

Property Inspection Report

Prepared by
Assurance Home Inspection Corp.



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General Conditions for Inspection

Please read carefully

The following confidential and non transferable report should **not** be construed by you as any form of written or implied warranty/guaranty against any and all **HIDDEN OR LATENT** defects which may have been in existence at the time of the inspection, but which may not have been **CLEARLY VISIBLE, EASILY ACCESSIBLE OR DETECTABLE** at that time.

This report and survey is **GENERAL IN NATURE AND SCOPE** and is **not** meant to be an in depth all encompassing inspection. It is chiefly concerned only with the visible and accessible **MAJOR STRUCTURAL AND ELECTROMECHANICAL SYSTEMS**. Reference to minor details is done only as a *courtesy*.

This **GENERAL SURVEY** deals only with apparent conditions that were clearly visible and easily accessible at the time and date of the inspection. Absolutely **NO WARRANTIES AND/OR GUARANTEES ARE GIVEN OR IMPLIED** against any and all **FUTURE DEFECTS/DEFICIENCIES or PROBLEMS** occurring after the inspection date.

ENVIRONMENTAL HAZARDS including (*but not limited to*) allergens, asbestos, carbon monoxide, buried fuel tanks, pesticides, herbicides, electromagnetic fields, polychlorinated biphenyls (PCBs), lead paint/pipes/solder, radon, urea formaldehyde, toxic wastes, polluted water, any and all contaminants-pollutants, flammable and hazardous material are **not** part of this survey/inspection. Consult with *testing labs* for such testing.

Auxiliary systems AND Equipment including (*but not limited to*) Alarm, Solar, Private Water, Water Purification/Conditioning Equipment, Private Sewer, Security, Sprinkler, Elevator, Intercom, Central Vacuum, Swimming Pools, Space Heaters, Air Conditioners, Appliances, Jacuzzis, Hot Tubs, Spas, Saunas, or any system not considered a part of the *major building systems* are **not** a part of this inspection process.

The **Extent and magnitude of structural, mechanical, and insect damage, defects, and deficiencies** is not included in this inspection report. For further information regarding the full extent of any damaged areas, consult with appropriate trades persons and/or engineers.

Only a **random sampling of a representative number** of windows, doors, outlets, light fixtures and switches is made. **No dismantling, destructive or invasive** inspection of any house systems or components is done.

This is **not a code enforcement inspection**, and is only based on the inspector's opinions

If you have any questions regarding the inspection or this report, please feel free to contact my office. Also, be sure to have your **ATTORNEY** review this report for you.

Sincerely,

Vincent J. Kotlarz
President
Assurance Home Inspection Corp.

Report Limitations

This report is intended only as a general guide to help the client make his 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 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, mold and mildew determination, asbestos, toxic or flammable materials, smoke detectors compliance, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an 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 tradespeople 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 decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or 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.

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION

INSPECTION SITE ADDRESS: 221 Jenkins Rd, Wellville, MA. 02212.
CLIENT NAME: Bill Jones.
CLIENT MAILING ADDRESS: 41 Palimar Rd, Harrington Bay, RI. 03345.
CLIENT PHONE #: 555-1212.
CLIENT EMAIL: bjones@anyserver.com.
DATE OF INSPECTION: January 1, 2005.
TIME OF INSPECTION: 9:00 AM.

CLIMATIC CONDITIONS

WEATHER: Clear, Snow - Snow covered areas limit judgements made on components usually evaluated. Consider further evaluation when conditions permit.

SOIL CONDITIONS: Frozen.
APPROXIMATE OUTSIDE TEMPERATURE: 31 F.

BUILDING CHARACTERISTICS

PROPERTY ORIENTATION: Property main entry faces northwest.
ESTIMATED AGE OF HOUSE: 13 years.
INSPECTION REQUESTED BY CLIENT: Single Family.
BUILDING TYPE: 1 family, Colonial.
STORIES: 2.
SPACE BELOW GRADE: Basement.

UTILITY SERVICES

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION

HOUSE OCCUPIED: Yes.
CLIENT PRESENT: Yes.
PEOPLE PRESENT: Buyers Broker, Home owner.

COMMENTS: Listing agent did not attend the inspection.

RADON TEST

**RADON
CANNISTER #1:** 1125643.
**RADON
CANNISTER #2:** 1125644.
**TIME RADON
TEST STARTED:** 11:45 AM.

Field notes Explanation

The following field notes were taken during the course of the inspection of the above referenced property. The findings are based on the inspector's opinions of the inspected areas. The observations are explained in the following statements. Be sure to read each explanation in order to understand what the inspector found and/or is trying to convey to you.

EXTERIOR

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or 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.

ROOF

STYLE:	Gable.
MATERIAL(S):	Composition shingles / Asphalt Fiberglass.
ROOF ACCESS:	Viewed from roof edge on ladder, and also viewed from ground with binoculars.
AGE:	Original roof system installed (13 years)
ROOFING INFORMATION:	Asphalt or fiberglass roofing shingles generally have service life of approximately 20 years in this area of the country. Shingle life may be affected by a number of factors (quality, color, insulation, roof ventilation, exposure, etc.). Early signs of aging include brittleness, minor curling, and loss of mineral granules, while signs of advanced aging are severe curling, broken or split shingles, and exposed felt. The useful life of a roof can be extended by patching and coating eroded or worn areas as they become evident. As a roof approaches the end of its economic life expectancy, patching becomes increasingly necessary, due to an increased likelihood of leakage in the last few years of roof life
CONDITION:	Light damage noted to portions of the roof near chimney. Shingle lifting noted in this area. Minor deterioration consistent with the age of the roof is noted.
RECOMMEND:	Roof is in need of repair work where shingles are lifted. Consult with licensed roofer for further evaluation and estimate of cost.

ROOF DRAINAGE:

TYPE:	Full.
MATERIAL(S):	Metal.
CONDITION:	Debris noted in gutter.
RECOMMEND:	Maintain gutters as needed. Clean out debris and check that gutters are secured properly to roof. It is recommended that you monitor all downspouts during periods of rainfall to determine if gutters are over-flowing in any areas and that all downspout discharge is directed from the foundation. Make any corrections to the drainage system to reduce potential water accumulation at foundation.

About Gutters and Downspouts

Maintaining Gutters and Downspouts: All gutters and downspouts require routine maintenance such as cleaning gutters, securing loose components and verifying water is discharging away from foundation.

ROOF VENTILATION

TYPE:	Gable, Ridge.
CONDITION:	Roof ventilation appears adequate as installed for this roof system. However, blockages or other potential ventilation obstruction must be monitored to insure system continues to perform it's intended function to prevent premature failure of roof system.

About Roof Ventilation

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

CHIMNEY:

LOCATION(S):	A chimney is located on the right side of the house (as seen when facing the front of the home)
TYPE(S):	Brick.
CONDITION:	The chimney(s) shows typical wear for its age and usage. Condition of chimney appears that no immediate need for major repairs are required if normal maintenance practices are followed Missing chimney cap(s). Consider adding to minimize moisture/pests/debris entry into system.
RECOMMEND:	Recommend further evaluation by chimney professional for any repairs/corrections or services needed prior to use.

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

PLUMBING VENT PIPE:

MATERIAL(S):	PVC.
CONDITION:	Plumbing vent pipe appears serviceable and performing it's intended function. Appears to have sufficient height above roof, is properly located, flashing appears to be in good condition. Flashing is a common leak source for roofs and should be monitored periodically for leaks.

Note: It is outside the scope of a home inspection to determine if a building is structurally sound from an engineering perspective. The following comments are based on visual observations to identify types of movement in the original structure. Most structures will have varying amounts of movement based on factors such as soil condition/compaction/composition, building materials, grade, age, etc. To obtain a more extensive evaluation, a licensed structural specialist would be required to perform a technically extensive analysis of the building, grounds and surrounding area.

BUILDING FRAME

CONDITIONS:	Typical for age of home. All homes usually demonstrate varying degrees of settlement. The settlement conditions viewed appear to be within normal conditions. Monitoring and filling of cracks, etc. should be done as part of routine maintenance.
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SIDING

MATERIAL(S):	Wood Shingles.
CONDITION:	Siding appears to be in good condition. Routine maintenance should be performed to maximize life of siding materials.

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

TRIM

MATERIAL:	Wood.
CONDITION:	Portion of trim that are lower in/near grade exhibit signs of rot/deterioration. Repair/replace those portions of affected trim.

WINDOWS

TYPE: Clad-Metal/Vinyl.
CONDITION: Lost thermal seals noted. Thermal resistance is degraded and windows will become increasingly cloudy. Repair or replacement is recommended.

DOORS:

TYPE/LOCATION: Main Entry, Standard door located at the rear of the house, Sliding door located at the rear of the house.
CONDITION: Lighting improperly mounted to exterior siding, consider installing on proper mounting block.
RECOMMEND: General maintenance and upkeep should be performed (cleaning/scraping/painting/sealing) to ensure serviceable condition and minimize potential future repairs/replacement.

STAIRS/STOOPS/PORCH:

MATERIAL: Concrete.
CONDITION: Stairs appears to be in serviceable condition at time of inspection, Handrails serviceable.
RECOMMEND: Routine maintenance is often needed to prolong life of these areas, deferred maintenance can often lead to possible safety hazards as well as accelerated deterioration.

Common water entry sources to a home include:

- Negative grading toward foundation
- Negative graded driveways with insufficient drainage
- Missing gutters and/or downspouts
- Downspouts not being properly extended from foundation
- Basement entry ways
- Stone/Block/Damaged foundations
- Open seams between driveways/walkways and foundation walls
- Poor sump pump discharge
- Open cracks/voids in foundation
- Low foundation windows
- basement sections exposed to ground/standing water

FOUNDATION

MATERIAL(S): Poured concrete.
CONDITION: Foundation walls have cracks observed. These cracks do not appear to have structural effect on the foundation. Consider filling these cracks and monitor for future movement. Filling cracks may be done by using a mortar compound (such as hydraulic cement) or filled by a professional basement crack repair company (these companies use techniques such as epoxy injection to correct). Consult with a contractor for further evaluation as needed.

FOUNDATION WINDOWS:

TYPE: Clad-Metal/Vinyl.
CONDITION: From exterior viewing, windows appear to be in serviceable condition. Routine maintenance should be performed to keep windows in good working order and to preserve their thermal resistance.

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 only areas around the exterior of the exposed areas of foundation or exterior walls. 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. 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. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

GRADING:

SITE: Gentle slope, Evidence of poor drainage.
CONDITION: Grade at foundation needs correction. Evidence of negative grade (grade that is pitched toward the foundation) exists. Where possible, soil should be pitched at a minimum of 1/2 inch per foot and extend to 10 feet from foundation. Other means of water management such as small trenches or swales may be employed to help control water around the structure. This helps in controlling moisture in the basement by minimizing casual water accumulation at foundation wall.

EXTERIOR BASEMENT ENTRANCE:

TYPE(S): Bulkhead.
MATERIALS: Metal.
CONDITION: Rusted Metal. Scrape/prime and paint as needed.

MISCELLANEOUS

CONDITIONS: Overgrown trees/ivy/vegetation, cut back as required.

DECK(S):

LOCATION: Rear.
TYPE: Open.
CONDITION: Untreated/partially treated wood in soil/grade.
STAIRS: Stairs appears to be in serviceable condition at time of inspection, Hand rails serviceable.
RECOMMEND: Lower soil around post that are in contact with grade, or add post hangers and modify posts as needed. Consult with contractor if needed. Wooden decks/porches and stairs require regular maintenance and upkeep. Staining or painting is recommended and should be applied on a regular basis as needed. This will help preserve and prolong the life expectancy of these materials as well as minimize wood destroying insect potential.

DRIVEWAY:

TYPE: Asphalt.
CONDITION: Cracks noted are typical. Patch/seal as needed to preserve materials.

SIDEWALKS:

TYPE: Brick.
CONDITION: Appears to be in serviceable condition at time of inspection.

EXTERIOR ELECTRICAL OUTLETS/COMPONENTS:

CONDITION: GFCI not operational.
RECOMMEND: Correct GFCI outlets as needed, Consult with electrician for specific recommendations.

EXTERIOR ELECTRICAL SERVICE:

TYPE AND CONDITION: Overhead, 110/220 Volt, Service components evaluated (Service mast, wires, meter) appear to be in serviceable condition.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewall is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE

LOCATION: Attached.

ROOF

CONDITION: Roof is performing its intended function as of time and date of the inspection in its response to normal use. The roof shows typical wear for its age and usage. Condition of roof appears that no immediate need for major repairs are required if normal maintenance practices are followed.

RECOMMEND: TYPICAL MAINTENANCE RECOMMENDED. This usually consists of repair/replacement of damaged/missing shingles/flashing material and caulking . This maintenance should help insure the weather tightness of the building and should be performed on a regular basis.

ACCESS

ACCESSIBILITY Partially accessible due to: Stored Items, Parked cars, Fixed walls, limits access and judgement, Fixed ceilings, access and judgement limited.

FLOOR

CONDITION: View restricted due to parked vehicles in garage, Shows normal wear for a garage floor of this age.

FIRE WALL

CONDITION: Appears serviceable.

GARAGE DOOR(S)

CONDITION: Adjustments needed on auto reverse to garage door: The garage door opener(s) have an auto-reverse feature which acts to stop and reverse the door should some object (a child) be encountered while the door is closing. It is a safety protection device and its proper adjustment should not be neglected. Consult manual or garage door company if needed. These mechanisms should be finely adjusted so they will reverse upon contacting something soft. Use a basketball, placed in the path of the closing door to test this function and adjust as needed

STAIRS & HAND RAILS

CONDITION: Stairs serviceable.

WINDOWS

TYPE: Clad-Metal/Vinyl.

CONDITION: Windows appear to be serviceable.

INTERIOR WALLS

MATERIAL: Drywall.

CONDITION: General condition appears serviceable.

CEILINGS

MATERIALS: Drywall.

CONDITION: Stains noted, Unable to determine if active leakage exists. Make inquiry with the seller as to the history of leaks.

RECOMMEND:

Repair/Replace as needed.

ELECTRICAL

**LIGHTS/OUTLETS/
SWITCHES:**

GFCI are needed in garage outlets. Update outlets by adding GFCI rated outlets to all unprotected outlets in the garage area.

BASEMENT

BASEMENT

ACCESS:	Basement is accessible from exterior bulkhead Basement is accessible from interior stairwell/door.
BASEMENT FINISH	Basement is partially finished. Judgements are limited due to covering of walls, floors and ceilings. Judgements can only be made on accessible components.
BULKHEAD CONDITION:	Bulkhead is rusted.
BULKHEAD RECOMMEND:	General maintenance is needed on regular basis (Scraping/Priming and Painting) to prevent metal bulkheads from rusting and deteriorating. This should be performed regularly as needed.
BASEMENT DOOR (BULKHEAD):	Basement door appears serviceable.
INTERIOR BASEMENT DOOR:	Basement door appears serviceable.
BASEMENT STAIRS:	Stairs appear serviceable, Handrail appears serviceable.

STRUCTURAL

BASEMENT WALL MATERIAL:	Poured concrete.
BASEMENT WALL CONDITION:	Viewing of basement walls is limited due to the following: Portions of the walls/sills are concealed due to finished surfaces, Stored Items in basement, Basement walls appear to be performing their intended function.
BASEMENT WALL RECOMMEND:	Those sections of the basement walls that are visible appear serviceable. No indications of existing conditions that will affect the structural integrity of the foundation. No judgement offered for those portions that are not visible, Finished walls in basement show no signs of water damage. There is no correlation of dry finished walls to potential for wet basements conditions existing.
BEAM(S) MATERIAL:	Wood.
BEAM(S) CONDITION:	Appear serviceable, Portions of the beam(s) are concealed due to finish/obstruction to viewing. Comments pertain only to those portions that can be viewed.
BEAM(S) RECOMMEND:	No need for repairs at this time. Monitor in the future.
FLOOR JOISTS:	Appear serviceable, Portions of the Floor Joists are concealed due to finish/obstruction to viewing. Comments pertain only to those portions that can be viewed.
FLOOR JOIST RECOMMEND:	No need for repairs at this time. Monitor in the future.
COLUMNS/ SUPPORTS:	Appear serviceable.
BASEMENT FLOOR:	Appears serviceable, Drain in basement floor noted. Unable to determine where drain discharges to. Suggest checking with owner to determine if any issues exist or are known.

**BASEMENT
FLOOR DRAINAGE
RECOMMEND**

Potential for water entry does exist. It is recommended to monitor the basement over time to determine actual water entry conditions, especially during times of heavy rain and periods of melting snow. Then consult with wet basement specialists to determine most effective measures to minimize moisture in the basement.

WET BASEMENT**CONDITIONS:**

Stored items in basement limited view and judgments only apply to those areas that are accessible during the inspection. Rugs/Carpets on floor limit view of floor. Potential for hidden floor damage that could potentially lead to moisture/insect/radon in the basement. If possible, it is suggested these rugs/carpets be moved/removed to allow viewing the floor condition underneath, Visible evidence of past moisture noted. Dehumidifier in basement. In most basements a dehumidifier is needed to keep the moisture in the air content at a reasonable level. Musty odors/condensation noted. Potentially excessive moisture in the air. Basements may normally have high moisture content in the air, however, too much moisture can increase the occurrence of mold, rot and rusting of stored items and building materials.

RECOMMEND:

Dehumidifier is recommended. Dehumidifiers can be beneficial to improve basement moisture levels, Consider consulting with basement moisture abatement specialist for evaluation and repairs/corrections.

It is important to check with the owner(s) or listing broker for any past water to basement history. During our inspection we have looked for all signs of moisture, but some signs can be concealed or obscured due to basement finish, paint, stored items, lighting, etc. If the owner or broker has any information about past or present moisture issues, those issues should be disclosed to you.

PLUMBING

The inspection of the Plumbing System includes evaluation of the following components:
 Exposed readily accessible interior water supply and distribution system including: Piping materials, supports and insulation, fixtures and faucets, functional flow, leaks, cross connections. Exposed and readily accessible interior drain, waste and vent system including: Traps, drain, waste, and vent piping; piping supports and insulation, leaks, functional drainage. Hotwater System including: Water heating equipment, normal operating controls, automatic safety controls, the exterior of the chimney and vents. Sump pump.

Limitations to this inspection are:

The inspection does not inspect or report on: Water conditioning systems, fire and lawn sprinkler systems, on-site public water supply quantity and quality, on-site or public waste disposal systems (Title V Inspection), foundation sub drainage systems, spas (except as to functional flow and functional drainage), the interior of flue linings, pools and pool filtration or heating systems

It is recommended you ask the owner/occupant about any known current or prior plumbing issues with the property.

PLUMBING

Age:	Original plumbing. Plumbing appears to be originally installed system.
SYSTEM TYPE:	Public water connection with municipal water supply network. Consider checking with local water supply company to obtain a copy of the water quality report for the nearest distribution point. This report does not necessarily indicate the quality at the home site, but it may help in determining if filtration is needed and what type of filtration may be helpful.
MAIN MATERIAL:	Copper.
MAIN CONDITION:	Water meter is located at: Front, Appears serviceable.
SUPPLY MATERIAL:	Copper.
SUPPLY CONDITION:	Appears serviceable, Lines not fully visible.
GAS LINE MATERIAL:	Black pipe.
GAS LINE CONDITION:	Gas lines should be periodically monitored for leaks, gas leaks may occur any time after inspection, check with owners about any prior gas leaks.

Monitor all accessible pipes and drains periodically for possible future leaks and perform repairs as needed.

HVAC

The Heating System inspection is an evaluation of the following components:

Heating Equipment, Normal Operating Controls, Automatic Safety Controls, Exterior Chimney(s) and Vents, Solid Fuel Heating Devices, Heating Distribution Systems (including: Fans, Pumps, Ducts and Piping with Supports, Dampers, Insulation, Air Filters, Registers, Radiators, Fan Coil Units and Convectors), and the presence of an Installed Heat Source in each room of the property.

Limitations to this inspection are:

The inspector can not light pilot lights. Safety devices are not tested. The heat exchanger is not tested. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building. Electronic air cleaners, humidifiers and de-humidifiers. Pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Determining the presence or condition of buried storage systems.

NOTE: Leaking oil tanks represent an environmental hazard. You should check with the owner and local officials (Fire Marshal, Town Clerk) to determine if any storage tanks abandon or active may be present on this property. If underground storage tanks are present then you should seek advice on regulations and costs associated with inspection and/or removal of these storage containers.

NOTE: Asbestos materials have been commonly used in heating systems. The presence of asbestos can ONLY be determined by laboratory testing and is beyond the scope of this inspection. We will report on the presence of any asbestos-like materials observed. For testing/treatment/abatement it is recommended you seek a licensed asbestos abatement professional.

NOTE: It is strongly recommended that Carbon Monoxide detectors be placed in homes where oil/gas burning furnaces and boilers are present. Dangerous levels of Carbon Monoxide may be present when heating systems are faulty or improperly maintained. Carbon Monoxide is an odorless and tasteless gas that poses severe health risks, exposure to sufficient levels can result in death.

Heating systems should be serviced on a regular basis to help ensure proper and safe operation.

HEATING SYSTEM(S) DESCRIPTION:

**SYSTEM(S)
INFORMATION:**

There is a single heating system present for home heating (Fireplaces with or without inserts/stoves/gas logs are not considered as a home heating system. These items are evaluated in a different section of this report), Primary heating system: Gas fired forced hot air heating system.

**SYSTEM(S)
BRAND:**

Manufacturer: Bryant.

HEATING SYSTEM CONDITION - PRIMARY:

**CAPACITY OF
UNIT(S):**

95000 btus (approximate)

**APPROXIMATE
AGE IN YEARS:**

By checking the system label and/or other tags present on the system, the estimated age of the system is: Unit is approx. 13 years old + or - 1-2 years.

**SERVICE RECORD
(ACCORDING TO
VISIBLE
TAGGING):**

System Service Records (Indicated by service tags left by HVAC technicians), Tags present indicate a pattern of regular service has been performed on this system, Natural gas fired systems should be serviced/cleaned at least once every 2 years.

**SYSTEM
CONDITION**

Heating system is serviceable at time of inspection, including: Heating equipment, operational controls/thermostat, automatic safety controls as well as all secondary components (fans, pumps, ducts, piping, supports, dampers, insulation and air filters) are all serviceable.

**BLOWER FAN/AIR
FILTERS:**

System lacks cleaning. Fan compartment is dirty.

**BLOWER FAN/AIR
FILTER
RECOMMEND:**

Have system cleaned and serviced.

It is recommended that all flues be cleaned serviced and evaluated by a chimney sweep

HOT WATER

WATER HEATER:

TYPE:	Gas.
BRAND:	HotPoint.
SIZE:	40 Gallons.
AGE (Approx):	6 year +/-
CONDITION:	At time of inspection the water heater appears serviceable with no signs of leaks or physical damage. Water heater age is only a part of the equation to determine how long the unit will last. Other factors will be the condition of the supply water, the pressure, the heat that the tank maintains and the general maintenance that is performed on the tank regularly.

ELECTRICAL

Inspection of the Electrical System Consists of the following:

The exterior of the exposed service entrance conductors, readily accessible service equipment, grounding equipment, main over current device, main and distribution panels, amperage and voltage ratings of the service, exterior of exposed branch circuit conductors, branch over current devices and the compatibility of their ampacities and voltages. Operate a representative number of permanently installed lighting fixtures, switches and receptacles located inside the house, garage, and exterior walls. Test the polarity and grounding of all three-pronged receptacles within six feet of interior plumbing fixtures and all readily accessible non-dedicated receptacles in the garage and the exterior of inspected structures. Test operation of Ground Fault Circuit Interrupters.

Limitations to this inspection include:

Perform or provide engineering services with respect to adequacy, compatibility or sufficiency of the electrical distribution, circuit breakers, disconnects or determine the short circuit interrupting current capacity. Determine the quality of the conductor insulation, test for electro-magnetic fields, test low-voltage systems (lighting, door bells), perform testing or operation of: smoke detectors, telephone, security systems, TV, intercomms or other ancillary wiring that is not part of the primary electrical distribution system.

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house 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 time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly. Any electrical issues or problems disclosed the course of this inspection should further evaluated and/or repaired by a licensed electrician

ELECTRICAL SYSTEM

MAIN PANEL

GENERAL INFO: Location: Basement, Has circuit breakers.

VOLTAGE: 220/110 VAC.

AMPERAGE: 200 AMP.

OF 110 VOLT CIRCUITS: 23.

OF 220 VOLT CIRCUITS: 3.

INTERNAL

VISIBLE PANEL

WIRING: 220 VAC main feed is aluminum wiring, 110 VAC main feed is copper wiring.

MAIN PANEL

CONDITION: Appears serviceable.

GENERAL WIRING

CONDITION: Wiring appears serviceable.

INTERIOR SWITCHES, OUTLETS & LIGHTING

CONDITION: Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation if missing at exterior, garage, bath rooms & kitchen outlets.

RECOMMEND: Upgrade as needed.

ATTIC

ATTIC AND INSULATION

ACCESS:	Attic has pull down stairs for access, Viewing of the Attic is limited/restricted due to: Stored items, Poor lighting.
TYPE:	Attic is full size.
GENERAL CONDITION	Condition of attic appears serviceable. Evaluation includes checking all visible components: Roof sheathing/boards, rafters, floor/ceiling joists, and visible plumbing and electric elements, Access door has no insulation.
MOISTURE CONDITION:	Water penetration noted at chimney area. Check with owners about any previous water/damage/repairs.
STRUCTURE CONDITION:	Attic structural elements (ridge beam, collar ties, framing size and condition) are serviceable.
VENTILATION:	Ventilation system appears to be adequate.
INSULATION TYPE AND CONDITION:	Fiberglass batts.
INSULATION DEPTH:	Several inches of insulation is noted.
RECOMMEND:	Appears serviceable and displays typical condition for the age.

BATHROOM(S)

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA

BATH LOCATION:	Upstairs, Master bedroom.
SINK:	Appears serviceable, Water volume appears adequate.
TOILET:	The following problems were noted at the toilet: Toilet is loose at floor. Tighten as required.
TUB/SHOWER FIXTURES:	Appears serviceable.
TUB/SHOWER WALLS:	Tub and shower areas appear serviceable.
WALLS:	General condition appears serviceable.
CEILINGS:	General condition appears serviceable.
FLOORS:	Floor appears to be serviceable.
VENTILATION:	Bathroom vents should be vented to exterior space to avoid moisture and condensation issues Vent appears serviceable.
HEATING:	Appears serviceable.
ELECTRICAL:	Outlets in bathroom are not GFCI protected. Upgrade outlets to GFCI rated outlets. Consult with electrician as needed.
GENERAL CONDITION:	Water pressure differential with more than one fixture open exhibits an adequate rate of flow.

BATHROOM AREA

BATH LOCATION:	Upstairs, Hall.
SINK:	Appears serviceable, Water volume appears adequate.
TOILET:	Appears serviceable.
TUB/SHOWER FIXTURES:	Drain is slow at tub. Correction is needed.
TUB/SHOWER WALLS:	Tub and shower areas appear serviceable.
WALLS:	General condition appears serviceable.
CEILINGS:	General condition appears serviceable.
FLOORS:	Caulking and/or re-grouting of floors is needed to prevent water intrusion.
VENTILATION:	Bathroom vents should be vented to exterior space to avoid moisture and condensation issues Vent appears serviceable.
HEATING:	Appears serviceable.
ELECTRICAL:	Appears serviceable.
GENERAL CONDITION:	Water pressure differential with more than one fixture open exhibits an adequate rate of flow.

BATHROOM AREA

BATH LOCATION:	Downstairs, Kitchen.
SINK:	Appears serviceable.
TOILET:	Appears serviceable.
WALLS:	General condition appears serviceable.
CEILINGS:	General condition appears serviceable.
FLOORS:	Floor appears to be serviceable.
VENTILATION:	Bathroom vents should be vented to exterior space to avoid moisture and condensation issues.
HEATING:	Appears serviceable.
ELECTRICAL:	Outlets in bathroom are not GFCI protected. Upgrade outlets to GFCI rated outlets. Consult with electrician as needed.
GENERAL CONDITION:	Water pressure differential with more than one fixture open exhibits an adequate rate of flow.

INTERIOR

Judgements to interior spaces are limited by furnishings, rugs/carpets, stored items wall coverings (pictures, hanging rugs, etc), panelling or any items that are not part of the structure that cannot be easily moved to permit viewing. In addition, any doors or windows that are secured, weatherized or otherwise covered or sealed can only be opened by the owner or authorized agent of the owner. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not 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 floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Interior components (windows, doors, outlet, etc) that are present in multiple numbers per room are inspected in a random sampling method.

DOORS

MAIN ENTRY

DOOR:

Doorbell does not function properly, repair as needed.

OTHER EXTERIOR

DOORS:

Sliding glass, Standard side/rear door, Appears serviceable.

INTERIOR DOORS:

Appears serviceable.

WINDOWS

TYPE:

Clad-Metal/Vinyl.

CONDITION:

A representative sampling of windows have been tested for function and to determine their condition. Windows appear to be serviceable.

INTERIOR WALLS

MATERIAL:

Drywall.

CONDITION:

Typical cracks noted.

RECOMMEND:

Patching settlement cracks in walls is most effectively done by using joint tape (preferably fiberglass) and joint compound (lightweight mix). Place tape over crack and then apply thin layer of joint compound to conceal tape and crack. Several thin layers may need to be applied and feathered out to blend with wall and then finish by lightly sanding till surface is smooth. Repaint after compound has set (usually in a day). This will minimize potential for crack re-appearing.

CEILINGS

MATERIALS:

Drywall.

CONDITION:

Expansion cracks at ceilings generally occur at seams between pieces of plasterboard. This is a common cosmetic deficiency. Singular cracks can often be repaired by using acrylic latex caulk, wiping off excess caulk as you go with a wet sponge, and then repainting. Ceilings with multiple expansion cracks may need more extensive repairs, consult contractor for recommendations.

RECOMMEND:

Repair/Replace as needed.

FLOORS

MATERIALS:

Wood, Carpet.

CONDITION:

General condition appears serviceable, Rugs and floor coverings prevent viewing of primary floor materials.

STAIRS & HAND RAILS

CONDITION:

Interior stairs serviceable, Handrail serviceable.

KITCHEN

Inspection of stand alone freezers and refrigerator s are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN

SINK:	Stainless Steel, Appears serviceable, Faucet is serviceable, Water volume appears adequate, Hand sprayer is serviceable.
RANGE/OVEN TYPE:	Electric.
RANGE/OVEN CONDITION:	Appears serviceable.
VENT TYPE:	Fan/Hood operational.
VENT CONDITION:	Ventilation system appears to be serviceable.
DISHWASHER CONDITION:	Appears serviceable.
DISPOSAL CONDITION:	None installed.
COUNTERS AND CABINETS:	Counter tops are in serviceable condition, Cabinets appear serviceable.
KITCHEN ELECTRICAL:	Outlets within 6 feet of the sink are not GFCI protected.
ELECTRICAL RECOMMEND:	Upgrade outlets to GFCI type.

FIREPLACE/WOODSTOVE

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE -

CONDITION:

RECOMMEND:

Masonry, Damper is operational, Mortar joints are intact.

Chimney is in need of cleaning for safety and health reasons. Recommend consulting a chimney contractor. Periodic cleaning and inspection of the fireplace and chimney is recommended

LAUNDRY

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated.

LAUNDRY

LOCATION:	Service area main floor.
CONDITION:	Plumbing appears serviceable, Electrical outlet is grounded, Missing drip leg from gas line connection at dryer.
RECOMMEND:	Further evaluation and repairs will be needed, consult with plumber to fix gas line issue.