

Building Inspection Report

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Winsted, CT 06098**

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Address of Building Inspected:

**152 Highland Avenue
Torrington, CT 06790**

Inspection Date: **05-05-08**

Start Time: **8:00 AM**



Inside & Out Home Inspection

25 Adams Street

Winsted, CT 06098

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INSPECTION DETAIL LIST

This Section Contains All Deficiencies or Problems Found During Our Inspection:

- Some are cosmetic; you may choose never to repair them.
- Some are advice to improve the quality & comfort of your home.
- Some are minor with the repair cost very low.
- Some are not serious now but should be monitored over time.
- Some are safety related and should be repaired.
- Some may be serious requiring a more costly or immediate repair.

The purpose of our inspection is to make you aware of the condition of the building. Our inspection list is not intended to be presented to the Seller of the property and have all items corrected before the purchase of the property.

The content of this report describes the condition of the building only on the day of the inspection. Our inspection focuses on existing or potential problems with the building. We do not specifically make comments noting positive aspects or features of the building. We look past housekeeping and personal items in the building and do not report on them unless they affect our ability to inspect or have affected the condition of the building. Due to liability concerns, we do not recommend that repairs be made by you.

The Building Inspection Contract you have signed is a part of this report.

Recommendations concerning safety issues, items that effect daily living in the building or items of immediate concern are in bold type. Additional recommendations are at the end of the list.

(*) HAVE THIS ITEM CORRECTED BY AN APPROPRIATE LICENSED OR QUALIFIED CONTRACTOR.

Note: Left & right viewed facing the building from the street.

Property (Includes Grading, Driveways, Sidewalks, Patios, Shrubs & Trees, Retaining Walls)

1. **Ground elevation is toward the building at the rear of the property. Standing water on the ground was present at the rear of the building. Low areas are present along the foundation on the rear & under the rear screened-in porch. Grading is higher on ends of the building causing water to be trapped behind the building. There is sufficient grading to create swales on each end of the building to drain water to the front of the property. This will reduce basement moisture & any water entry.**



Building Exterior (Includes Porches, Decks, Doors, Windows, Siding & Trim)

1. Siding is deteriorated on both sides of the rear entry room. This deterioration appears to be caused by poor roof drainage. Roof drainage should be corrected when this roof is replaced.



2. Siding is soft & deteriorated from water exposure on the left & right sides of the deck. It should be replaced. Gutters should be installed on the building.



3. Paint is peeling on exterior trim.
4. Corner trim is decayed in several areas.
5. Screens are missing from many windows.
6. Entry door sills are decayed at the left side & basement entries.
7. A large hole in the bottom of the rear basement entry door allows animals to enter the building. The door needs replacement.
8. The rear entry light fixture is defective.

Roof & Gutters

1. Gutters are not installed on the building. Water drains directly against the foundation & onto the front deck. Water drains directly against the foundation at the rear. Siding is decayed at the front deck where water from the deck splashes against it. Water drains off the front of the building &



under the deck. Soil is washed under the deck & over basement window frames. Some frames are decayed. Install gutters on the building. *



2. **The flat roof on the rear portion of the building needs replacement. Visible holes to the interior are present. ***





Basement

1. **A handrail is not installed on the rear entry basement stairs. Possible fall hazard.**
2. **A strong odor of cat urine is present in the building, primarily in the basement. Animal feces were observed in the area of the well tank. This odor may be problematic to completely remove.**
3. **Extensive termite damage is present on the entire length of the main sill beam along the right basement wall. This damage extends to the exterior of the building at the front behind siding at the corner of the basement/slab portions of the building. Damage is also present to sub-flooring in the center portion of the building. Damage extends to building framing in the slab (right) portion of the building & baseboards in both bathrooms & closets near bathrooms. Damage was also observed in 1 area in the attic. Newly installed laminated floors & baseboards may conceal damage in other areas of the right portion of the building. This damage is extensive & costly to repair. Expect expenses of \$30,000+ if contractors are hired to make repairs. ***





Damage to sill beam in basement.



Termite damage & decay of the sill beam on the exterior.



Damage near front bathroom.



Damage near front bathroom.



Damage at rear bathroom.



Damage at edge of living room floor.

4. **It appears water may enter the rear portion of the basement from time-to-time. Stains are present on the floor & walls. Water was observed running over the top of the rear basement wall the day before the inspection. Installing gutters & correcting grading will improve this situation.**
5. Casement windows in the front of the basement are in poor condition. Windows don't open & crank mechanisms are missing. Sills are decayed. These windows need replacement.
6. Bulbs were not installed in fluorescent basement light fixtures. Proper operation of these fixtures was not determined.
7. Ceiling tiles are falling from place in the front room of the basement.

Proper grading around foundations is important to reduce basement moisture & water entry. Grading around the foundation should pitch away from the foundation 3"/5 feet in all areas. All gutters should discharge as far as possible away from the foundation. Although water may not be visible in a basement, water wicks through concrete & enters a basement. Many basements require a dehumidifier to prevent moisture accumulation & reduce odor.

Building Interior (Includes Floors, Walls, Ceilings, Doors, Windows & Trim)

1. **See #3, Basement for termite damage.**



2. **Walls & the ceiling are completely deteriorated at the left-rear entry. It appears this damage was caused largely by roof leaks. Plaster was wet in the area of a heating pipe in the ceiling. The possibility exists that a small leak may be present in this heating pipe. Investigate further.**



3. Many interior lights do not operate. Check bulbs.
4. Old water damage is present on the ceiling on the left side of the 1st floor fireplace. It appears to be from leaks before the roof was replaced. Monitor for future leakage.
5. A crank handle is missing from a casement window in the front-center room. These window frames are unfinished.
6. Bi-fold closet doors rub the floor in the rear-center room. They do not close.
7. Damage to sheetrock under the right window in the right-front room appears to be caused by water. There were no obvious leaks from the exterior. Monitor for future leakage.
8. Bifold closet doors in the right-front bedroom are off their track.

Smoke & CO (Carbon Monoxide) Detectors

1. Functional smoke detectors are not installed in the building.

Install Sufficient And Have All Smoke Detectors Operational Before Sleeping in the Building

Attic

1. **Only foil insulation is installed over ceiling plaster in the left portion of the building. 2" – 3" of blow-in cellulose insulation is present in the right portion of the building. Installing additional insulation will improve the building's energy efficiency.**

Chimney & Fireplaces

1. A rain cap is not installed on the chimney. Water enters the chimney structure & flues & deteriorates chimney mortar & the flue liner. Debris can also enter the chimney & plug the base. *
2. **The top chimney wash is deteriorated. It should be replaced to prevent water entry into the chimney structure. ***



3. The flue liner for the boiler is deteriorated. At some point in time it should be replaced.



Condition of fireplace flues.



Condition of boiler flue.

4. The base of the chimney near the boiler is difficult to access. The base of the chimney should be cleaned periodically.



Heating & Cooling Systems (Items a Heating Contractor Would Repair)

1. **The heating boiler has been unmaintained in the recent past. It should be completely serviced. This includes removing the top cover & cleaning the flues. ***
2. **The junction box on the circulating pump for one of the heating zones is damaged. "Live" electrical wires are exposed. The junction box needs replacement. ***



3. This building has radiant heat installed for heat distribution. Typically, this type of heat is not set back to reduce energy consumption. Radiant heat takes a longer period of time to heat a building. There are more modern controls available for this type of heat that may reduce energy consumption & heat the building more uniformly.
4. Heating pipes for one of the heating zones are unsupported on the basement wall. Previously installed wall anchors have pulled from place.



5. The furnace flue pipe pitches downward above the furnace. This pipe should pitch continuously upward toward the chimney. It needs additional support.
6. Radiant heating coils are installed in the floor of the front basement room. The floor did not heat during the home inspection. This heating circuit may have to be vented (eliminate air in pipes).
7. The living room ceiling in front of sliding doors to the front deck did not heat during the test of the heating system. Other portions of the ceiling did. It was not determined if heat is not functional in



this portion of the ceiling or it is not installed in this area. Since the building was recently winterized, a heating circuit may not be properly vented causing it not to heat. Air in pipes prevents water circulation.

Plumbing System/Well & Waste System (Items a Plumber or Well Service Company Would Repair)

1. Water flow from the well averaged 8.6 GPM during the 60 minute well flow test. Flow stopped after 1 hour. The actual well flow rate was not determined.
2. A well filter housing is installed. It was determined if a filter cartridge was installed.
3. **The indirect water heater was not functional at the time of the inspection. It appears the circulating pump for the water heater circuit is defective. ***

Bathrooms & Kitchen

1. The vent fan in the kitchen does not appear to discharge to the exterior.
2. Some kitchen cabinet doors are missing & some doors do not stay closed.
3. The kitchen countertop is burned in several areas.
4. The kitchen floor is stained & the finish is gone. It needs refinishing.
5. The ceiling light fixture is missing in the kitchen. Glass is missing from other light fixtures.
6. Finish on the bathtub in the rear-center bathroom is worn & stained.
7. The stopper on the bathtub in the rear-center bathroom is not functional.
8. The sink stopper is missing in the rear-center bathroom. Both bathroom sinks are loose from the wall.
9. Drains in the floors of both bathrooms are not sealed. Sewer gas can enter the building.
10. The sink in the front bathroom is loose from the wall & the finish is worn off.
11. The stopper is missing from the bathtub in the front bathroom.
12. Several wall tiles are cracked in the front bathroom.

Laundry

1. Water was on the basement floor under the washing machine after testing it. It appears there is a leak inside the washing machine.
2. During the test of the washing machine, the tub completely filled with water. A selector switch for load size was not present. Operation did not appear normal. It appears this feature is not adjustable or the switch that determines load size is defective. It is usually not cost effective to repair older appliances.
3. The dryer vent is made from flexible hose. This reduces dryer performance & accumulates lint. Vents should be as short as possible & made from rigid pipe where possible.

Electrical System (Items An Electrician Would Repair)

1. **This building has electrical panels & a changeover switch to use a generator for emergency power. The cord to connect the generator to the electrical system is unterminated & lying on the basement floor. If the circuit breakers for this system are turned "on", this wire would have electric power. This is a shock hazard. ***



2. **GFI protection is not present in electrical receptacles near the kitchen & bathroom sinks. Existing receptacles are 2-prong (ungrounded). Safety improvement. ***
3. **GFI protection is not present in exterior receptacles. ***
4. **Electrical switch & receptacle covers are missing throughout the building.**
5. **Electrical plugs & receptacles are removed from electrical boxes in most rooms. This appears to have been done during painting. These need to be reinstalled. ***
6. **Electrical connections in the attic are out of electrical boxes. All connections should be in a covered electrical box.**
7. 2-prong electrical outlets are present in the building.

(*) HAVE THIS ITEM CORRECTED BY AN APPROPRIATE LICENSED OR QUALIFIED CONTRACTOR.

Additional Recommendations

1. **Install & have all smoke detectors operational before sleeping in building.**
2. **Have the building inspected by a Licensed Pest Control Company & treated for termite infestation.**
3. **Investigate the cost of repairing termite damage. This will be costly.**
4. **Have the boiler serviced by a Licensed Heating Contractor. Make sure boiler flues are cleaned. Also make the water heater functional & correct other deficiencies in the heating system.**
5. **Obtain a plot plan or property survey before the real estate closing.**

Inside & Out Home Inspection

Richard Westervelt
Connecticut License # 416



Summary

Weather at Start of Inspection: **Cloudy, 48** °F

Recent Weather Extremes: Rain Soil: Damp

Type of Structure: **Single Family**

Year Built: **1953** (Known Date)

Construction: **Wood Frame** Building Style: **Ranch** (**Building Unoccupied**)

Safety Items

Recommendations

- Insufficient Smoke or Heat Detectors Installed
- Installed Smoke Detector(s) Not Functional
- CO Detectors: Not Installed
- No** GFI (Ground Fault Interrupter) Protection
- Some Installed GFI Protection Not Functional
- Unsafe Electrical Conditions Present**

Poorly Lit / Unlit Areas

Missing Handrails

Trip or Fall Hazards Present

Entry Doors With Non-Operable Locks

No Visible Mold or Mold Damage Noted On Interior

Eliminate Moisture Problems Causing Mold Condition

Remediate Mold Conditions With Bleach

Improve Grading/Drainage Around Building

Have Mold Evaluation Done by a Certified Mold Inspector

Livability

Loose Plumbing Fixtures

Defective Plumbing Fixtures

Appliances That Do Not Function Properly

Appliances Were Not Tested - Water Service Not Available

Broken/Missing/Loose/Damaged Windows, Screens or Doors

Windows Are Not Energy Efficient

Excessive Infiltration Through Doors And Windows

Doors That Do Not Close, Lock or Function Normally

Indications of Water Entry in Basement

Basement Dampness & Odor: Musty Odor Present

Low Water Pressure Discolored Water

Undetermined Hot Water Supply

Operation of Heating System: Unsatisfactory

Operation of Cooling System: Not Determined

Heating Outlets Missing in Rooms

Interior or Portions of Interior Appear Recently Painted Prior to The Property Sale



- Exterior Recently Painted or Re-Sided
- Portions of Roof are in Poor Condition Reroof
- Building/Property Appear Properly Maintained
- Improvements/Renovations to the Building Have a "Do-It-Yourself" Appearance.
- Building is a Bank Foreclosure Property

Structural Condition

Recommendations

- | | |
|--|---|
| <input checked="" type="checkbox"/> Building In Poor Condition For Age | <input checked="" type="checkbox"/> Have Licensed Pest Company Inspect |
| <input checked="" type="checkbox"/> Wood Destroying Insects (WDI):
Damage Present
Inspection Limited | <input checked="" type="checkbox"/> Treat For Infestation |
| <input type="checkbox"/> Evidence of Previous Wood Destroying
Insect Treatment | |
| <input checked="" type="checkbox"/> Structural Deterioration Noted
Main Sill Beam | <input checked="" type="checkbox"/> Have Carpenter Assess Damage & Repair |

Environmental Assessment

Items observed that might be harmful to your health or the environment. Also items requiring paying a fee to dispose of or remedy them.

Nothing Noted

Recommendation: Have an appropriate contractor correct items noted or further investigate remediation or correction.

We Were Unable to Inspect Portions of the Building or Property Due to:

- | | |
|--|--|
| <input type="checkbox"/> Nothing Noted | <u>Areas Effected</u> |
| <input type="checkbox"/> Plants Growing Against Building | <input type="checkbox"/> Property |
| <input type="checkbox"/> Debris Piled Against Building | <input type="checkbox"/> Exterior of Building |
| <input type="checkbox"/> Excessive Amount of Stored Items or Furniture | <input checked="" type="checkbox"/> Foundation - Interior Walls |
| <input type="checkbox"/> Snow or Ice Cover | <input checked="" type="checkbox"/> Floor Support Structure |
| <input type="checkbox"/> Locked or Un-operable Doors | <input type="checkbox"/> Roof |
| <input checked="" type="checkbox"/> Partially Finished Basement | <input type="checkbox"/> Roof Understructure |
| <input type="checkbox"/> Insulated Basement Ceiling | <input type="checkbox"/> Basement |
| <input type="checkbox"/> Unable to Reach or Access Areas | <input type="checkbox"/> Living Area |
| <input type="checkbox"/> Flooring Not Installed In Attic | <input type="checkbox"/> Chimney(s) Flue(s) |
| | <input type="checkbox"/> Attic |
| | <input type="checkbox"/> Garage |
| | <input type="checkbox"/> Utilities |
| | <input type="checkbox"/> Water Service |
| <input type="checkbox"/> Missing Light Bulbs/Unlit Areas | <input type="checkbox"/> Waste System |
| <input type="checkbox"/> Parked Cars | <input type="checkbox"/> Electrical Service |
| <input type="checkbox"/> Outside Temperature Too Low | <input type="checkbox"/> Heating System |
| <input type="checkbox"/> Utilities Off | <input checked="" type="checkbox"/> Wood Destroying Insect Inspection
Conducted Only a Partial Inspection |
| <input type="checkbox"/> Building Winterized | <input type="checkbox"/> |
| <input type="checkbox"/> | |

Note: Basements or lower level living areas covered with insulation, sheetrock or ceilings prevent a complete inspection of the sill beam & floor joists for wood destroying insect damage or infestation. Damage or an infestation may be present that cannot be detected at the time of the inspection.



BUILDING CONSTRUCTION

This portion of the report contains information on the building construction. If deficiencies are present, these are listed in the Detail List.

BUILDING EXTERIOR

ROOF

Building **Roof Style:** Gable And Flat

Material

Asphalt Architectural
Asphalt - Triple Tab
Asphalt Roll Roofing

Layers Noted: 1

Estimated Stage of Life: New/Newer Flat Roof Needs Replacement (Based on Visual Appearance)

Roof Flashing (Building Only)

Material

Aluminum
Copper

Roof Penetrations

Chimney(s)
Plumbing Vent Pipes

Gutters & Leader Pipes

Material

Plastic

A common reason for water & moisture problems in basements is poor grading around the foundation & discharge of gutter water next to the foundation. A guideline is to pitch grading away from the foundation 3" in 5 feet. Gutter discharge should be directed as far as possible away from the foundation. No holes or low areas should be near the foundation. Even if a basement has no visible water entering it, a damp, musty basement can be improved by providing proper grading & drainage around the foundation.

Siding & Trim

Building Walls

Walls Straight/Level

Siding Material

Wood Shingles

Building Trim

Material

Wood - Painted

Lowest Level



Basement Construction

Portion of Building: Left **Access:** Interior Stairs And Direct Walkout

Walls

Construction

Concrete

Conditions Observed

Walls Appear in Satisfactory Condition
Cracks - None Observed - May be Covered

Note: Efflorescence is a white deposit of minerals & salts that accumulate on concrete & masonry. It is a result of water wicking through concrete. After evaporation, these minerals are left on the surface. This condition can occur even though there is no visible water in the basement.

Basement Floor

Construction

Concrete

Slab Construction

Portion of Building: Right Foundation Walls: Partial on 1Side Exposed Foundation Walls

Construction

Concrete Floor And Walls

Conditions Observed

Satisfactory Condition
Cracks - None Observed - May Be Covered

Basement Interior

Columns

Metal

Floor Support

2" x 10" Wood Rafters

Main Beam(s): Wood

Basement Drainage & Water Entry

Property Grading

Conditions Observed

Grading Toward Building At: Rear
Holes/Low Areas Along Foundation At: Rear

- Correct grading to a pitch of 3"/5 feet away from the foundation.
- Correct grading in the rear yard to drain water to the right & left of the building.
- Fill in low areas to correct grading.
- Install gutters.

Floor Drains None Present

Sump Pump None Present

Water in Basement

(Other than Plumbing leaks)

Conditions Observed

Appears There May Be Water Entry From Time-to-Time In The Rear Portion of the Basement



Basements can be completely dry on the day of the inspection with no visible indications of water entry. Stored items & finished basement walls prevent a complete inspection & can conceal foundation defects. The basement should be monitored for water entry after you occupy the building and any water entry problems addressed at that time. **No guarantee is provided that the basement has not had in the past or will not have water entry problems in the future.**

Dampness

Smells And Feels Damp

Basement Will Have A Damp/Musty Odor in Summer Months Due to Poor Grading - Operate A Dehumidifier

Basements can be damp without visible water penetration. Proper grading on the exterior & correctly installed & maintained gutter systems are important to direct as much water as possible away from the foundation to reduce basement moisture. Basements that have been dry for years may develop water problems. Conditions in the basement should be monitored over time after you purchase the building.

BUILDING INTERIOR

Floors

Level

Attic

Attic Above Living Area

Hatchway Entry

Some Flooring Installed

Attic Floor Joists 2" x 6" Unable to Inspect

Roof Rafters - 2" x 8" Unable to Inspect

Board Roof Sheathing

FIREPLACES

Locations: Basement & Living Room

Construction

- Brick Fireplace
- Masonry Firebox
- Flue Dampers Operate Normally

CHIMNEY

Masonry Chimney

Number of Flues: 3

Construction

- Brick w/Mortar
- Flue(s) Inspected - Boiler And Fireplace
- Flue Liner(s) Present
- Cleanout Door(s) Present
- Spark Arrester/Rain Cap(s) Not Installed (3)
- Visible Portions of Chimney in Fair Condition Condition

HEATING & WATER HEATING SYSTEMS

Fuels/Energy Used For Heating

Oil Leaks: **No Evidence of Fuel Leaks**

Oil

Fill Location: **Left Exterior**

Tank Location: **Basement**



Filter Installed

Valves Installed At Tank And Burner

All oil fuel storage tanks should pitch toward the outlet fitting. Otherwise, water will accumulate in the bottom of the tank causing it to rust through. Older tanks have the outlet fitting on the side rather than the bottom of the tank. This prevents water in the bottom of the tank from dissipating & will eventually rust through the bottom of the tank. Adding diesel fuel additive at 50 % of its recommended strength before oil fills will help dissipate water & delay deterioration of the tank.

HEATING & COOLING SYSTEM

Efficiency of Home Heating Appliances

- Masonry or Metal Fireplace 10–40 %
- Wood Stoves 40-60%
- Gas Fireplace Inserts 30–70%
- Gas Room Heaters 70-85%
- Older Gas Boilers & Furnaces 65–75%
- Gas Boilers & Furnaces Installed After 1978 78-85%
- Newer Gas Furnaces With Variable Gas Input & Variable Speed Blowers 80 – 86%
- Modern High Efficiency Condensing Gas Furnace 90–97%
- Older Oil Boilers & Furnaces 65–75%
- Modern Oil Boiler with Standard Oil Burner 80–86%

Annual Fuel Utilization Efficiency (AFUE) – All heating appliances now have this rating. This is a measurement of the actual amount of energy that is used to heat a building. Heat is lost through inefficient combustion, unused heat sent up the chimney & losses from piping & the appliance if it is not located in the living area. If an appliance has a AFUE of 85%, 15% of the energy purchased & used does not heat the building.

Heating/Cooling Controls

Conditions Observed

Thermostats: 2 Zone(s)

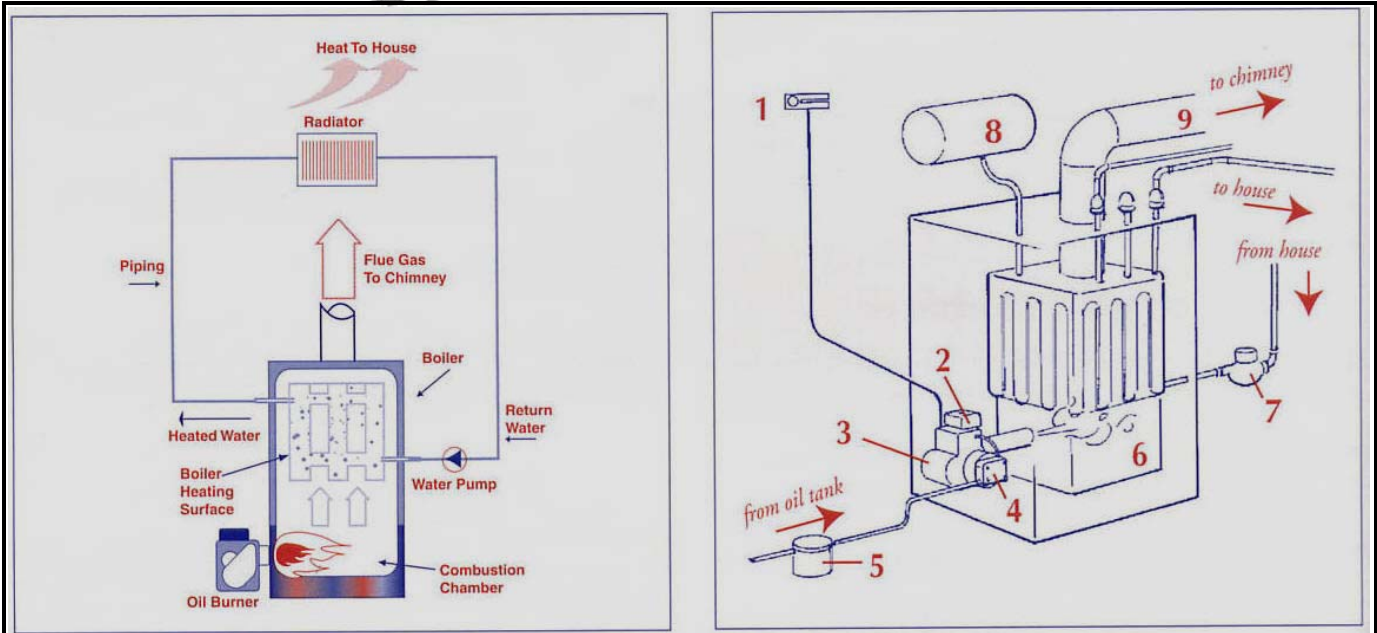
Satisfactory Operation

Safety Controls

Emergency Shut-Off at Stairwell

Operation of an Oil or Gas Heating Boiler

When the thermostat is turned up, it sends a signal to the oil burner or gas valve starting the burner. The nozzle of the oil burner atomizes the oil into a fine spray, mixes it with air and ignites it with a high voltage spark. Gas burners are called “atmospheric”. Gas & air flow simultaneously into tubes with holes drilled in them. These tubes are the burner. The flow of gas draws air into the tube without a blower. Older gas furnaces have pilot lights that burn continuously to ignite the flame. Newer gas furnaces have pilotless, electronic high voltage ignition. The circulating pump starts when the burner starts & circulates water in the heating system as the burner heats up the water. If the boiler water temperature reaches the setting of the high temperature control, the burner shuts off but the circulating pump continues to operate until the building reaches the temperature of the thermostat setting. The burner may cycle on & off during this time. When the building is warm, the burner & circulating pump shut off. Buildings may have more than 1 heating zone. This allows heating of just the portion(s) of the building that are being used.



Boiler

Equipment Installed

Brand: **No Name** Fuel: **Oil**

Age: **Older** Estimated Age: **15-20 yrs.**

Combustion Air From: **Interior**

Location: **Basement**

Older Conventional Boiler - Lower Efficiency
Steel Boiler Construction
Hot Water Heat

The life expectancy of steel boilers is up to 25 years. Cast iron boilers can last up to 50 years & even longer. No guarantee is provided for the remaining life expectancy of your boiler.

Note: 1 PSI of pressure in the heating system is needed for every 2-1/2 feet of elevation in the system to provide heat to the highest floor in the building.

Note: Some boilers are maintained at an elevated temperature at all times. This is always the case when a tankless heater is used to provide hot water. Small leaks can exist that are not visible at the time of the inspection since water evaporates as fast as it leaks from the heat of the boiler. Usually rust or mineral deposits are visible around the leak. If a leaking boiler is shut off & cools down, water may become visible around the leak.

Sometimes boilers & furnaces are installed in confined areas. Louvered doors and/or vents are required with these installations. This allows air for combustion to enter the room. Proper clearance should be provided for maintenance.

The boiler appears unmaintained.

Life Expectancy The remaining life expectancy of older boilers & furnaces cannot be determined. Deterioration of components & rust or corrosion are not always visible from the exterior. Water leaks may exist that are small enough that water evaporates as fast as leakage occurs. These leaks can worsen with time. Although equipment is properly maintained, failure can occur at any time.

Heat Distribution From Boiler

Concealed Radiant Heat
in Floors & Ceilings
Copper Distribution Pipe

Conditions Observed

Heating System Tested - Unsatisfactory Operation
No Heat In: **Front of Living Room & Basement**



Submersible Pump

- Well Equipment Appears Unmaintained
- Well Equipment Appears Midlife - In Good Condition

Homes with ground water wells should have the well water tested of the presence of bacteria before the property transfer. Testing for the presence of dissolved minerals & metals determines the drinkability of the water & the possible need for a water treatment system. You should know where the well is located in case it has to be accessed in winter weather to make a repair.

Water Conditioner Present

Water treatment systems are usually installed to reduce hardness from calcium & magnesium, reduce iron or adjust the ph (acidity or alkalinity). Water with high iron content usually has high turbidity & color values. You should find out who installed & services the equipment & determine if the system is operating properly.

- Recommendation:**
- Have a Well Service Company inspect the well.
 - Install a well filter.
 - Determine location of well before real estate closing.

Note: Failure of the well pump or any associated well equipment can occur at any time during or after the inspection.

Interior Piping

Service Pipe Material: Plastic

Water Distribution Piping Material In Building:

- Copper Galvanized Brass Plastic
- Ungrounded Interior Piping

Functional Flow With Multiple Fixtures on: Satisfactory - No Significant Drop in Flow

Waste Piping

Cast Iron/Galvanized Pipe
Cleanout Fittings Present

Waste Vent Piping

Cast Iron Pipe
Vent Pipe Extends Through Roof

Waste Discharge

Front of Building Satisfactory Installation
Private Septic As Stated By: Buyer

Have a Qualified Septic Inspector inspect the septic system. Septic System replacement can cost up to \$20,000

Information may be available from your local Building Department or Health District above the age & location of the septic system.

Kitchen Appliances

Dishwasher

Brand: **Frigidaire**

Conditions Observed

Age: Older

Ran Through Cycle - Appears to Operate Normally

Refrigerator

Brand: **Whirlpool**

Age: Midlife

Items Cold - Appears to Operate Normally

Stove

Cooktop/Oven

Electric - Brand: **GE**

Cooktop/Oven Age: Very Old

All Burners Function
Oven And Broiler Function Normally



Cooktop/Oven Combined
Open Burners

Life Expectancy The proper function of all cycles of kitchen appliances was not determined. Operation through only 1 cycle was tested. Other cycles may not function properly. The remaining life expectancy of kitchen appliances cannot be determined. Appliances operating normally on the day of the inspection can fail at any time.

LAUNDRY APPLIANCES

Washer Brand: **Hotpoint** **Conditions Observed**
Age: Older Operation Does Not Sound or Appear Normal

Dryer Brand: **Kenmore**
Electric Appears to Operate Normally-Warm Air Felt
Age: Older

Life Expectancy The proper function of all cycles of laundry appliances was not determined. Operation through only 1 cycle was tested. Other cycles may not function properly. The remaining life expectancy of laundry appliances cannot be determined. Appliances operating normally on the day of the inspection can fail at any time.

Dryer vent pipes should be made as short as possible and made from rigid pipe. Unnecessarily long vents or ones made entirely from flexible hose reduce dryer performance and prematurely plug with lint. Flexible hose provides higher resistance to air flow which extends drying times and causes lint to collect in the hose. Vent hoses should be cleaned every year to reduce fire hazards.

ELECTRICAL SERVICE & SYSTEM

Service Wire to Main Circuit Protection Device

Unable to Inspect Electrical Service **Wire Size: 100 Amps.**

Grounding

Outdoor Ground Rod

Main Circuit Protection

Location: **Near Meter**

Rating : **100 Amps.**

Circuit Protection: **Circuit Breaker**

Main Circuit Panel

Location: **Basement**

Rating: **100 Amps.** Voltage: 120/240 volts

Circuit Protection: **Circuit Breakers**

Electrical Supply Rated at 100 Amps. Based on Above Installed Components

Generator Sub-Panel

Location: **Basement**

- Manual Switch Changeover
- Automatic Changeover
- Separately wired Sub-panel
- No Separate Sub-panel



Main Circuit Breaker: **100** Amps.

Ground Fault Interrupters (GFI)

GFI receptacles should be located in all areas where you are able to operate an electrical appliance or device and can contact plumbing piping or be in direct contact with the ground (Earth). They can be installed in individual outlets or a special circuit breaker can be installed in the electrical panel. One GFI protector can be wired to control more than one outlet. In older buildings with ungrounded wiring, GFI receptacles still provide protection from electrical shock.

Buildings Built or Renovations Made After These Dates Require GFI Protection in These Areas:

- 1972 – Protection in All Exterior Outlets
- 1975 – Protection in Bathroom Outlets
- 1978 – Protection in Garages
- 1987 – Protection Within 6’ of The Kitchen Sink
- 1996 – All Kitchen Countertop Outlets

Tested With a Plug in Tester

GFI Protection is Not Installed In Any Locations

Wiring In Building

NM (Romex) Cable(Plastic, Cloth)
BX, AC (Metal Clad)

INSULATION

Attic

Insulation on: Floor
Blown in Insulation - Cellulose
Foil Insulation
0 - 3 “ Insulation Thickness (Estimated)

Conditions Observed

Insulation Present-More Can Be Added
No Vapor Barrier

Walls

Insulation Presence Not Determined

Basement **No Insulation**

Recommendation: Consider adding insulation to increase energy efficiency.
 Increase attic & roof ventilation.

Pipes **No Insulation**

A building should be well insulated for energy efficiency. Air infiltration through window & door frames and foundations should be eliminated. Many older buildings have not been insulated. The largest heat loss from a building is through the attic. The presence of insulation in walls usually cannot be determined once a building is constructed. If your building does need more insulation, an insulation contractor should be contacted to determine the feasibility of and the best type of insulation to install.

INSPECTION METHODS

LOWEST LEVEL

Includes, Slabs, Basements & Crawlspace

Inspected By: **Walking Throughout**

Inspection Of Basement & Sill Beam Limited By: **Partially Finished Basement**

Not Able to Completely Inspect



ATTIC

Attic Above Living Area
Hatchway Entry
Entered for Full Inspection

ROOF

Walked on Roof

ELECTRICAL SERVICE & SYSTEM

All visible wiring is inspected. Outlets are checked for proper installation & wiring. GFI receptacles are tested for proper operation. Appliances sold with the building & any permanently installed appliances are tested for proper operation.

The main circuit panel is opened, if possible for inspection. Proper connections, adequate circuit breakers or fuses, proper wire sizing, good wiring practice & proper grounding are checked.