="list-style-type: none"> Exterior door on the east is at an unsafe level above grade. This condition may cause someone to get hurt if they fall out of the doorway. Recommend installing a platform for safety or rendering this door unusable.
Roof		
Page 22 Item: 6	Skylights	<ul style="list-style-type: none"> The two skylights on the east side have water stains at the corners that tested positive for moisture content, indicating leaks. Recommend further evaluation and repair or replacement of the skylight flashing as necessary by a qualified roofing contractor.
Attic		
Page 27 Item: 7	Exhaust Vent	<ul style="list-style-type: none"> Bathroom exhaust fan ducts terminate in the attic. This condition contributes excessive moisture into the attic space which may result in deterioration and/or mold. Recommend having the duct routed to the exterior to minimize moisture. A small section of what appears to be mold is forming near the master bathroom exhaust. You should consider having the substance tested and/or removed.
Electrical		
Page 33 Item: 2	Service Panel	<ul style="list-style-type: none"> Double tapped breakers (x3) inside the panel box (more than one electrical conductor attached). Recommend evaluation and repair by a licensed electrician.
Page 34 Item: 4	Distribution Wiring	<ul style="list-style-type: none"> Electrical connections made outside of a junction box in the basement hatchway room. Recommend a licensed electrician evaluate and repair.
HVAC		
Page 38 Item: 7	Fuel Supply	<ul style="list-style-type: none"> Extraneous piping noted going through the foundation wall to the outside, a possible indication of a buried oil tank. Underground tank leaks, environmental damage, local water or well contamination, and a costly cleanup are potential risks associated with buried oil tanks. Recommend confirming whether or not a buried oil tank was present and, if so, that it has been properly removed or abandoned in place.

Interior General		
Page 50 Item: 11	Fireplace	<ul style="list-style-type: none">• Heavy soot and/or creosote noted in chimney flue. This is a safety issue as this condition is conducive to chimney fires. Recommend flue be cleaned by a licensed chimney sweep and further inspected to determine its condition.
Kitchen		
Page 58 Item: 11	GFCI	<ul style="list-style-type: none">• No GFCI protection present in the kitchen. Recommend installing GFCI protected receptacles in the kitchen within 6 feet of all water sources for safety.

Limitations of Inspection

It is important to understand exactly what your inspector is able to do for you and what the limitations are in his inspection. An inspection is a **non-invasive evaluation of readily accessible, visually observable, installed systems or components** of a home. A home inspector generally does not move personal items, furniture, wall, floor, or window coverings, dismantle, open, or uncover equipment, access areas that may be unsafe, evaluate low-voltage systems such as phone lines or satellite dishes, inspect underground items or any system that does not function with the use of normal operating controls.

Please remember that despite our best efforts and the assistance of high-tech machines such as infrared cameras, ultrasonic thickness gauges, borescopes, and gas detectors, defects can still exist and escape detection. An inspector cannot report on concealed defects or defects that only occur when specific conditions exist, nor can they predict when an item will fail. It's important for homeowners to know that, in time, everything will break and likely cost more than you want to spend so we advise that you budget for things that will go wrong and need repairs.

We strongly advise you to perform one more walk through the home immediately before closing to check the condition of the property using this report as a guide. Restrictions that existed during the inspection may have been removed and issues that were not found during the home inspection may be discovered during the walk through.

At the time of the inspection, conditions existed that prevented me from accessing and observing items that are normally seen and inspected:

1. Limitations

- The home had finished walls, floors, and ceilings. Concealed items such as structure, wiring, ductwork, and plumbing could not be evaluated.
- Some downspouts discharge to an underground drainage system which could not be evaluated.

Inspection Details

1. Inspection Type

- This is a home inspection, the standards of practice of which have been defined by the Connecticut Department of Consumer Protection and may be found at http://www.ct.gov/dcp/lib/dcp/dcp_regulations/20-491_home_inspectors.pdf.
- This inspection includes a radon test which will be performed according to the checklist provided by the Environmental Protection Agency. This checklist may be viewed by visiting <http://www.epa.gov/radon/pubs/hmbyguid.html#Checklist>.

2. Attendance

Client present • Buyer agent present

3. Home Type

Home Type:

- Single Family Home
- Contemporary/Split Level Style
- Foundation type: Combination Basement, Crawlspace, and Pier/Beam
- Wall Structure: Wood Frame

4. Occupancy

- Vacant

5. Age

- Built in 1978. This information was gathered from zillow.com.
- Apparent additions were noted. Their ages could not be determined. You should consider checking with the city or town to see if proper building permits were completed.

6. Conditions

- Weather was clear. The temperature was about 60 degrees. Last significant precipitation was heavy rain three days before the inspection.

7. Orientation

- For the purposes of this report, the home is considered to be facing south.

8. Utilities

- Electricity was on at the time of inspection.
- Water was on at the time of inspection.
- Private well water and septic noted.

Grounds

1. Driveway

- Asphalt driveway noted.
- Moderate cracks and heaving noted. Repair and/or monitor for expansion and development of trip hazards.
- Minor settlement, or "hairline" cracks in driveways are normal for properties of any age. Periodic monitoring for expansion and sealing as necessary will reduce safety hazards and prolong its life.



2. Grading

- 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 home. Lot grading should slope away and fall a minimum of 1/2 inch every foot for a distance of ten feet around the perimeter of the building.
- The exterior grading is generally away from the foundation except where noted below. You may want to consider re-grading this area in such a manner to divert water away from the foundation.
- The exterior grading is improperly sloped towards the foundation at the southeast corner and in back next to the garage. This condition may hold water against the foundation which may result in heaving or water intrusion.

3. Vegetation

- Recommend trimming to leave at least a foot between the building and any vegetation.

4. Landscape

- Well head noted in the front yard toward the east side. You should consider installing a protective housing to prevent mechanical damage.



5. Patios, Porches, Decks, & Balconies

- Decks noted in the front and back.
- Appeared straight and even from all sides and tight to the house.
- Wood joists present, 2x8 dimensional lumber, 16" on center. They were randomly probed and felt solid.
- Wood floor boards noted.
- The structure did not physically shake or sway when walked on.
- Floor boards did not flex or bounce.
- Wood support posts present, 4x4 dimensional lumber. They were randomly probed and felt solid.
- Deck support posts were on piers, concrete, or otherwise solid footing.
- Ledger board flashing noted.
- Lag bolts and joist hangers present.
- Joist hangers were the appropriate size, with all fasteners installed, and appeared satisfactory.







6. Steps, Stairs, & Rails

- There were no handrails installed at multiple sets of deck steps. This is a potential safety hazard. 3 or more risers should have a handrail. Recommend installation.
- Deck balusters spaced more than 4 inches apart. Though this may have been acceptable at the time of the original construction, it is now considered a safety concern. Recommend installing balusters spaced such that a 4-inch sphere could not pass through.



7. Electrical

- Exterior conductors under the back deck are not protected by a conduit. One of the electrical cables has worn through its protective sleeve. This is a shock hazard. All exterior wiring should be secured to the home and/or inside an approved conduit. Recommend further evaluation and repair by a qualified electrician.



8. Outlets & GFCI

- The ground-fault circuit interrupter, or GFCI, is a fast-acting circuit breaker designed to shut off electric power in the event of a ground-fault. They are recommended in all outdoor and garage outlets. More information can be found at https://www.osha.gov/SLTC/etools/construction/electrical_incidents/gfci.html
- Exterior outlets all GFCI protected.

9. Exterior Faucet

Location(s): Front of house. • Back of house.

- Hose bibs produce no water. They appear to have been winterized.
- It is important to remember to winterize your hose bibs each year to prevent freezing water from bursting the pipes. This is done by disconnecting any hoses attached, turning off the water via the valve inside the house, then draining any remaining water from the bib itself. Detailed instructions can be found at <http://plumbing.about.com/od/basics/a/Winterize-Outside-Faucets.htm>.

10. Fencing & Walls

- Stone retaining wall noted in the front.
- Retaining wall appears to be straight and even. Recommend periodic monitoring for any movement.
- No major deficiencies observed.



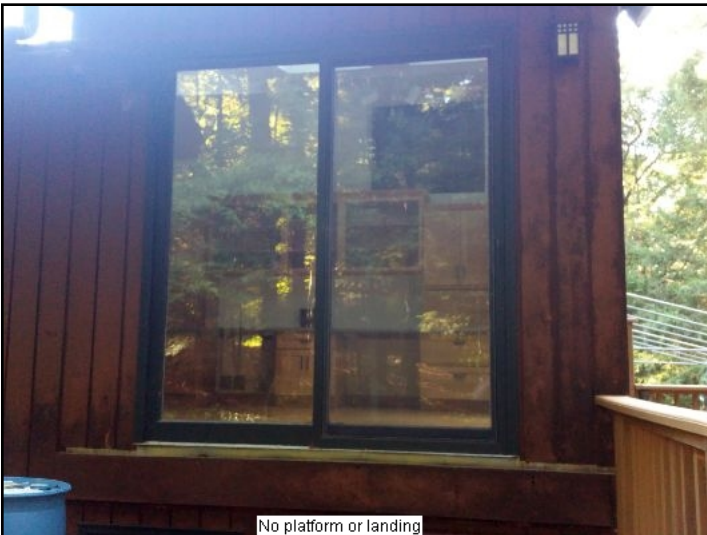
Exterior

1. General



2. Exterior Doors

- Exterior doors noted in front of the garage, at the front deck (2), on the east side, and at the back deck.
- Appeared in functional and in satisfactory condition at time of inspection with no major deficiencies noted except for the following:
- Doorbell tested and functioning at the time of inspection.
- **Exterior door on the east is at an unsafe level above grade. This condition may cause someone to get hurt if they fall out of the doorway. Recommend installing a platform for safety or rendering this door unusable.**





3. Windows

- Fixed thermal pane windows noted.
- Casement style thermal pane windows noted.
- Awning style thermal pane windows noted.
- Where visible and accessible, the window glass looked clear and the thermal pane seals did not appear to be broken.
- All windows that were tested opened, closed, and locked with no issues.

4. Siding

- Wood diagonal plank siding noted.
- Wood is generally considered the most aesthetically desirable form of exterior cladding. It is environmentally friendly, generally easy to repair, and can be painted and stained virtually any color. Be advised that wood siding is more susceptible to rot and attack from pests such as carpenter bees, termites, and woodpeckers. Recommend periodic monitoring for rot and pest intrusion.
- Siding has been painted. This will protect and prolong the life of the siding. Painted siding exposed to the elements generally needs to be repainted every 8 to 10 years, depending on the quality of paint and harshness of the elements.
- The siding was in generally very good condition with only some minor rot near ground level at the southeast corner. Recommend periodic monitoring for insect and water damage, particularly at the bottom edges.

5. Eaves & Fascia

- Eaves and fascia appear to be in good condition with no major deficiencies observed.
- Carpenter bee nesting was noted under the eave above the garage. It had been treated.

Garage

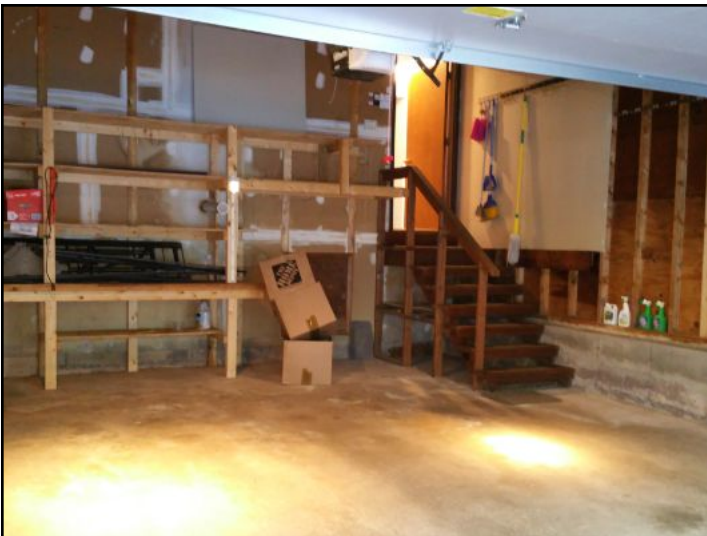
1. General

- 2-car attached garage noted.



2. Floors, Walls, & Ceiling

- Stud walls noted.
- Bare concrete floors noted.
- Rafter construction noted. 2x6 dimensional lumber, 16" on center.
- Plywood sheathing noted.
- No evidence of bowing, cracking, or sagging of the structural members; They were all straight and even.
- Water stains were noted on the rafter above the overhead door, indicative of a past leak. Though the area tested dry at the time of the inspection, I cannot predict that it won't leak in the future. Recommend asking the seller about any repairs that had been made and monitoring the area for future leaks.





3. Fire Door

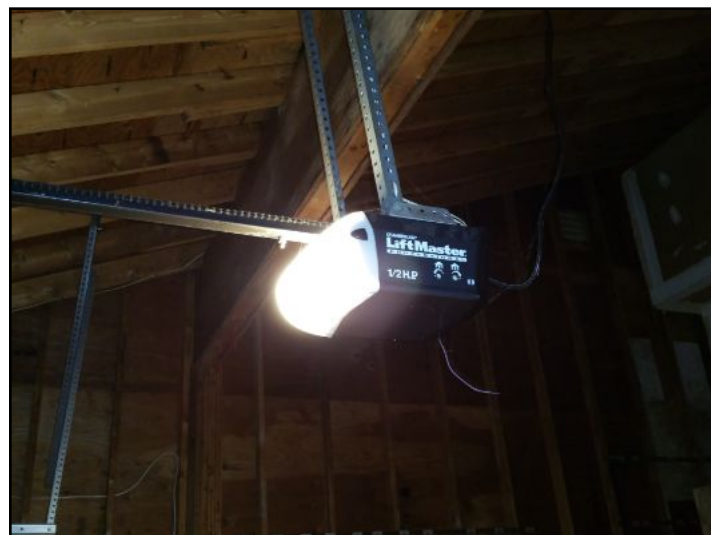
- Fire door is the term used to describe the door going from the garage to the inside of the home. This door should be fire rated and equipped with a auto-closing mechanism for safety.
- Fire door appeared satisfactory and functional at the time of inspection with the following exception(s):
- No auto-closing mechanism present on the fire door. Recommend installation of an auto-closing mechanism to prevent fire and exhaust fumes from entering the house.

4. Overhead Door

- The overhead door appeared to be in functional condition during the inspection.
- The overhead door tracks appeared to be in good condition.
- Safety torsion bar noted inside the overhead door spring.
- The overhead door opened and closed smoothly with no issues.

5. Garage Opener

- Chain drive opener noted.
- Overhead door opener auto-reverse feature was functional.
- Eye beam system present and operating.
- The overhead door opener operated with no issues.



Exterior Structures

1. Exterior Structures

- Shed noted on the east side yard.
- Wood rafters noted, 2x4 dimensional lumber, 24" on center.
- Plywood sheathing noted.
- No water stains observed on the roof structure.
- No bowing, sagging, or cracking observed on any of the structural members.
- A musty odor was noted in the shed and water stains were present on the floor, suggesting moisture is getting in. Recommend keeping the area around the perimeter of the shed free of debris that will hold moisture against the shed and help prevent insect infestations.

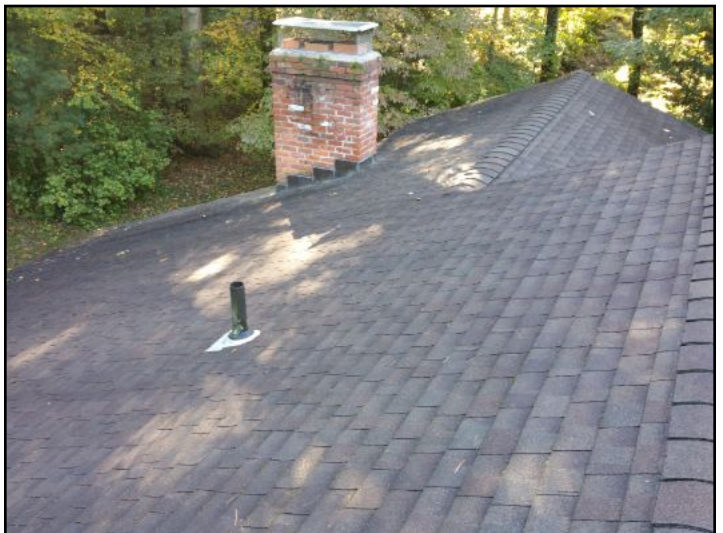


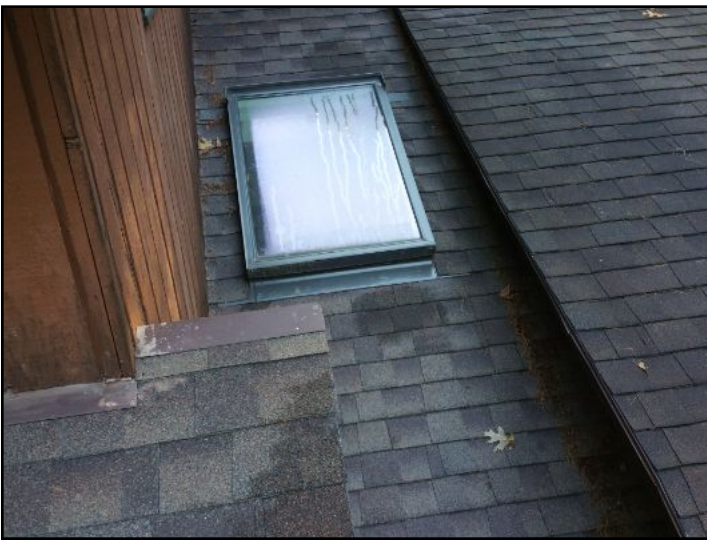
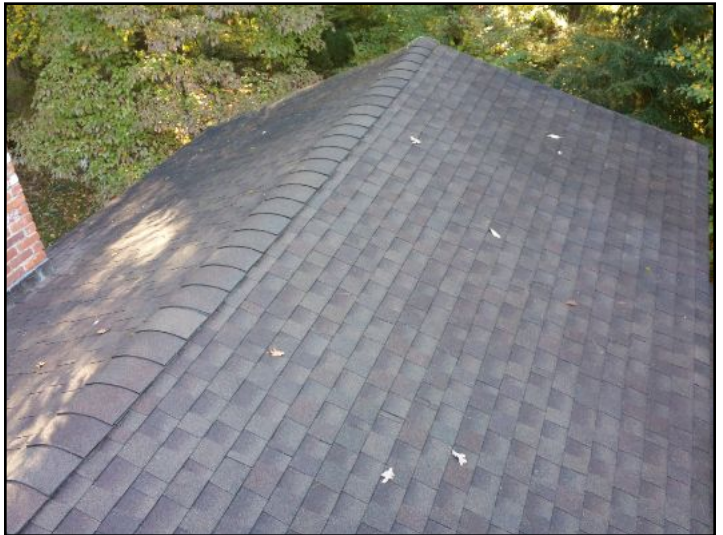
Roof

The primary purpose of a roof is to protect the building from rain, snow, sun, and wind. Roofs are not designed to be waterproof, but instead to shed water. Ponding water on a roof will almost always find its way through. The roof covering is inspected for type and general condition. Its age is estimated based on visual observation and any other clues available. When prudent, inspection is made from roof level and from a ladder and/or photo review when safety prevents access. Steep roofs, wet roofs, slippery/smooth roofs, and roofs that may incur damage from walking are generally not accessed. Chimneys are evaluated for general condition of the masonry and mortar joints, or other materials as applicable. Any apparent movement of the chimney will be reported. Periodic inspection of the chimney for damaged masonry, mortar joints, and any movement is recommended. Flue liners are typically only partially accessible from fireplaces and evaluation is often limited to material type only. Visible flashings are inspected for their presence/absence and apparent ability to perform their function. Visible and accessible indications of flashing failure found from within will also be reported. Gutter and downspout systems are inspected for general condition and function. Downspout discharge should be directed well away from the foundation. Bi-annual cleaning is also recommended.

1. General

- Inspected roof from ground level, roof level, and from the eaves.
- The roof structure felt solid underfoot.





2. Roof Covering

- Asphalt shingles noted, architectural style shingles.
- Asphalt shingles are the most common roofing material used today. The shingles consist of asphalt-impregnated felt paper or glass fiber mats coated with a layer of asphalt and covered with granular material called particulate. A roof covering of this type generally lasts 25 to 30 years.
- Single layer of shingles observed.
- Be advised that according to most building standards, you are allowed to have up to two layers of asphalt shingles on your roof, though we recommend removal and replacing the first layer and sheathing with each new roof covering. Adding a second layer of shingles may save some money, but it may also put more weight on the sheathing than it was designed to carry. Furthermore, the second layer typically doesn't last as long as the first.
- There were no major dips or depressions noted.
- The shingles were lying flat as they should.
- There was no significant pitting or significant loss of particulate.
- Roof appears to be in the first third of its useful life.
- The areas above the main entrance and under the overhang on the east side roof are shaped such that it will take longer to dry and tend to collect debris which will hold moisture against the roof and cause premature aging. Recommend keeping this area clear.



3. Chimney

- Masonry chimney noted toward the southeast corner.
- Clay flues noted.
- Bricks and mortar appeared to be in good condition.
- Chimney crown appears to be in good condition.
- Chimney appears straight, even, and tight to the house.
- No major system safety or function concerns noted at time of inspection.





4. Spark Arrestor/Rain Cap

- Spark arrestors/rain caps on chimneys reduce the risk of fire, prevent premature weathering, water intrusion, and nesting of wildlife. Without one, rain may enter the chimney and combine with exhaust gases, creating an acidic solution which may corrode the chimney interior.
- Spark arrestor/rain cap noted and appears functional.

5. Flashing

- Metal flashing visible around chimney.
- Metal apron flashing visible.
- Drip edge flashing noted.
- Sidewall flashing noted.
- Fastener heads are visible at the chimney flashing. Recommend sealing over the top of all fasteners that penetrate through the roof to prevent moisture intrusion.



6. Skylights

- Skylights noted above the main entryway and on the east facing roof plane (x2).
- Recommend clearing the area above the entryway skylight free of debris.
- Fastener heads are visible at the flashing at both east side skylights. Recommend sealing over the top of all fasteners that penetrate through the roof to prevent moisture intrusion.
- **The two skylights on the east side have water stains at the corners that tested positive for moisture content, indicating leaks. Recommend further evaluation and repair or replacement of the skylight flashing as necessary by a qualified roofing contractor.**





7. Other Roof Penetrations

- Plumbing vent pipe noted.
- No major deficiencies observed.



8. Gutters, Downspouts, & Drainage

- Metal gutters noted.
- Gutter guards noted.
- While most gutter guards are excellent at preventing full sized leaves from clogging gutters, they seldom provide foolproof protection against buds and small debris. Your gutters may still need to be cleaned periodically.
- Gutters properly sloped toward the downspouts.
- Some downspouts discharge to an underground drainage system which could not be evaluated. See Limitations section.
- There are no gutters at the front entryway and at the southeast corner. Recommend full installation to keep water away from the structure. Water that is discharged next to the foundation can cause moisture issues in the home. Be sure to install splashblocks or extensions to carry water away, preferably at least 4 to 6 feet, and keep water from areas such as driveways or walks where it can be an ice hazard in winter.



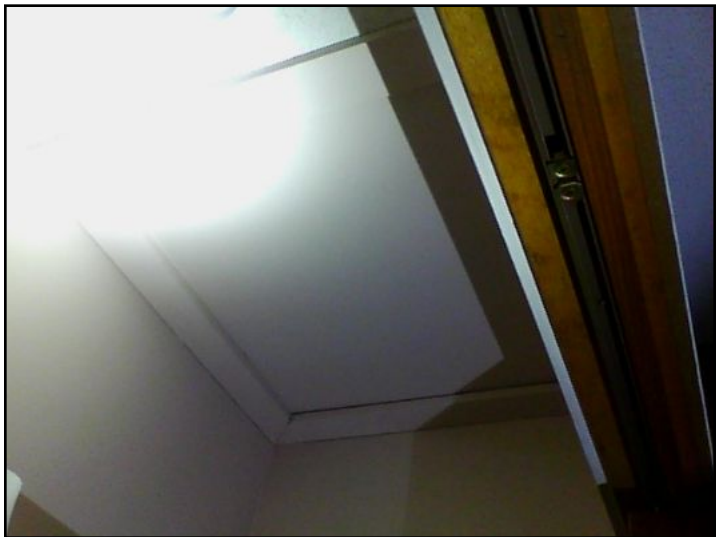
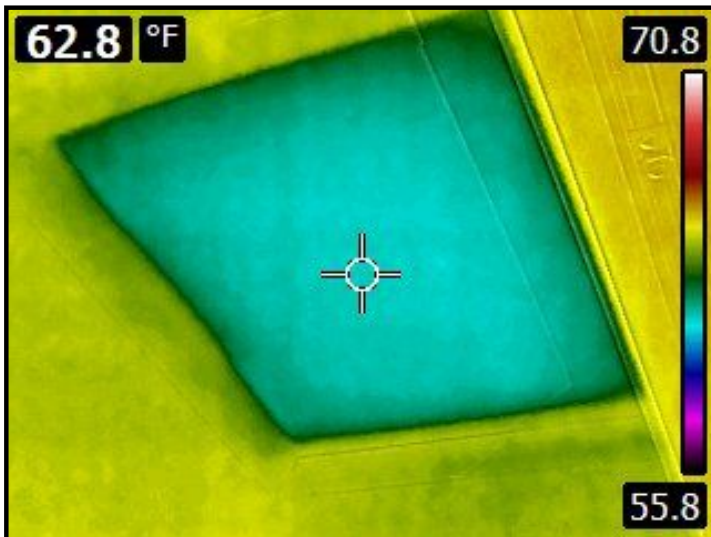
Attic

1. General



2. Access

- Scuttle hole located in the upstairs northeast bedroom closet.
- Appeared functional.
- Infrared imaging suggests the attic access is a big source of heat loss. You should consider insulating the area above/behind the attic access.

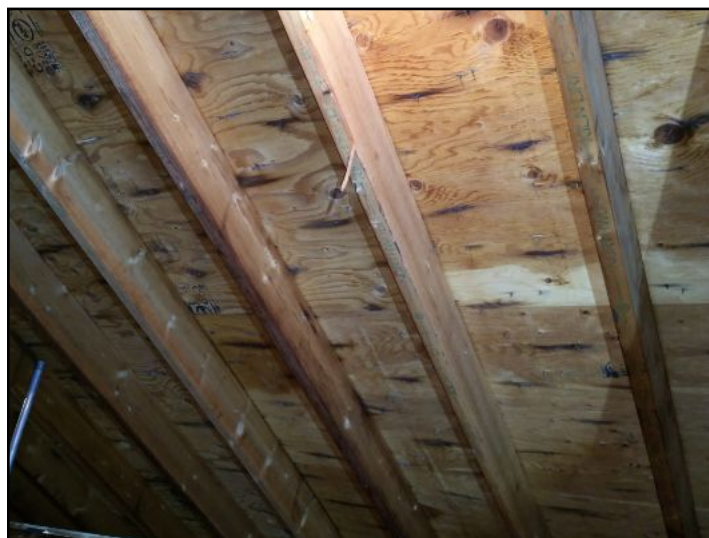


Infrared imaging suggests the attic access is a big source of heat loss. You should consider insulating the area above/behind the attic access.

Plain camera view of the previous photo.

3. Structure

- Wood roof rafters noted, 2x6 dimensional lumber, 16" on center.
- Plywood sheathing noted.
- No water stains observed.
- No evidence of bowing, cracking, or sagging of the visible and accessible structural members; They were all straight and even.
- Roofing nails visible (as they should be).
- Dark stains were noted on the sheathing around the roofing nails, which were badly rusted. This is an indication that moisture has gotten into the attic and condensed on the nails. Be advised that the roof is newer and it took a relatively short time for the rust and dark stains to form.
- Since there are indications of moisture buildup in the attic such a short time after the last roof installation I recommend routing the bathroom exhaust to the exterior and monitoring the area for worsening condition. If the problem persists, an insulation contractor should evaluate and seal any air leaks in the attic and also a roofing contractor evaluate to determine if there is enough ventilation.



4. Ventilation

- Ridge venting noted.
- Gable vents noted.
- Attic may not be adequately vented. Modern roof construction includes ventilation at both the soffit and ridge. Since one or both of these are missing, and also since indications of moisture buildup were present, further evaluation by a roofing contractor is necessary to determine if there is enough ventilation.

5. Attic Plumbing

- Acrylonitrile-Butadiene-Styrene (ABS) plumbing vents noted.
- No water stains noted around the plumbing vents.



6. Insulation

- Fiberglass batts noted.
- Roughly 6 to 8" of insulation, which is considered moderate.
- Depending on your energy costs, you may want to consider adding insulation for a total of 10 to 15 inches.
- Adding insulation is a good way to reduce your energy needs. Depending on the project, there may be tax incentives you qualify for. Visit www.energizect.com for more information.

7. Exhaust Vent

- Bathroom exhaust fan ducts terminate in the attic. This condition contributes excessive moisture into the attic space which may result in deterioration and/or mold. Recommend having the duct routed to the exterior to minimize moisture. A small section of what appears to be mold is forming near the master bathroom exhaust. You should consider having the substance tested and/or removed.



Foundation

1. General

- Indications of mice were noted in the basement and crawlspace. This is a common issue, especially in vacant homes. Use store bought products and contact a pest control company if the problem persists.





2. Foundation

- Poured concrete foundation noted.
- Minor cracks and settling observed. Recommend monitoring the area for further movement and sealing the cracks to prevent moisture intrusion.
- Cracks appeared not to have sheared. The foundation was smooth from one side of the crack to the other.
- Where visible and accessible, the masonry foundation appeared straight and even with no major bulging or apparent movement.
- No water stains or major rust were noted on the visible wood and metal surfaces in contact with the basement floor. This suggests that the basement hasn't had standing water for some time.
- Efflorescence was noted on the rear crawlspace wall near floor level and is a sign that the area has or has had elevated levels of moisture. Recommend making sure proper drainage techniques are in place on the foundation exterior and monitoring this area for further moisture intrusion.
- Efflorescence is a white salt-like substance that forms on the surfaces of masonry and concrete. It is the result of moisture getting into the wall, dissolving the salts inside, and evaporating when it reaches the other side of the wall, leaving the salts behind. Efflorescence often occurs on the inside of basement walls when water is held against the foundation on the outside. It is impossible to tell when the event that caused the efflorescence occurred as it will stay on the wall forever or until cleaned or removed.
- No musty/moldy odors were detected.

3. Support Structure

- Joists appear functional, 2x10 dimensional lumber, 16" on center.
- Joist bracing noted.
- Wood beam noted.
- Wood sills noted.
- Steel lally columns noted.
- Wood 6x6 piers noted.
- Columns appeared solid and plumb.
- No major bowing, cracking, or sagging observed in the visible and accessible portions of the structural support components of the home.



4. Sub Flooring

- Plywood sub floor noted.
- No major deficiencies observed in the visible portions of the subfloor.

5. Exterior Access

- Exterior hatch door present.
- Exterior door opened and closed with no issues.
- Gaps noted between the hatch door and the house which may allow moisture to get in. Monitor the area and seal these gaps as necessary.
- No major deficiencies observed.



Electrical

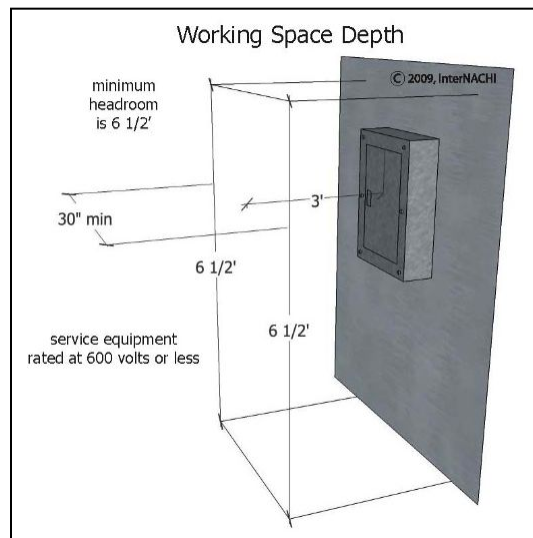
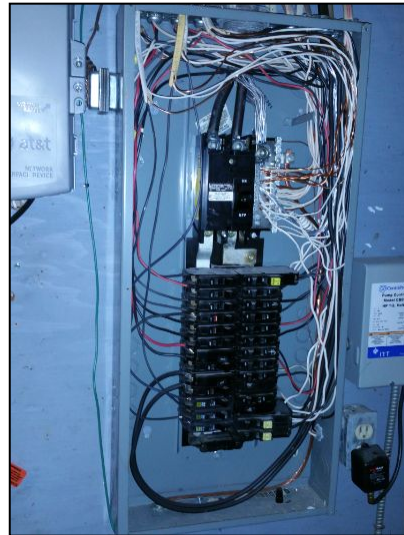
1. Supply

- Underground electrical service noted. Be advised to call 811 before digging.
- Service mast was secure and in good condition.
- Electric meter appeared to be in good condition with no damage or signs of corrosion.
- No major system safety or function concerns noted at time of inspection.



2. Service Panel

- Main panel box is located in the basement toward the southeast corner.
- Main disconnect is located in the main panel box. You should know where it is in case of an emergency.
- Aluminum supply wiring noted. Anti-corrosion paste present.
- Copper branch wiring noted.
- No rust or corrosion noted.
- No scorching or burn marks noted.
- Branch wires appear to be sized proportionally to the amperage of the breaker.
- GFCI breakers noted and tested functional.
- Panel has inadequate clearance. The area 30" wide, 78" high, and 36" deep should be free of obstructions.
- Double tapping and lugging can create hot spots on breakers and neutral bars because they are not tightened to the correct torque - especially if two different size conductors are used. If the double tap or lug becomes loose, it begins to arc. As it arcs it builds up carbon. Carbon is then resistance and with more carbon buildup the more difficult it is for the conductor to make contact, thus increasing the current. The end result can be melted wires or even fire.
- Double tapped breakers (x3) inside the panel box (more than one electrical conductor attached). Recommend evaluation and repair by a licensed electrician.



3. Capacity

- 200 amp service indicated by main disconnect
- 240 volt service
- Capacity is sufficient for a typical home of this size.

4. Distribution Wiring

- Romex wiring noted.
- Junction boxes need covers in the front of the garage and in the basement hatchway room.
- **Electrical connections made outside of a junction box in the basement hatchway room. Recommend a licensed electrician evaluate and repair.**



5. Grounding

- The home appears to be properly grounded through driven rods.

HVAC

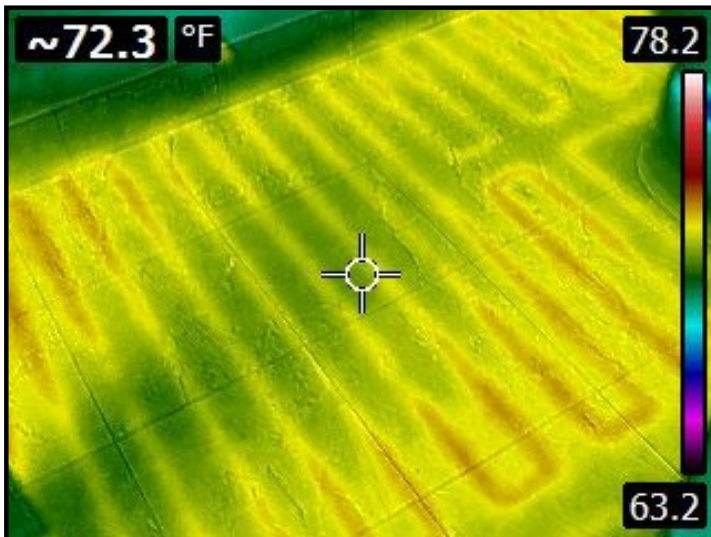
1. Furnace

- Oil fueled forced-air furnace is located in the basement.
- Forced-air furnaces use air as its heat transfer medium. These systems create airflow around a heat source and rely on ductwork, vents, and plenums as a means of air distribution.
- Mid-efficiency unit, roughly 80% efficient.
- Single zone system noted.
- Functioning properly at the time of the inspection.
- Unit operated without any unusual sounds or fumes.
- No burning or scorch marks were noted.
- No major rust or corrosion were noted.
- No maintenance tag was found. I could not determine when last maintenance service was performed. Recommend the unit be serviced prior to close. Also recommend purchasing an annual service contract as part of routine maintenance. This will ensure the unit operates at peak efficiency and that there are no heat exchanger issues.
- Data plate indicates unit is a Thermopride model OL11-105RDE. According to the U.S. Consumer Product Safety Commission's website (www.cpsc.gov), there are no recalls or safety bulletins regarding this appliance.
- According to the data plate/serial number lookup, this unit was manufactured in 2009. Recommend a service technician verify this date. Typical lifespan of a steel furnace is 18 to 25 years.

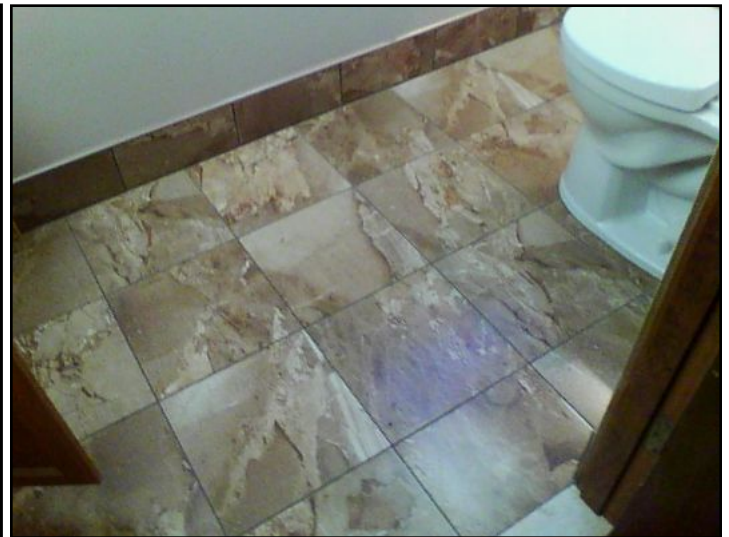


2. Supplementary Heat

- Radiant floor heat noted in the master bathroom.
- Functioning properly at the time of the inspection.



Radiant floor heat in the master bathroom.



Plain camera view of the previous photo.

3. Emergency Shutoff

- Emergency shutoff located at the top of the basement stairs. Operated when tested.
- A thermal cutoff switch was noted above the heater. Its purpose is to automatically shut off the unit in the event of a fire. These are not tested during a home inspection.

4. Venting

- Proper air intake ventilation is important because combustion appliances use air for combustion. In confined spaces with insufficient air supply, incomplete combustion may occur resulting in the buildup of carbon monoxide or fuel vapors.
- The heater appears to have a sufficient supply of air for combustion.
- Exterior air intake noted.
- No major deficiencies observed.

5. Exhaust

- Metal wall chimney exhaust pipe noted.
- Barometric damper present and appears functional.
- The exhaust pipe appears to have the proper slope.
- No corrosion of the exhaust pipe noted.
- The exhaust pipe is sealed to the chimney.
- No major deficiencies noted at the time of inspection.



6. Chimney Cleanout

- Locations: At the base of the chimney in the basement (x3).
- Recommend periodic monitoring of the ash level and cleaning as necessary.



7. Fuel Supply

- Oil intake located at the east side exterior.
- Oil tank is located in the basement.
- 275 gallon tank noted.
- Nearly all fuel oil storage tanks rust from the inside out. Moist air condenses inside your oil storage tank, contributing to a sludge that accumulates at the bottom. This can lead to internal rust or corrosion, which can cause leaking. Since the corrosion happens at the bottom and from the inside out, leaks often catch homeowners by surprise. It is recommended that the area underneath the tank be periodically checked for oil stains and other signs of leakage.
- The smell of oil was not detected.
- No indication of active oil leak observed.
- No patching was noted on the tank.
- The data tag on the tank indicates it was manufactured in 2016. Typical life span varies up to 50 years or more.
- Extraneous piping noted going through the foundation wall to the outside, a possible indication of a buried oil tank. Underground tank leaks, environmental damage, local water or well contamination, and a costly cleanup are potential risks associated with buried oil tanks. Recommend confirming whether or not a buried oil tank was present and, if so, that it has been properly removed or abandoned in place.



8. Cooling

- Electric air conditioning compressor is located at the southeast exterior.
- Functioning properly at the time of inspection.
- The typical temperature differential between supply and return air in an air conditioner of this type is 12 - 18 degrees F. This system responded and achieved an acceptable differential temperature.
- Air conditioning mounting pad was level.
- Refrigerant line is insulated.
- No major deficiencies observed.
- Data plate indicates unit is a American Standard. According to the U.S. Consumer Product Safety Commission's website (www.cpsc.gov), there are no recalls or safety bulletins regarding this appliance.
- According to the data plate/serial number, this unit was manufactured in 2007. Recommend a service technician verify this date. Typical lifespan is 12 to 15 years.



9. Air Handler

- The air handler is part of the forced air furnace.
- Functioning properly at the time of inspection.

10. Ducting

- No major deficiencies noted in the visible and accessible portions of ductwork.

11. Registers and Returns

- No soot observed at the heat registers and surrounding areas.
- Black soot in or around the heat registers may be an indication of a crack in the heat exchanger of your furnace, a condition that allows products of combustion, including carbon monoxide, into the home.
- Registers appear clean and functional.
- Returns appear clean and functional.

12. Filters

- Disposable filter noted at the furnace return duct.
- Appears clean and functional.
- Forced air furnaces and central air systems have a filter that need to be cleaned or changed regularly. The time period varies by model. It is estimated that up to half of all furnace related service calls are due to dirty filters. Be advised most filters need to be oriented correctly for best performance. Watch for an "air flow" direction arrow on the filter. This arrow usually points toward the furnace when installed.
- Recommend at least monthly checking of the air filter and cleaning or replacing air filters according to manufacturer's specifications.



13. Thermostats

- Thermostats located in the dining room (for heat only) and master bedroom (for cooling only).
- Functional at the time of inspection.
- With multiple thermostats that control both heating and cooling, care should be exercised so as to not run both the heating and cooling systems at the same time. This may result in damage to one or both systems.



Plumbing

The purpose of a house plumbing system is twofold. On the supply side, the idea is to get water for drinking, washing and cooking to the appropriate areas of the house. The waste side of the plumbing system gets rid of liquid and solid waste.

The majority of the piping in a home, both supply and waste, is concealed in walls, ceilings, and underground. Leaking, obstructions, or other problems may not be identified during an inspection.

1. Supply

- Rubber/plastic supply line noted.
- Emergency water shutoff valve is located at the well supply. You should know where it is in case of an emergency.
- Appeared functional at time of inspection.



2. Pumps & Tanks

- No well pump was found. This indicates your well pump is of the submersible variety and is located inside the well casing. As such, it cannot be evaluated beyond basic observation of its function (running water).
- Diaphragm/Bladder well water tank noted in the basement toward the southeast corner.
- No leaking or major corrosion noted at the time of inspection.

3. Water Treatment

- Water filter noted above the storage tank. Recommend maintenance according to manufacturer's recommendations which includes periodic changing of the filters.

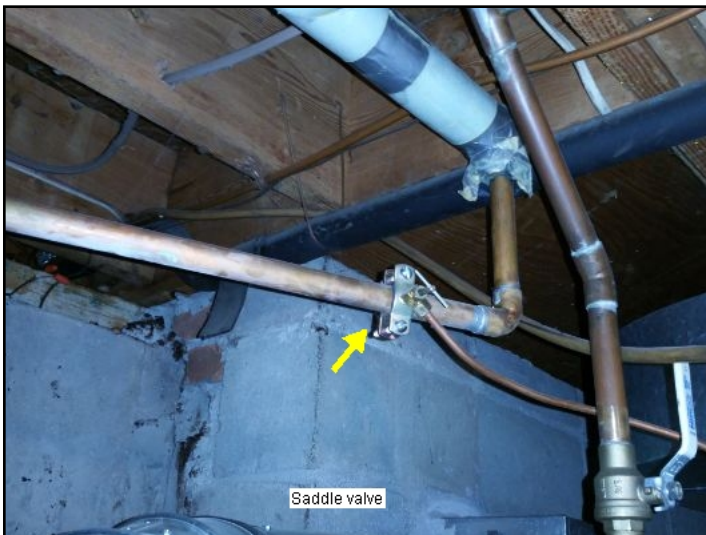


4. Water Pressure

- Pressure gauge showed the water pressure at 50 psi. Normal range is 30-70psi.

5. Distribution

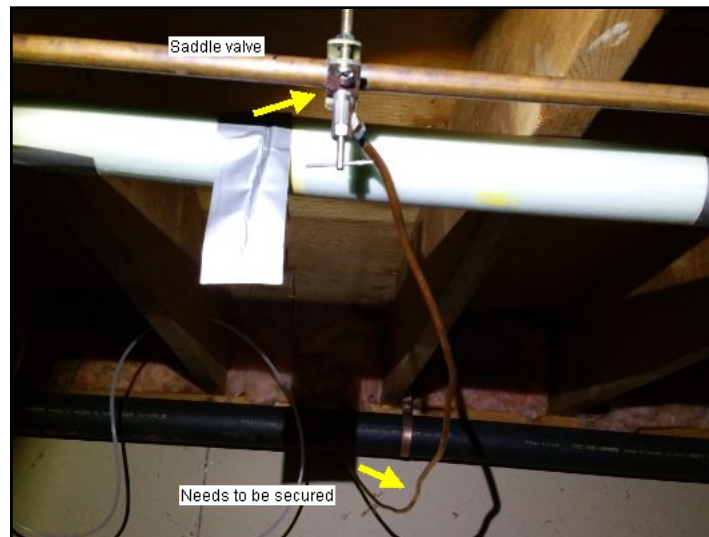
- Copper distribution pipes noted.
- No active leaking was observed.
- Saddle valves were noted near the furnace and in the crawlspace roughly under the kitchen. Saddle valves puncture the plumbing line they are attached to and seal around the puncture with a gasket. The gaskets are prone to leaking with age. Recommend periodic monitoring and repair/replacement as necessary.
- Recommend adding additional support brackets near the water filter and at the refrigerator supply line to hold the pipes in position.



Saddle valve



Saddle valve



6. Waste

- Acrylonitrile-Butadiene-Styrene (ABS) waste and vent pipes noted.
- Septic system noted and is beyond the scope of a home inspection. Recommend seeking the services of a specialist in cleaning and evaluating this system prior to closing.
- After flushing toilets and running water from sinks, bathtubs, and showers, no active leaking was observed in any of the visible waste pipes.



Hot Water

1. Hot Water Tank

- Oil fueled hot water tank is located in the basement toward the southeast corner.
- Hot water from the faucet was 120 degrees. Normal hot water temperatures are 120-130 degrees.
- Sludge may occasionally build up in a hot water heater, resulting in reduced water pressure. When water pressure problems occur on the hot water side only, it makes sense to have the water heater drained to ensure that sludge accumulation is not the problem.
- 32 gallon tank noted.
- Unit operated without any unusual sounds or fumes.
- No rust or corrosion was noted on the water heater or its related components.
- No signs of active leaking noted on the hot water heater or any of its components.
- No major system safety or function concerns noted at time of inspection.
- Data plate indicates the unit is a Bock model 32E. According to the U.S. Consumer Product Safety Commission's website (www.cpsc.gov), there are no recalls or safety bulletins regarding this appliance.
- According to the data plate/serial number lookup, this unit was manufactured in 2017. Recommend a service technician verify this date. Typical lifespan is 8 to 12 years.



2. TPR Valve

- TPR stands for temperature/pressure relief. It is a safety valve that releases water (and thus relieves pressure) if either the temperature or pressure gets too high.
- A temperature/pressure relief valve & extension is present and appears satisfactory.

3. Venting

- Proper air intake ventilation is important because combustion appliances use air for combustion. In confined spaces with insufficient air supply, incomplete combustion may occur resulting in the buildup of carbon monoxide or fuel vapors.
- The hot water tank appears to have a sufficient supply of air for combustion.
- No major deficiencies observed.

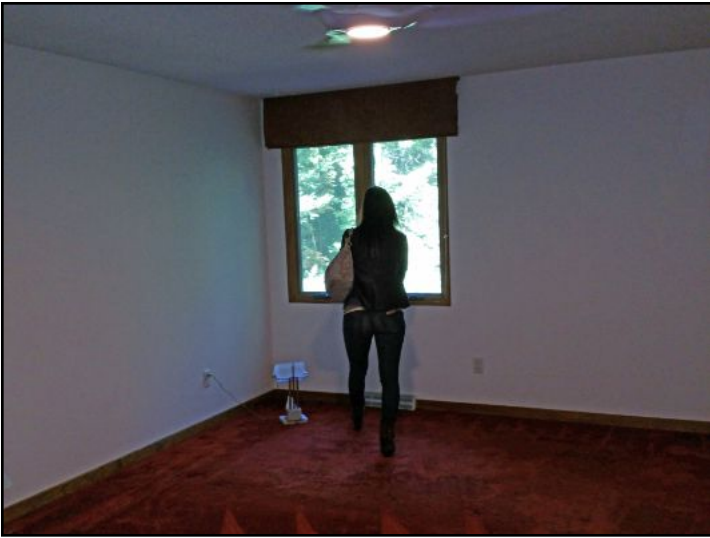
4. Exhaust

- Metal wall chimney exhaust pipe noted.
- Barometric damper present and appears functional.
- The hot water tank shares an exhaust port with the furnace.
- No major deficiencies noted at the time of inspection.



Interior General

1. General





2. Rooms

Living room • Dining room • Kitchen • Sun room • Master bedroom • Upstairs south bedroom • Upstairs northeast bedroom • Master bathroom • Main floor half bathroom • Upstairs full bathroom

3. Ceilings

- Painted ceiling noted at the eaves in the living room. This is most likely the result of ice damming. Heat tape was also noted on the roof above.
- Ice damming is a common issue in which melted snow flows down a roof and re-freezes at the eaves and creates a barrier that traps more melted snow. The water that backs up behind the dam often makes it through the roof covering and can damage ceilings, walls, and structure and promote mold growth. There are many factors that contribute to ice dams, the two largest of which are attic insulation and ventilation. Inadequate insulation/ventilation in the attic makes the attic warmer, which in turn melts more snow, which then turns into ice as it reaches the eaves. A long-term solution to prevent ice dams includes ensuring proper attic insulation and ventilation and air-sealing the space between the ceiling and attic through the use of vapor barriers. Special attention should be drawn to air leak prone areas such as heat registers, recessed lighting, skylights, and other ceiling penetrations. If this is not feasible or practical, other solutions exist such as roof-raking to remove roof snow or the use of heat tape to melt the damming ice.



4. Ceiling Fans

- Operated normally when tested with no issues.

5. Walls

- No major deficiencies observed on the visible and accessible portions of interior walls.

6. Doors

- No major deficiencies noted at time of inspection.

7. Floors

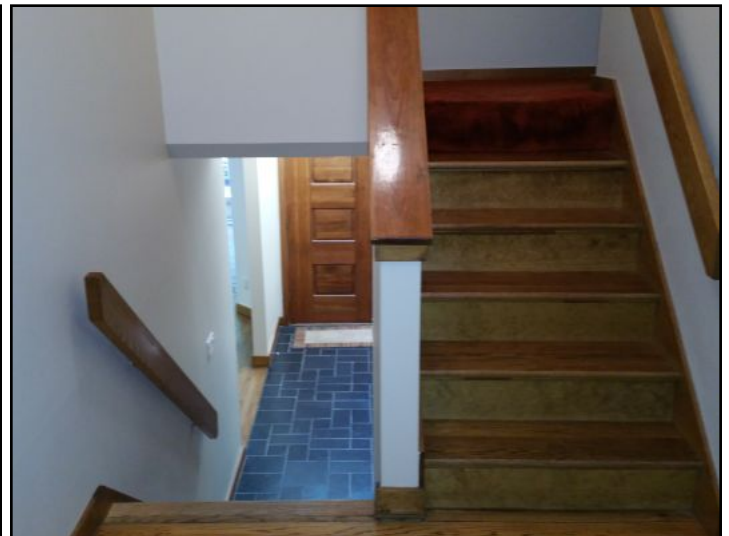
- Hardwood floor noted.
- Laminate floor noted.
- Ceramic tile floor noted.
- Carpeted floor noted.
- No major deficiencies noted in the visible and accessible portions of floors in interior areas.

8. Closets

- No major deficiencies observed.

9. Stairs & Rails

- Handrails and guardrails are secure where present.
- Missing handrail noted at the garage stairs. Recommend installation for safety.



10. AFCI

- An Arc Fault Circuit Interrupter, or AFCI, is a specific duplex receptacle or circuit breaker designed to help prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire. They are a relatively new technological development and as such their use is not yet widespread. More information about AFCIs can be found at http://en.wikipedia.org/wiki/Arc-fault_circuit_interrupter
- No AFCI protection present in the bedrooms. You should consider installing AFCI protected receptacles or circuit breakers for safety.

11. Fireplace

- Wood burning masonry firebox noted in the living room.
- Open fireplaces are inefficient when used as a heat source. They draw in cold air to use for combustion and much of the heat rises up the chimney. You may want to consider installing a more efficient fireplace insert.
- Ash pit noted. Recommend the chimney cleanout be periodically emptied.
- Damper present. Remember to open the damper before starting a fire.
- The damper was misaligned and difficult to open and close as a result. Obstructions and soot/creosote prevent realignment. Recommend repair.
- Chimney flues need to be cleaned periodically. The National Fire Protection Association Standard recommends chimneys, fireplaces, and vents shall be inspected at least once a year for soundness, freedom from deposits, and correct clearances. Cleaning, maintenance, and repairs should be performed if necessary.
- Heavy soot and/or creosote noted in chimney flue. This is a safety issue as this condition is conducive to chimney fires. Recommend flue be cleaned by a licensed chimney sweep and further inspected to determine its condition.



12. Fireplace 2

- Wood burning masonry firebox noted in the sun room.
- Open fireplaces are inefficient when used as a heat source. They draw in cold air to use for combustion and much of the heat rises up the chimney. You may want to consider installing a more efficient fireplace insert.
- Ash pit noted. Recommend the chimney cleanout be periodically emptied.
- Doors opened and closed with no issues.
- Damper present. Remember to open the damper before starting a fire.
- Damper opened and closed with no issues.
- The observed portion of the flue liner appeared clean. Recommend periodic evaluation of the chimney flue and cleaning when necessary.
- Chimney flues need to be cleaned periodically. The National Fire Protection Association Standard recommends chimneys, fireplaces, and vents shall be inspected at least once a year for soundness, freedom from deposits, and correct clearances. Cleaning, maintenance, and repairs should be performed if necessary.



13. Heating & Cooling

- Heat in all interior areas was functional at the time of inspection.
- Cooling in all interior areas was functional at the time of inspection.

Bathrooms

1. General



2. Exhaust Fan

- The bath fans were functional at the time of the inspection.

3. Counters

- Counters are secure.
- No major deficiencies noted.

4. Mirrors

- No major deficiencies observed.

5. Sinks

- Faucets operated normally.
- Shutoff valves noted under sinks.
- Stoppers operated normally.
- Water appeared to flow down the drain with no issues.
- No leaking observed under the sinks at the time of inspection.



6. Showers/Tubs

- Perimeter sealant present and in good condition.
- Shower tiles and grout were secure and in good condition.
- The shower pans were tested for leaks, none were found.
- Faucets are secure, sealed, and functioning as they should.
- Water appeared to flow down the drains with no issues.
- Shower doors opened and closed with no issues.
- Grab bars were noted and secure. Be sure to use the grab bars and not the shower curtain rod to assist in lifting one's self up or out of the shower.
- Drain stopper not functioning in the upstairs hallway bathroom shower. Recommend replacement.

7. Toilets

- All toilets operated when tested.
- Toilets are loose to the floor in the upstairs full bathroom and main floor half bath. Recommend tightening to prevent leaks and water damage.
- No leaking observed at the time of inspection.

8. GFCI

- The ground-fault circuit interrupter, or GFCI, is a fast-acting circuit breaker designed to shut off electric power in the event of a ground-fault. They are recommended in any room with a water supply. More information can be found at https://www.osha.gov/SLTC/etools/construction/electrical_incidents/gfci.html
- GFCI in place and operational.

Kitchen

1. General



2. Cabinets

- Cabinets are secure to the wall.
- No major deficiencies observed.

3. Counters

- Counters are secure.
- No major deficiencies noted.

4. Sinks

- Faucets operated normally.
- Spray wand was tested and functional.
- Shutoff valves noted under the sink.
- Water appeared to flow down the drain with no issues.
- No leaking observed under the sink at the time of inspection.



5. Garbage Disposal

- Operated and appeared functional at time of inspection.
- Even under normal operating conditions, the disposal may occasionally jam. If it does, the flywheel must be freed. In some units, this can be done by switching the disposer to reverse. In others, the power must be turned off and a service wrench or similar tool must be used. Under no circumstances should anyone insert their hand into the hopper.

6. Dishwasher

- Functioned normally during the inspection.
- Gasket appeared to be in good condition.
- No leaking observed.
- Dishwasher is a KitchenAid model KDFE104DSS3. According to the U.S. Consumer Product Safety Commission's website (www.cpsc.gov), there are no recalls or safety bulletins regarding this appliance.
- According to the data plate/serial number lookup, the dishwasher was manufactured in 2016. Average lifespan is 8 to 15 years.



7. Range/Cook Top

- Electric cook top noted.
- All heating elements operated when tested.
- Anti-tip bracket is missing from range installation. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Recommend installation for safety.
- Cook top is a Maytag model JES8850AAQ. According to the U.S. Consumer Product Safety Commission's website (www.cpsc.gov), there are no recalls or safety bulletins regarding this appliance.
- According to the data plate/serial number lookup, the cook top was manufactured in 2004. Average lifespan is 10 to 20 years.



8. Kitchen Exhaust Fan

- Exterior vent noted.
- Vent was tested and working at the time of the inspection.

9. Microwave

- Functioned properly during the inspection.
- Microwave is a GE model JVM1750DP2CC. According to the U.S. Consumer Product Safety Commission's website (www.cpsc.gov), there are no recalls or safety bulletins regarding this appliance.
- According to the data plate/serial number lookup, the microwave oven was manufactured in 2012. Average lifespan is 5 to 10 years.



10. Refrigerator & Freezer

- Refrigerator and freezer were functioning at the time of inspection.
- Water and ice dispenser features noted.
- Water and ice dispenser features were tested and functional at the time of inspection.
- Water dispensers often go unused for long periods of time, resulting in a stale or metallic taste from water that has been sitting in the line for too long. Flushing the water periodically should resolve this issue.
- Gaskets noted to be in good condition.
- Refrigerator/freezer is a Whirlpool model ED2KHAXVT01. According to the U.S. Consumer Product Safety Commission's website (www.cpsc.gov), there are no recalls or safety bulletins regarding this appliance.
- According to the data plate/serial number lookup, the refrigerator was manufactured in 2010. Average lifespan is 10 to 20 years.



11. GFCI

- The ground-fault circuit interrupter, or GFCI, is a fast-acting circuit breaker designed to shut off electric power in the event of a ground-fault. They are recommended in any room with a water supply. More information can be found at https://www.osha.gov/SLTC/etools/construction/electrical_incidents/gfci.html
- No GFCI protection present in the kitchen. Recommend installing GFCI protected receptacles in the kitchen within 6 feet of all water sources for safety.

Laundry Facilities

1. Washer/Dryer

- Washer was tested and functioned properly during the inspection.
- Front-loading washers are prone to leaking due to gasket deterioration. We recommend periodically checking the gasket for leaks and replacing when necessary.
- Non-braided steel supply hoses noted. Recommend replacing supply hoses with braided steel hose to reduce the chance of the hose bursting.
- It is generally a good idea to turn off the washer valve when the home will be unoccupied for days at a time just in case of a leak.
- Since there is a washer on the same level as finished living space, you should consider adding a catch pan and/or a floor drain in case of a leak.
- Washer is a Whirlpool model WFW9400SW03. According to the U.S. Consumer Product Safety Commission's website (www.cpsc.gov), there are no recalls or safety bulletins regarding this appliance.
- According to the data plate/serial number lookup, the washer was manufactured in 2009. Average lifespan is 10 to 15 years.
- Dryer was tested and both the tumbling mechanism and heat were functional.
- Cleaning the lint trap after each load will help ensure peak dryer efficiency and minimize the risk of fire.
- Data tag could not be located and as such manufacturer and model was not determined.



2. Dryer Vent

- Non-flexible metal dryer vent duct noted.
- Dryer appears to be properly vented to the exterior.

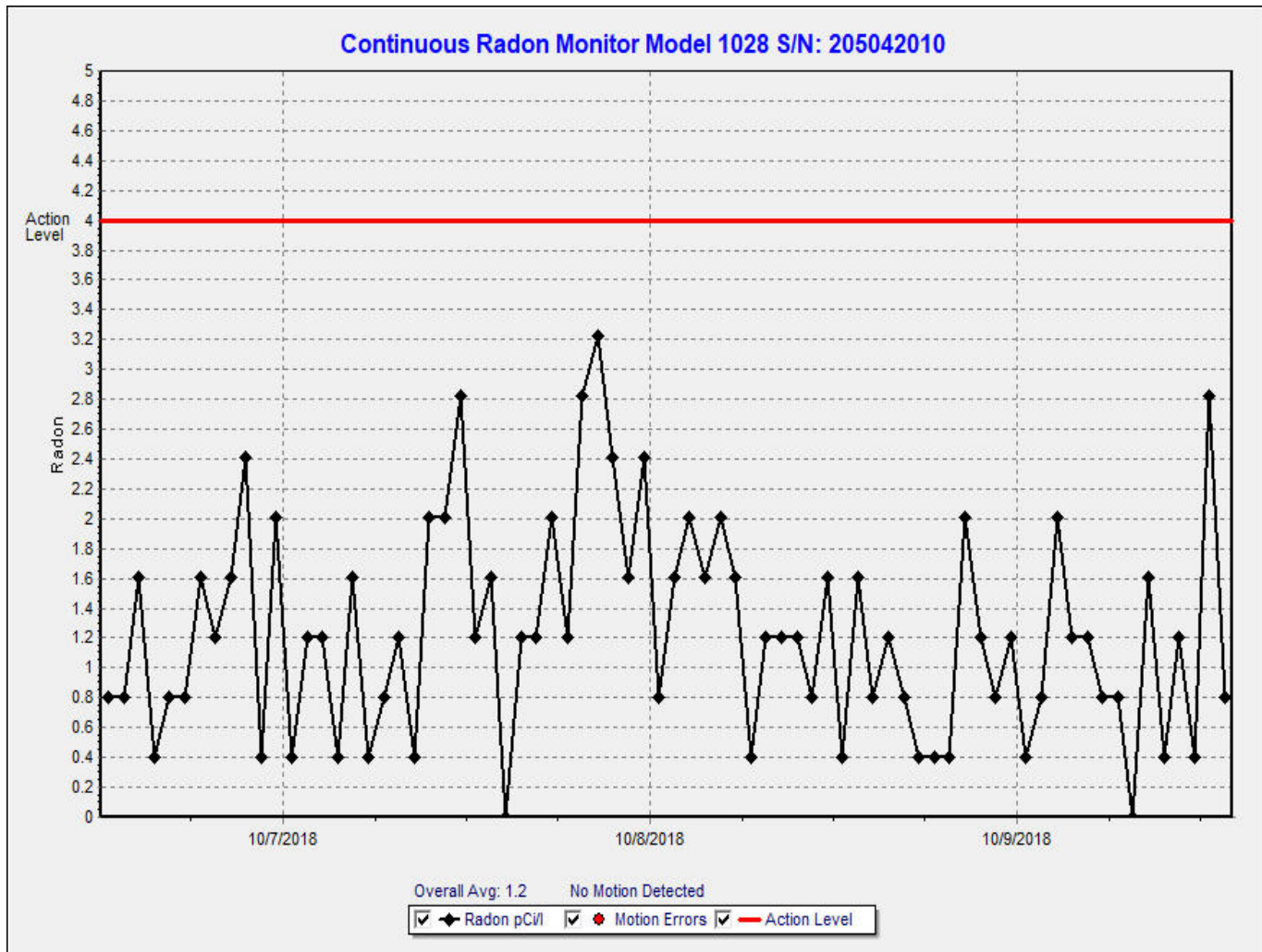
Smoke/Carbon Monoxide Detectors

1. General

- The visible and accessible smoke detectors operated when tested.
- Your inspector was equipped with a personal carbon monoxide detector. Its alarm did not go off during the inspection.
- Recommend smoke alarms be installed in each sleeping room and both smoke and carbon monoxide alarms be installed on each floor including the basement. All smoke and carbon monoxide alarms should be tested monthly, and batteries replaced twice a year, and the unit itself be replaced every 10 years. You may also want to consider a fire extinguisher on each floor. Carbon monoxide alarms are not required in homes with no fireplaces, no attached garages, and no fuel burning appliances/heating systems.
- Smoke detectors are commercially available in two types: Type-I (ionization) and type-P (photoelectric). A study by the National Institute of Standards and Technology (NIST) showed that while both types perform about the same in an open flame, type-I detectors sounded their alarms over half an hour after their type-P counterparts in the case of a smoldering fire.

Radon

Radon is the second leading cause of lung cancer, after smoking. The US EPA and Surgeon General strongly recommend taking further action when a home's radon test results are 4.0 pCi/l or greater. The concentration of radon in the home is measured in picocuries per liter of air (pCi/l). Radon levels less than 4.0 pCi/l still pose some risk and in many cases may be reduced. If the radon level in the home is between 2.0 and 4.0 pCi/l, the EPA still recommends that you consider fixing the home. The average indoor radon level is estimated to be about 1.3 pCi/l; roughly 0.4 pCi/l of radon is normally found in the outside air. The higher the home radon level, the greater the health risk. Even homes with very high radon levels can be reduced to below 4.0 pCi/l and many homes can be reduced to 2.0 pCi/l or less.



1. General

- Radon levels were tested using a tamper-resistant continuous monitor located in the basement. This test is a 48-hour minimum test that started at 1pm on October 6th and ended at 2pm on October 9th, 2018. The average radon level was 1.2 pCi/L, and the full results are shown in the above graph.

2. Recommendations

- Based on your average radon levels, no action is recommended at this time.

Conclusion

Pre-closing Walkthrough:

It is of the utmost importance that you perform one more walk through immediately prior to closing. This is the last chance for the you to inspect the property. Conditions may change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk through. Defects or problems that were not found during the home inspection may be discovered during the walk through. You should be thorough during the walk through. Any defect or problem discovered during the walk through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases **Intellispect LLC** of all responsibility.

99-Day Limited Warranty:

Your inspection comes with a 99-day limited warranty which covers many structural and mechanical items up to the cost of this inspection, provided that they were able to be tested and deemed to be in good condition. This warranty is not intended to be a comprehensive home warranty, which are available from several companies and typically cost hundreds of dollars, but rather an assurance from me that I've performed my duties as a home inspector to the best of my ability and if my work was not performed satisfactorily, you shouldn't have to pay for it. I encourage you to read the terms of the limited warranty and consider purchasing a more comprehensive policy if you wish.

I am proud of the service I provide, and I trust that you will be happy with the quality of my report. I have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. If you have any questions about anything in this report, please feel invited to contact me.

If you feel that I've met or exceeded your expectations and would like to show your appreciation, a referral is the best compliment I can receive. You can also leave a [Google My Business review](#) and [like me on Facebook](#). Finally, **THANK YOU** for allowing me to inspect your new home!

John Nolan

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