Building Inspection Report

Customer Name: **Richard Westervelt**

Address: **25 Adams Street**
Winsted, CT 06098

Telephone: **866-877-7348**
Fax/ E-Mail: **info@insideandoutinspection.com**

Address of Building Inspected:

28 Adams Street
Goshen, CT 06756

Inspection Date: **03-23-17** Start Time: **9:00 AM**

Inside & Out Home Inspection
25 Adams Street
Winsted, CT 06098
860-379-3805
866-877-7348 (Toll Free)

www.InsideAndOutInspection.com

Table of Contents

INSPECTION DETAIL LIST

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

- **Some are safety related and should be repaired.**
- **Some may be serious requiring a more costly or immediate repair.**
- **Some are not serious now but should be monitored over time.**
- **Some are minor with the repair cost very low.**
- **Some are cosmetic; you may choose never to repair them.**
- **Some are advice to improve the quality and comfort of occupancy of the building or reduce future maintenance costs.**
- **Any Verbal Comments Made During Our Inspection are Not Part of Our Inspection Report.**

The purpose of our inspection is to make you aware of the condition of the building and property. We include items in our report that will improve the quality of the property to improve its appearance and increase its value. 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. The condition of the property can change any time after our inspection. Our inspection focuses on existing or potential problems with the building. We specifically do not 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. We do not guarantee or warrantee any part of the building, systems in the building or appliances.

The Building Inspection Agreement and State of Connecticut Home Inspector Statutes are a part of this inspection report. Acceptance of the contents of our report indicates your acceptance of the terms of our inspection contract.

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

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

GREEN TYPE INDICATES ITEMS THAT WOULD IMPROVE THE ENERGY EFFICIENCY OF THE BUILDING IF THEY WERE CORRECTED.

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

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

1. **The foundation has been insufficiently backfilled under the front porch and rear deck. Roof drainage will puddle against the foundation.**

2. **Window wells on the right side are installed too low. Insufficient soil is installed along the foundation. Wells need to be raised and additional top soil added.**

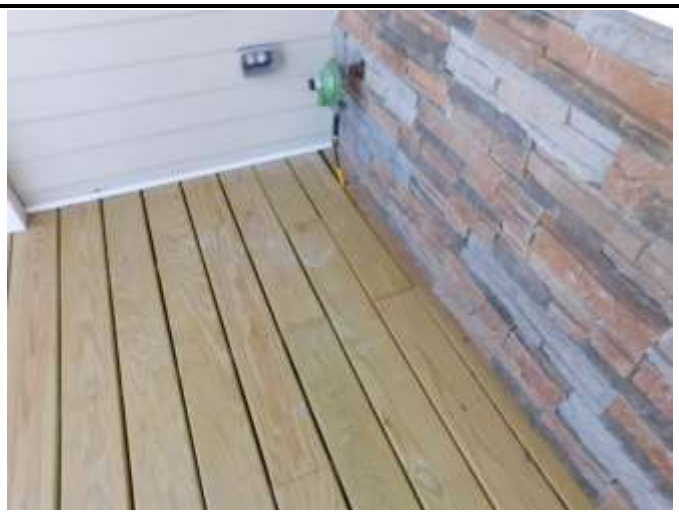
3. **Ground elevation is low around the propane tank access cover. Soil elevation should not extend near the cover to allow soil to erode into the tank access opening. Correct grading.**

4. **The driveway is rough gravel and unpaved. Driveway elevation is low in front of the garage. Asphalt should meet garage floor elevation.**
5. **The silt fence has not been removed from the property.**

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

1. **The left-front support for the front entry porch has failed. It is pieced from smaller pieces of lumber. The porch should be supported with a solid post installed under beams for the porch support structure. This is poor construction.**

2. Window screens are not installed. Screens are present in the building but an inventory was not taken.
3. A sliding screen door for the rear deck entry was not present.
4. Front pooch deck boards in the left corner are not attached to porch framing. These boards may have to be removed to access the propane entry connection into the building. Stainless steel screws are the best method of attachment that will allow future removal.

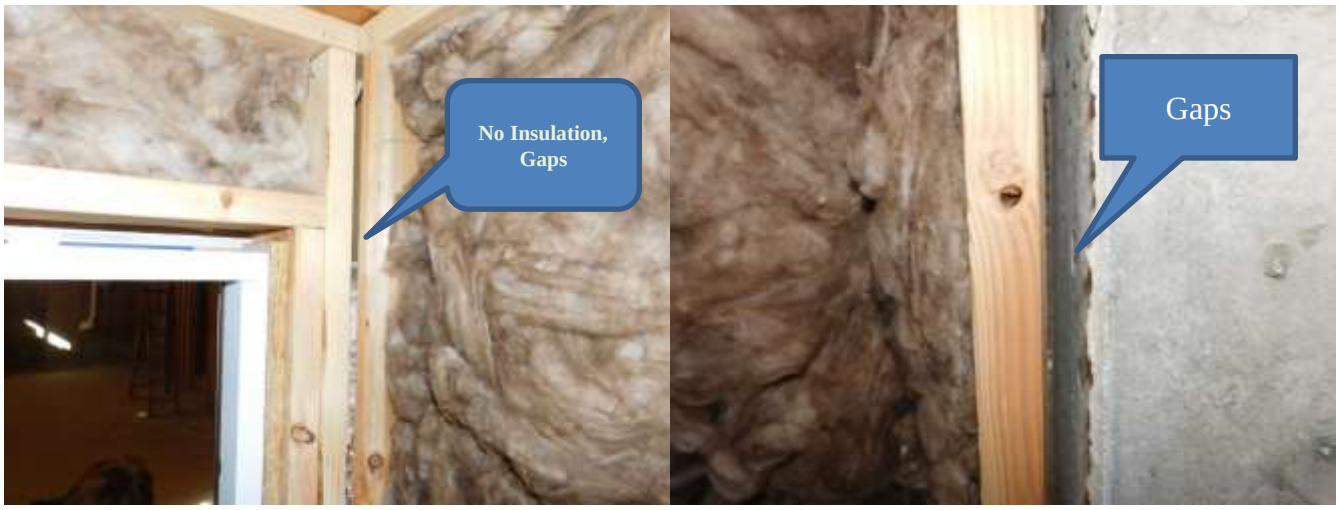


Roof & Gutters

1. The roof is new and in good condition. Leaks can occur at any time through the roof or any flashing. Leaks into the interior of the building can occur in winter weather from ice damming and damage walls and ceilings.
2. **Roof ventilation is installed according to the Building Code but ridge vents are very small due to the roof design. Anticipate the attic being very warm in summer weather. Ducts for air conditioning on the 2nd floor are in a hot attic and will increase air conditioning requirements. Solar powered and turbo vents are available to increase roof ventilation.**

Basement

1. **The metal basement hatchway entry door framing on the inside have gaps that allow cold air infiltration into the basement. This structure is poorly sealed and insulated. Eliminating cold air infiltration in all areas maintains the inside temperature of the building in winter weather.**



2. An entry lock is not installed on the inside hatchway entry door.
3. The basement is partitioned to divide it into smaller rooms. Lighting is not installed in all areas and closets.

Proper grading around foundations is important to reduce basement moisture and 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. Water and moisture enters basements with concrete foundations. Although water may not be visible in a basement, it wicks through concrete and enters a basement. Many basements require a dehumidifier to prevent moisture accumulation and reduce odors. Water entering the basement is trapped inside the building. It travels from the basement upward into the living area and the attic. If attic ventilation is poor or non-existent, water is trapped inside the building. Poor ventilation can cause mold growth in the basement, living area and attic. If you are concerned about mold in this building you should have an inspection conducted by a Certified Mold Inspection Company.

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

1. The interior of the building is in good condition.
2. Rough sawn wedges are visible on ends of shelves in the closet in the right-front corner of the 1st floor.

3. The handle is broken on the left side of the window above the laundry sink.

4. **The ceiling fan in the center of the building operated when tested. The fan is inaccessible to change fan speed. A fan in this location should have speed to be able to be changed with a remote control. A remote control was not observed.**
5. The closet door in the 2nd floor right-front room rubs the jamb.

Smoke & CO (Carbon Monoxide) Detectors

1. All installed smoke detectors operated at the time of the inspection. Each level should have at least 1 detector installed.
2. **Sufficient functional smoke and CO detectors must be present on all floors of the building at the time of its sale. CO detectors must be of the type that display the concentration of CO gas. These are required by Connecticut Public Act No. 13-272.**

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

Attic, Insulation & Building Ventilation

1. **Heat loss occurs through the pull-down attic stairs in winter weather. The cover installed does not seal tightly against the floor and allows heat loss from the building. A gasket can be installed on the door. Proper fitting covers can be purchased:** http://insulattic.com/
http://www.attictent.com/

2. **Portions of the attic are uninsulated around some recessed lighting and some building framing. Voids in insulation allow heat loss from the building.**
3. **Air sealing a building reduces heat loss from the building. This is more effective than insulating a basement ceiling. This is particularly important in older homes. Loctite Tite Foam and Dap Daptex Plus are useful products for air sealing. Information is available at these links:**

http://energy.gov/energysaver/articles/air-sealing-your-home
http://www.loctiteproducts.com/tite-foam.shtml
http://www.dap.com/dap-products-ph/daptex-plus-multi-purpose-foam-sealant/

Poor attic ventilation increases attic temperature in summer weather and reduces roof life. This also increases the temperature of the living area and increases air conditioning requirements. Motorized or non-motorized roof vents increase ventilation. Many newer homes have very large roof areas exposed to sunlight with only a small ridge and soffit vents. Hip roofs have a large area with a very small ridge vent. We recommend increasing attic ventilation where possible.

http://www.homedepot.com/b/Heating-Venting-Cooling-Ventilation-Attic-Fans-Vents-Solar-Attic-Fan/N-5yc1vZc662

Some buildings do not have ventilation installed or have inadequate ventilation for attics and roofs. Although water may not be visible in a basement it wicks through concrete and enters the building. Operating a dehumidifier reduces, but does not prevent, moisture accumulation and odors. Moisture entering a building with poor ventilation is trapped in the building. Moisture travels from the basement upward into the living area and into the attic. Recommendations to improve grading and gutter discharge locations should be followed. Attic and roof ventilation should be increased.

Poor ventilation can cause mold growth in the basement, living area and attic. If you are concerned about mold in this building you should have an inspection conducted by a Certified Mold Remediation Company.

Direct Vented Appliances **(Appliances That do Not Require a Chimney)**

1. The propane fireplace was not completely installed at the time of the inspection. It was not determined if it is controlled with a remote control. A remote control is desirable in a home of this stature.

Heating & Cooling Systems **(Items an Electrician, HVAC or Heating Contractor Would Repair)**

1. The heating furnace appeared in good condition. The furnace operated properly at the time of the inspection.
2. This building has 2 heating/cooling zones on the 1st floor and 1 on the 2nd floor. The furnace/air conditioner evaporation coil is located in the left-front of the basement. Rooms on the right end of 1st and 2nd floors are the farthest away from the furnace/air conditioner and would be the slowest to heat/cool. The heating system was tested with: all 3 zones "On"; zones on the 1st floor only "On", and the right zone on the 1st floor and the 2nd floor zone "On". Results are below:

All 3 Zones "On"

Rooms on 1st Floor:

Kitchen Toe Heater – 86^{0}F
Large Center Room – 106-112^{0}F
Rooms in Right Zone – 94-102^{0}F

Rooms on 2nd Floor:

Rooms in Right Portion of 2nd Floor of Building – 90-95^{0}F
Rooms in Left Portion of 2nd Floor of Building – 98-102^{0}F (Thermostat Located in Left-Front Room)
Data indicates rooms farthest away from the furnace have the worst heat distribution.

1st Floor Zones Only "On"

Left Zone - Center Rooms – 108-112^{0}F
Kitchen Toe Heater – 93^{0}F

Right Zone - Right Bedroom, Bathrooms & Front Closet – 96-98^{0}F

Right Zone on 1st Floor and 2nd Floor Zone "On"

Rooms in right zone on 1st floor and 2nd floor rooms heated fairly uniformly.

Data indicates that heat output is highest in the 1st floor left zone under all conditions. Heat output in right 1st floor and right 2nd floor rooms is poor under certain zone operating modes. Heat output is highest in left 2nd floor rooms where the thermostat is located causing rooms on the right of the 2nd floor not to heat properly. Heat from the kitchen toe heater is low in all heating zone

configurations.

3. Some heating/cooling ducts have been poorly installed. Installation was poorly thought-out before installation. The excessive use of flexible ducts has been used in this building. The best installation is to install rigid ducts in straight runs and use flexible ducts to make angle connections. The main supply trunk duct in the attic is short requiring flexible ducts to extend to right rooms. Ducts have been installed under other ducts in the attic. The duct behind the furnace has been poorly routed, requiring excessive length. Excessive long flexible ducts creates unnecessary pressure drops in ducts and limits air distribution.
4. **The exterior air conditioner condensing unit was not installed. Have the unit installed, observe proper operation of the air conditioning system and be assured all areas of the building will cool properly in view of heat distribution deficiencies before the Real Estate Closing. Obtain compensation in the event the air conditioning system does not properly cool the building.**
5. **An emergency shutoff switch for the furnace is not present. This should be located at the top of the basement stairs or at an exterior door.**
6. Heating/Cooling system filters should be checked after 2 months to determine a changing schedule and changed as necessary.

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

1. Water flow from the well averaged 6.87 GPM during the 112 minute well flow test. 769 gallons of water was removed from the well. Flow was stable throughout the test at 6.01 GPM.
2. **Well water has a strong odor of "rotten eggs/sulfur ". It had a gray color when observed in the bathtub. It also has a strong metallic taste. It appears a water treatment system will be needed to make water acceptable for consumption.**
3. **This building has 2-50 gallon electric water heaters installed The Builder stated he installed these because they no longer make 80 gallon heaters. (Other brands may have been available). These are needed to provide water for the whirlpool tub. Heaters are piped in series. Heated water from the 1st heater enters the 2nd heater. This has the advantage of reducing energy usage on the 2nd heater. If the whirlpool tub is not used, it would use less energy if only the 2nd heater is used and the 1st one shut off.**
4. Visible portions of plumbing and waste systems appeared in satisfactory condition.

   Easy to use tool to clean clogged drains: http://cobraus.com/Products.aspx?Id=1019
   Building Water leak Detection Systems: http://www.floodmaster.com/products/
   Drain Clog Eliminator: http://drainwig.com

Kitchen & Bathrooms

1. **The refrigerator icemaker was empty and water did not dispense when tested. There was no water connection visible in the basement to the refrigerator. The distance between refrigerator handles and the countertop in front of it appeared too small to remove the refrigerator form the opening. Observe proper operation of the icemaker and water dispenser before the Real Estate Closing.**
2. The dishwasher was not installed at the time of the inspection.
3. The bathtub faucet in the 1st floor bathroom is stiff. Silicone grease is an effective lubricant in water applications.

4. The bezel is loose on the water valve in the 1st floor bathroom shower.
5. The cover for the access opening to the whirlpool pump is not attached to the building. The opening is inside a closet making access to the pump difficult.

Laundry

1. Laundry appliances are new and were not tested.

Electrical System **(Items An Electrician Would Repair)**

1. The electrical panel is installed unnecessarily high above the floor. Accessing it is difficult.
2. Lighting is not installed near the electrical panel.
3. Choose an electricity supplier to reduce your electric bill. Visit: **www.energizect.com**

Garage

1. **The stair from the living area to the garage is not attached to the building. This is a fall hazard.**
2. **A chase for ducts to the 2nd floor is located in the garage in front of the left bay. It appears this will limit the size of vehicle that can be stored on this side of the garage.**
3. A remote control for the overhead door opener was not observed.
4. Inspection of the garage was limited by parked vehicles and construction material.

Photocell auto-reverse protection automatically reverses door openers in the event a small child or pet passes under the door while closing. It should be checked periodically for proper operation. Attached garages require fire rated doors and walls between the garage and the building.

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

Additional Recommendations

1. **Sufficient functional smoke and CO detectors must be present on all floors of the building at the time of its sale. These are required by Connecticut Public Act No. 13-272. http://www.ctrealtor.com/carbonmonoxide/PDF/CO-affidavit.pdf**
2. **If you are concerned about mold in this building and any potential health hazard, you should have it inspected by a Certified Mold Testing Company before you purchase it. Refer to this publication: http://www.epa.gov/mold/moldguide.html**
3. **Obtain a plot plan or property survey before the Real Estate Closing and review the property deed for any restrictions.**

Inside & Out Home Inspection

Richard Westervelt
Connecticut Home Inspector License # 416

Inside & Out Home Inspection reports deficiencies found during our inspection. Deficiencies that were not visible are not in our report. The condition of the property can change any time after our inspection. If you feel further inspection is needed, you should consult qualified companies to complete these inspections. It is entirely your decision to purchase this property. Acceptance of the terms of this contract is indicated by your acceptance of our inspection report and its contents. Any lawsuit arising from our inspection is subject to the terms of our inspection contract.

Summary

Weather at Start of Inspection: **Sunny, Windy, 28**°F

Recent Weather Extremes: None Soil: Damp

Type of Structure: **Single Family**

Year Built: **2016** (Known Date)
Construction: **Wood Frame** Building Style: **Cape** **(Building Occupied)**

Safety Items

☐ Sufficient Smoke/Heat and CO Detectors Installed in Living Area
☐ Installed Smoke Detector(s) Not Functional
☐ CO Detectors Not Installed In All Locations
☐ Adequate GFI (Ground Fault Interrupter) Protection
☐ Some Installed GFI Protection Not Functional
☐ Minor Electrical System Deficiencies Present
☐ Poorly Lit / Unlit Areas
☐ Fire Hazards Present
☐ Mold Was Observed Inside the Building. Moisture and Mold Conditions can Worsen and Become Unhealthy Before You Occupy the Building. If the building is Vacant and Unheated, Conditions Will Worsen and Can Become Unhealthy.
☐ Mold or Mold Damage Noted On Interior

Recommendations

Insufficient Functional Smoke Detectors in the Building Can Result in the Possible Death of Occupants of the Building.

Inadequate GFI Protection Can Result in Possible Electrical Shock

☐ Eliminate Moisture Problems Causing Mold Condition
☐ Improve Grading/Drainage Around Building
☐ Operate a Dehumidifier in Summer Weather
☐ Have the Building Inspected By a Certified Mold Testing Company

Note: Although mold may have not been observed, the possibility exists that it may be present in the building. Read the precautions we have included in this report. Refer to this publication:
https://www.epa.gov/mold/brief-guide-mold-moisture-and-your-home

Livability

☒ All Utilities Were on at The Time of the Inspection
☐ Loose And Leaking Plumbing Fixtures
☐ Broken/Missing/Loose/Damaged Windows, Screens or Doors
☐ Floors Are in Good Condition
☐ No Water in Basement On Day Of Inspection
☐ Basement Dampness & Odor: No Noticeable Odor
☐ Low Water Flow - Hot Water ☐ Discolored Water
☒ Undetermined Hot Water Supply
☒ Operation of Heating System: Satisfactory
☒ Operation of Cooling System: Not Determined
☐ Visible Portions of the Building Roof Are in: Good Condition
☐ Building Appears Properly Maintained
☐ Property Appears Properly Maintained

(Any odor in the basement may indicate the presence of mold causing potential health hazards)

Structural Condition | **Recommendations**

☐ Building In Acceptable Condition For Its Age
☒ Wood Destroying Insects (WDI):
No Visible Indication of Presence
☐ Structural Deterioration Noted
Front Porch support

☐ Have Licensed Pest Control Company Inspect
☐ Treat For Infestation
☐ 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

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

☐ **Nothing Noted**

Areas Effected

☐ Plants Growing Against Building
☐ Debris Piled Against Building
☐ Excessive Amount of Stored Items or Furniture
☐ Snow or Ice Cover
☐ Locked or Un-operable Doors
☐ Partially Finished Basement
☐ Insulated Basement Ceiling
☐ Unable to Reach or Access Areas
☐ Flooring Not Installed In Attic
☐ Parked Cars
☐ Utilities Off
☐ Missing Light Bulbs/Unlit Areas
☐ The Roof Was Too Steep to Walk On
☐
☒ Outside Temperature Too Low

☐ Property
☐ Exterior of Building and Foundation
☐ Foundation - Interior Walls
☐ Floor Support Structure Plumbing and Electrical Wiring
☐ Roof
☐ Roof Understructure
☐ Basement
☐ Living Area
☐ Attic
☐ Garage
☐ Utilities
☐ Water Service
☐ Waste System
☐ Electrical Service
☐ Hot Water Supply
☒ Air Conditioning System
☐ Possible Presence of Unobserved Mold

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

Material

Asphalt Architectural

Layers Noted: 1

Estimated Stage of Life: Mid-life (Based on Appearance of Visible Portions)

Copper or zinc flashing installed on the peak of the roof prevents mold/lichen growth. Refer to this Website:
http://www.zincshield.com/home.html

Roof shingles are made with a small percentage of copper granules that prevent mold, lichen and algae growth for 6 to 8 years. After that time these will start to grow on roof shingles.
http://roofpedia.com/algae-resistant-roof-shingles/

In extreme winter weather, snow accumulation on roofs can result in the formation of ice along edges of the roof and any other penetration of structures or objects through the roof surface. Some roof penetrations prevent water drainage from the roof. When outside temperature increases, water from melting snow and ice on the roof is trapped behind ice (ice dams) on the roof and in gutters. This water can back-up and drain under roof shingles and enter the building. Indications of this are: water stains and damage on ceilings along outside walls; water damage above and below the area of other roof penetrations; water draining into window frames and ceilings around window frames; condensation on the inside of window panes; stains on siding and inside walls. Although water damage may not be present at the time of the inspection, damage can occur anytime after the inspection. **No guarantee is provided that damage from any water entry from roof leaks, ice damming or poor roof construction will not occur after our inspection.**

Roof Flashing

Material

Aluminum

Roof Penetrations

Plumbing Vent Pipes
Metal Chimney(s)

Gutters & Leader Pipes

Material

Aluminum

Gutters Drain into Buried Pipes - The Discharge Location Was Not Determined

A common reason for water and moisture problems in basements is poor grading around the foundation and 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 and drainage around the foundation.

Note: Gutter guards reduce but do not eliminate gutter maintenance. Pine needles and pods from leaf buds pass through gutter guards and gradually plug gutters. Gutters need cleaning every 3-5 years. Gutter guards that direct most rain water over a curved edge direct roof drainage past the gutter onto the ground.

Roof & Attic Ventilation

Ventilation Installed	Conditions Observed
Soffit and Ridge Vents	Ridge Vents are Small Compared to Soffit Vents and Roof Area

Siding & Trim

Building Walls

Walls Straight/Level

Siding Material

Appears to Be Fiberglass Siding

Building Trim

Material
Plastic And Metal

Windows Installed in Building

Double Hung - Double-Glazed Windows
Fixed Double-Glazed
All Windows are in Good Condition

Windows are Energy Efficient

Note: Spray furniture wax is a good lubricant for vinyl windows.

LOWEST LEVEL

Basement Construction

Portion of Building: **Entire** **Access:** Interior Stairs And Exterior Hatchway

Walls

Construction
Concrete

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

Cracks occur in concrete foundation walls. These are caused by concrete shrinkage, settling of the foundation or soil pressure against the foundation. It is not practical to structurally repair these cracks unless displacement of foundation walls occurs. Cracks become a permanent part of the foundation. If water leakage occurs through cracks, the first step is to correct grading on the exterior. If leaks persist, cracks can be sealed. This can be done with a good quality caulking; however, these repairs are not always successful. Basement waterproofing companies offer repair services and usually guarantee results.

Basement Floor

Construction

Concrete

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: Along Right Side, Under Deck and Front Porch

☐ Correct grading to a pitch of 3"/5 feet away from the foundation.
☐ Fill in low areas to correct grading.
☐ Extend/Correct gutter discharge locations.
☐ Install gutters.

Floor Drains

Sump Pump **None Observed**

Water in Basement

(Other than Plumbing leaks)

Conditions Observed
Basement Dry at Time of Inspection

Basements can be completely dry on the day of the inspection with no visible indications of water entry. Stored items and finished basement walls prevent a complete inspection and 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

None Noted
Basement May Have A Damp/Musty Odor in Summer Months
Operate a Dehumidifier

Basements can be damp without visible water penetration. Proper grading on the exterior and correctly installed and 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 8 " ☐ Unable to Inspect
Roof Rafters - 2" x 10 " ☐ Unable to Inspect
Plywood Roof Sheathing
Some Attic Space is: Suitable For Storage

DIRECT VENTED APPLIANCES

Direct Vented Appliances (Chimney Not Required)

(Appliances whose combustion fumes are vented directly through the side of the building without using a metal or masonry Chimney)
Furnace
Boiler
Combustion Air From: Exterior For Furnace

HEATING/COOLING & WATER HEATING SYSTEMS

Fuels/Energy Used For Heating

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

Gas Service (Propane) **Propane - Tank Present**

Tank Located: Buried in Front Yard

Main Shutoff Valve at: **Tank**

Recommendation: Carbon Monoxide (CO) Detectors Are Required in Buildings With Natural or Bottled Gas

HEATING & COOLING SYSTEMS

Efficiency of Home Heating Appliances

- **Masonry or Metal Fireplace 10–40 %**
- **Wood Stoves 40-60%**
- **Pellet Stoves 80-86%**
- **Gas Fireplace Inserts 30–70%**
- **Gas Room Heaters 70-85%**
- **Gas & Oil Boilers & Furnaces Installed before 1978 60–75%**
- **Gas Boilers & Furnaces Installed After 1978 78-85%**
- **Oil Boilers & Furnaces with Standard Oil Burner Installed After 1978 84–86%**
- **Newer Gas Furnaces With Variable Gas Input & Variable Speed Blowers 80 – 86%**
- **High Efficiency Condensing Gas Boilers 90-94%**
- **Modern High Efficiency Condensing Gas Furnaces 90–97%**
- **Electric Heat – 95%**

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.

Underlined items indicate those types of heating appliances are installed in the building.

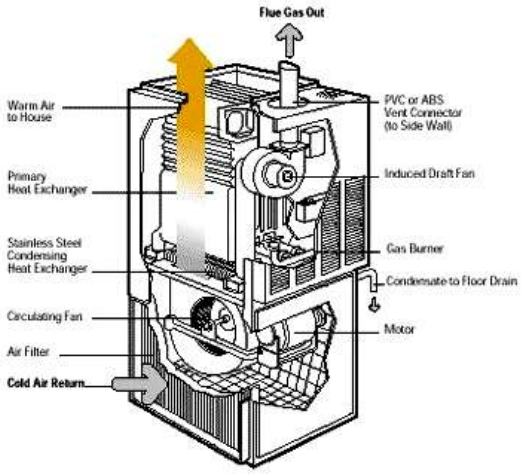
Heating/Cooling Controls	**Conditions Observed**
Thermostats: **3** Zone(s) Heating	Satisfactory Operation

Safety Controls

Propane Tank Shutoff Outside

Operation of a High Efficiency Condensing Gas Furnace

Condensing gas furnaces are the most energy efficient furnaces available, with seasonal efficiencies between 89% and 97%. Most have burners similar to conventional furnaces, with draft supplied by an induced draft fan. Combustion air is taken from outside the building. These furnaces have additional heat exchanger surface made of corrosion–resistant materials (usually stainless steel) that extract most of the heat remaining in the combustion by- products before they are exhausted. In the condensing heat exchanger section, the combustion gases are cooled to where water vapor condenses. This releases additional heat into the home. Condensation is piped to a floor drain or a small pump is used for disposal. A chimney is not needed because the flue gas temperature is low. The gases are vented through a PVC plastic pipe through an outside wall of the building. Depending upon the combustion and heat exchanger design, fuel savings of up to 38% relative to a conventional gas furnace can be achieved.



Furnace

Equipment Installed

Brand: **Heil** Fuel: **Oil**

Age: Midlife Actual Age: 1 yrs. New Furnace or Boiler Recently Installed
Combustion Air From: Interior

Location: Basement

Humidifier Present
Conventional Furnace
Filter Located: **Return Air Plenum** ☐ Filter is Inconveniently Located – Don't Forget to Change It

Furnace filters should be checked every 2 months and changed if necessary. Routine inspections can determine the best schedule for changing the filter.

☐ The boiler appeared properly maintained.

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

Heat Distribution From Furnace

Baseboard Convectors

Conditions Observed
Heating System Tested - Satisfactory Operation
Heat Distribution Found In All Expected Rooms

Supplemental Heat

Location: **Living Room** Brand: **Superior**

Pellet Stove

Gas fired appliances do not require much maintenance. The area around these appliances should be kept clean to prevent dust accumulation inside the appliance and plugging of burners. They should be checked periodically for proper combustion and condition of vent pipes.

Cooling System

Equipment Installed None Present

Brand: **Not Installed** Outside Temp. °F

Conditions Observed

Central Air Conditioning
Heat/Cooling System Combined

Equipment Not Installed

Note: If the heating/cooling system is equipped with a humidifier, close the bypass damper on the humidifier duct in summer months. If a damper is not installed, install a damper to eliminate the recirculation of cold air through the humidifier. This improves the operation of the cooling system.

Heat Pump/Air Conditioning System Maintenance That Can be Done By The Building Owner:

- **Check the System Filter Every 2 Months and Change as Necessary.**
- **Keep the Exterior Condensing Unit Level.**
- **Keep Coils on The Exterior Condensing Unit Clean.**
- **Keep the Interior of the Exterior Condensing Unit Clean.**
- **Do Not Allow Animals to Urinate on the Condensing Unit.**
- **Cover Only The Top of The Exterior Condensing Unit in Winter Months to Keep Leaves and Debris Out.**
- **Trim bushes to Provide at Least 12" of Clearance Around The Exterior Condensing Unit.**
- **Maintain Black Insulation on Refrigeration Lines. Available at Home Depot or Lowe's.**

http://www.furnacecompare.com/air-conditioners/maintenance.html

WATER HEATERS

Tank Type: Electric

Equipment Installed (2)

Brand: **Whirlpool** Apparent Age: Newer Tank Size **50** Gal.

Location: Basement Safety Valve And Extension Installed

Hot Water Supply

Not Tested - Well Flow Tested Hot Water Not Received at Expected Faucets.

Most water heaters are either electric or gas fired. Gas water heaters provide a larger quantity of hot water than electric ones for a given tank size. Oil fired water heaters provide larger quantities of hot water than gas or electric heaters due to the limitations in making a small oil burner that matches the size of the tank. Oil fired water heaters generally do not last as long as gas or electric heaters due to the high heat from the oil burner.

Tank Type Water Heater Maintenance - Sediment should be drained from the bottom of the tank at least annually. This can be done with a short piece of garden hose and a bucket. The anode rod in the top of the tank should be checked every 5 years and changed if necessary.

Life Expectancy: The remaining life expectancy of midlife and older tank water heaters cannot be determined. Deterioration of components and rust or corrosion is not always visible from the exterior. Rust colored water indicates the heater is starting to fail. Water leaks may exist that are small enough that water evaporates as fast as leakage occurs. These leaks can worsen with time. Failure can occur at any time. Anticipate replacing the heater in the near future.

PLUMBING SYSTEM

Well Water Service

Private Well

Location of Service Entry to Building: **Left-Rear Basement**

Main Shut-off Located at: **Well Tank**
Size of Water Piping After **Tank**: **3/4"** (1/2" Piping May Limit Water Flow to Plumbing Fixtures)

Well & Well Equipment

Well Location – **Left-Rear Yard** Well Flow Determined in Well Flow Test: **7.5** GPM
(See Separate Report)

Bladder Tank
Submersible Pump

☐ Well Equipment Appears Properly Maintained
☐ Well Equipment Appears Newer - In Good Condition
☐ Water Discolored
☐ Sediment Visible in Well Water

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 and metals determines the drinkability of the water and 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 treatment systems are usually installed to reduce hardness from calcium and magnesium, reduce iron or adjust the ph (acidity or alkalinity). Water with high iron content usually has high turbidity and color values. You should find out who installed and services the equipment and 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.**

The present requirement for discharge of the backflush from a water treatment system is into a separate cistern, not the septic system. Salt damages concrete components in septic systems.

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

Information may be available from your local Building Department or Health District above the age and location of the well. Further information on wells is available at these Websites:

http://www.agwt.org/content/well-owner-info
http://www.nesc.wvu.edu/drinkingwater.cfm
http://www.groundwaterscience.com/
http://www.wellowner.org/

REGULATIONS OF CONNECTICUT STATE AGENCIES TITLE 25. WATER RESOURCES DEPARTMENT OF CONSUMER PROTECTION. DESCRIPTION OF ORGANIZATION, RULES OF PRACTICE, AND REGULATIONS FOR THE WELL DRILLING INDUSTRY

The Connecticut Regulations titles are current with material published in the Connecticut Law Journal through 12/27/2005

25-128-33. Title of Regulations

These regulations, together with the regulatory provisions of Chapter 482 of the General Statues, and the section of the Public Health Code relating to wells, shall be collectively known as the Connecticut Well Drilling Code.

25-128-39 Adequate Relations of Diameter, Depth and Yield

Wells shall be of adequate diameter and depth to be capable of yielding the quantity required by the user. For the use of an individual household, a bedrock well of 6 inches in diameter shall be satisfactory when it is capable of yielding:

(a) 5 gallons per minute and storage available of 75 gallons, or a water column depth of 100 feet, whichever is greater.

(b) 3-1/2 gallons per minute and storage available of 150 gallons, or a water column depth of 150 feet, whichever is greater.

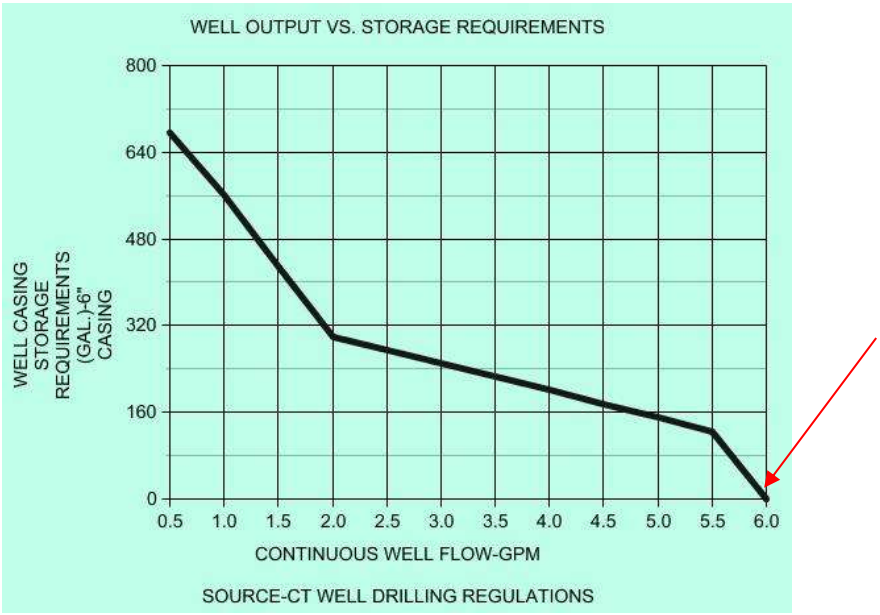
(c) 2 gallons per minute and storage available of 225 gallons, or a water column depth of two hundred 200 feet, whichever is greater.

(d) 1 gallon per minute and storage available of 400 gallons, or a water column depth of 375 feet, whichever is greater.

(e) 1/2 gallon per minute and storage available of 600 gallons, or a water column depth of 450 feet, whichever is greater.

(f) Wells yielding less than 1/2 gallon per minute shall be pump tested for at least 18 hours to prove the well yield. It is not recommended that a well with less than /2 gallons be used as the only supply for an individual household. In the event, however, that in the opinion of the Board, special or unusual geological, hydrological, or other circumstances shall exist in the construction of any well, the Board may determine the minimum requirements of diameter, depth and yield for the well.

(g) Storage may be provided using combinations of hydro-pneumatic tanks and/or non-pressurized tanks with booster pumps.



Interior Piping

Service Pipe Material: Copper

Water Distribution Piping Material In Building:

☐ Copper ☐ Galvanized ☐ Brass ☐ Plastic

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

Waste System & Piping

Plastic Pipe
Cleanout Fittings Present

Waste Vent Piping

Plastic Pipe
Vent Pipe Extends Through Roof

Public Sewer Waste Discharge

Front of Building — Satisfactory Installation
Public Sewer As Stated By: Buyer

Kitchen Appliances

Garbage Disposer

Conditions Observed
Motor Sounds Normal
Food Grinding Function Not Determined

Dishwasher

Brand: **LG**

Conditions Observed

Age: Midlife — Not Installed

Refrigerator

Brand: **LG**

Age: Midlife
Items Cold - Appears to Operate Normally
Icemaker Present — Unable to Determine if Icemaker Operates Properly

Stove

Cooktop/Oven — Electric - Brand: **LG**

Cooktop/Oven Age: Midlife
Cooktop/Oven Combined — Convection Oven — Not Completely Installed
Open Burners

Ventilation For Stove

Part of Built-in Microwave Oven
Interior Fan Discharge — Operates Normally
Filter And Light Present

Built-In Microwave Oven

Brand: **LG (2016)**

Age: Midlife

Tested By Heating a Container of Water — Appears to Operate Normally

Garbage Disposer

None Present

Other Kitchen or Plumbing Appliances Sold With Building

Whirlpool Tub — **Pump Operated Normally**

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: **LG**

Conditions Observed

Age: Midlife

Appears to Operate Normally-Ran Through Cycle

Dryer Brand: **LG** Electric

Appears to Operate Normally-Warm Air Felt

Age: Midlife

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 Panel **Wire Size: 200 Amps.**

Grounding

Outdoor Ground Rod

Main Circuit Protection

Location: **Main Electrical Panel** Located In: **Basement**

Rating : **200** Amps.
Circuit Protection: Circuit Breaker

Main Circuit Panel

Location: **Basement**

Rating: **100** Amps. Voltage: 120/240 volts
Circuit Protection: Circuit Breakers
☐ GFI Circuit Breakers in Panel

Electrical Supply Rated at 200 Amps. Based on Above Installed Components

Ground Fault Interrupters (GFI) & Arc Fault Interrupters

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:
1971 – Protection in All Exterior Outlets
1975 – Protection in Bathroom Outlets
1978 – Protection in Garages
1987 – Protection Within 6' of The Kitchen Sink and in Basements
1996 – All Kitchen Countertop Outlets
2005 – Laundry Utility Rooms
2008 – All Exterior Receptacles Including Balconies and Decks

Tested With a Plug in Tester
GFI Protection Installed in Required Areas
All Installed GFI Protection Operates
Arc Fault Interrupters Present – Operated Normally

Recommendation – LED light bulbs provide more light than compact fluorescent bulbs and use less electricity. They do not contain mercury and have a very long life.

Building Wiring

NM (Romex) Cable(Plastic, Cloth)

INSULATION

Attic

	Conditions Observed
Insulation on: Floor	Adequate Insulation Installed
	Poor Roof/Attic Ventilation
Fiberglass Batts	Vapor Barrier Noted
8 " Insulation Thickness (Estimated)	

Walls — Insulation Presence Not Determined

Basement

Basement Insulation	**Conditions Observed**
1st Floor Underside Fully Insulated	Insulation in Good Condition - Intact
Fiberglass Insulation Batts	Vapor Barrier Present

Recommendation:

- ☐ Consider adding insulation to increase energy efficiency.
- ☐ Insulate the building to increase energy efficiency.
- ☐ Increase attic and roof ventilation.
- ☐ Air Seal the building.

Pipes & Ducts

Insulation Installed On:	**Type of Insulation Observed**
Ducts	Fiberglass

A building should be well insulated for energy efficiency. The largest heat loss in a building is from air infiltration at window and door frames and foundations. The 2nd largest heat loss from a building is through the attic floor. Air sealing a building is also very effective in reducing heat loss. The presence of insulation in walls usually cannot be determined once a building is constructed. Many older buildings have not been insulated. 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 the Living Area, Slabs, Basements & Crawlspaces

Inspected By: **Walking Throughout**

Inspection Of Basement & Sill Beam Limited By: **Insulated Ceiling**

☒ Not Able to Completely Inspect

ATTIC

Attic Above Living Area
Hatchway Entry
Entered for Full Inspection

ROOF

Inspected From Ground

ELECTRICAL SERVICE & SYSTEM

All visible wiring is inspected. Outlets are checked for proper installation and wiring. GFI receptacles are tested for proper operation. Appliances sold with the building and 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 and proper grounding are checked.

STATE OF CONNECTICUT HOME INSPECTOR STATUTES

INTRODUCTION

The Connecticut Home Inspection Licensing Board is designated by statute to promote excellence and exemplary practice in the home inspection industry. The Home Inspector should be able to perform a professional inspection and produce a quality report by following the various sections of the regulations. Home Inspectors are required to abide by the Regulations as promulgated by the Department of Consumer Protection with the assistance of the Connecticut Home Inspection Licensing Board, 165 Capitol Avenue, Hartford, Connecticut 06106. Inquiries and complaints concerning a licensee's work may be directed to the Department in writing.

PURPOSE AND SCOPE

The purpose of the Regulations is to establish a minimum and uniform standard for private, fee-paid home inspectors who provide or offer to provide home inspection for compensation or other valuable consideration or who hold oneself out to the public as qualified to provide such service. Home inspection means an examination and written evaluation of two or more of the following components of a residential building: heating, cooling, plumbing and electrical systems, structural components, foundation, roof, masonry, structure, exterior and interior components and any other related residential housing components. Home Inspections performed in accordance with the Regulations are intended to provide the client with information regarding the condition of the systems and components at the time of the Home Inspection.

Section 20-491-1 Definitions

(1) "Alarm systems" means warning devices, installed or free-standing, including but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms;
(2) "Architectural service" means "the practice of architecture" or "practice architecture" as defined in Section 20-288(3) of the Connecticut General Statutes;
(3) "Automatic safety controls" means devices designed and installed to protect systems and components from unsafe Conditions.
(4) "Component" means a part of a system;
(5) "Decorative" means ornamental, not required for the operation of the essential systems and components of a home;
(6) "Describe" means to report a system or component by its type or other observed, significant characteristics to distinguish it from other systems or components;
(7) "Dismantle" means to take apart or remove any component, device or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine home owner maintenance;
(8) "Engineering service" means services offered by a "professional engineer" as defined in Section 20-299(1) of the Connecticut General Statutes;
(9) "Further evaluation" means examination and analysis by a qualified professional, tradesperson or service technician beyond that provided by the home inspection;
(10) "Household appliances" means kitchen, laundry, and similar appliances, whether installed or free-standing;
(11) "Inspect" means to examine readily accessible systems and components of a building in accordance with home inspection statutes and sections 20-491-1 to 20-491-26, inclusive, of the Regulations of Connecticut State Agencies, using normal operating controls and opening readily accessible panels;
(12) "Installed" means attached such that removal requires tools;
(13) "Normal operating controls" means devices such as thermostats, switches or valves intended to be operated by the homeowner;
(14) "Readily accessible" means available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property;
(15) "Readily openable access panel" means a panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place;
(16) "Recreational facilities" means spas, saunas, steambaths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories;
(17) "Report" means to communicate in writing;
(18) "Representative number" means one component per room for multiple similar interior components such as

windows and electric outlets; one component on each side of the building for multiple similar exterior components;
(19) "Roof drainage systems" means components used to carry water off a roof and away from a building;
(20) "Significantly deficient" means unsafe or not functioning;
(21) "Shut down" means a state in which a system or component cannot be operated by normal operating controls;
(22) "Solid fuel burning appliances" means a hearth and fire chamber or similarly prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction;
(23) "Structural component" means a component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads);
(24) "System" means a combination of interacting or independent components, assembled to carry out one or more functions;
(25) "Technically exhaustive" means an investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations or other means;
(26) "Under-floor crawl space" means the area within the confines of the foundation and between the ground and the underside of the floor;
(27) "Unsafe" means a condition in a readily accessible, installed system or component that is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards;
(28) "Wiring methods" means identification of electrical conductors or wires of the general type, such as "non-metallic sheathed cable" ("Romex", Type NM), "armored cable" ("BX") or "knob and tube."

Section 20-491-2 Purpose and Scope

The purpose of these regulations is to establish a minimum and uniform standard for the home inspector who provides or offers to provide a home inspection.
The inspector shall inspect readily accessible systems and components of homes and installed systems and components of homes.
The inspector shall report on those systems and components inspected which, in the professional opinion of the inspector, are significantly deficient or are near the end of their service lives.
The inspector shall provide a reason why, if not self-evident, the system or component is significantly deficient or near the end of its service life and the inspector shall provide recommendations to correct or monitor the reported deficiency.
The inspector shall report on any systems and components designated for inspection in these regulations which were present at the time of the home inspection, unless a written reason is provided as to why any such systems or components were not inspected.
These regulations are not intended to limit the inspector from including other inspection services, systems or components in addition to those required by these regulations; from specifying repairs, provided the inspector is appropriately qualified and willing to do so; and from excluding systems and components from the inspection if requested by the client.

20-491-3 Structural System

(a) The inspector shall inspect the structural components including foundations and framing.
(b) The inspector shall probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible.
(c) The inspector shall describe the foundation and report the methods used to inspect the under-floor crawl space or basement area; the floor structure; the wall structure; the ceiling structure; and the roof structure and report the methods used to inspect the attic.
(d) The inspector is not required to provide any engineering service or provide architectural service.

20-491-4 Exterior

(a) The inspector shall inspect the exterior wall covering, flashing and trim; all exterior doors; attached decks, balconies, stoops, steps, porches, associated railings; eaves, soffits, and fascias where accessible from the ground level; vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building; and walkways, patios, and driveways leading to dwelling entrances.
(b) The inspector shall describe exterior wall covering, finishing and trim.
(c) The inspector is not required to inspect screening, shutters, awnings, and similar seasonal accessories; fences; geological, geotechnical or hydrological conditions; recreational facilities; outbuildings; seawalls, break-walls, and docks; or erosion control and earth stabilization measures.

20-491-5 Roof System

(a) The inspector shall inspect the roof covering; roof drainage systems; flashings; skylights, chimneys, and roof

penetrations.
(b) The inspector shall describe the roof covering and report the methods used to inspect the roof.
(c) The inspector is not required to inspect antennae, interiors of flues or chimneys which are not readily accessible or other installed accessories.

20-491-6. Plumbing System

(a) The inspector shall inspect the interior water supply and distribution systems, including all fixtures and faucets; the drain, waste and vent systems, including all fixtures; the water heating equipment; the fuel storage and fuel distribution systems; and the drainage sumps, sump pumps, and related piping.
(b) The inspector shall describe the water supply, drain, waste, and vent piping materials; if the water supply to the building is from an on-site well pump system, then the inspector shall describe the visible components of that system, the water heating equipment including the energy source; and the location of main water and main fuel shut-off valves.
(c) The inspector is not required to inspect the clothes washing machine connections; wells, well pumps, or water storage related equipment; water conditioning systems; solar water heating systems; fire and lawn sprinkler systems; or private waste disposal systems.
(d) The inspector is not required to determine whether water supply and waste disposal systems are public or private, the quantity or quality of the water supply, well yields, well pump longevity, or the internal condition of water storage equipment.
(e) The inspector is not required to operate safety valves or shut-off valves.

20-491-7 Electrical System

(a) The inspector shall inspect the service drop; service entrance conductors, cables, and raceways; service equipment and main disconnects; service grounding; interior components of service panels and sub-panels; conductors; over current protection devices; a representative number of installed lighting fixtures, switches, and receptacles; and the ground fault circuit interrupters.
(b) The inspector shall describe the amperage and voltage rating of the service; location of main disconnect or disconnects and sub panels; and the wiring methods used.
(c) The inspector shall report on the presence of solid aluminum branch circuit wiring.
(d) The inspector shall report on the absence of smoke detectors.
(e) The inspector is not required to inspect the remote control devices unless the device is the only control device, alarm systems and components, low voltage wiring systems and components, or the ancillary wiring systems and components not a part of the primary electrical power distribution system.
(f) The inspector is not required to measure amperage, voltage, or impedance.

20-491-8 Heating System

(a) The inspector shall inspect the installed heating equipment, vent systems, flues and chimneys.
(b) The inspector shall describe the energy source and the heating method by its distinguishing characteristics.
(c) The inspector is not required to inspect the interiors of flues or chimneys which are not readily accessible, the heat exchanger, the humidifier, dehumidifier, the electronic air filter, or solar space heating system.
(d) The inspector is not required to determine heat supply adequacy or distribution balance.

20-491-9 Air Conditioning Systems

(a) The inspector shall inspect the installed central and through-wall cooling equipment.
(b) The inspector shall describe the energy source and the cooling method by its distinguishing characteristics.
(c) The inspector is not required to inspect electronic air filters or determine cooling supply adequacy or distribution balance.

20-491-10 Interior

(a) The inspector shall inspect the walls, ceilings, floors, steps, stairways, railings, countertops a representative number of installed cabinets; a representative number of doors and windows; and garage doors and garage door operators.
(b) The inspector is not required to inspect the paint, wallpaper, and other finish treatments; the carpeting; the window treatments; the central vacuum systems; the household appliances; or recreational facilities.

20-491-11 Insulation and Ventilation

(a) The inspector shall inspect the insulation and vapor retarders in unfinished spaces; the ventilation of attics and foundation areas; and mechanical ventilation systems.
(b) The inspector shall describe the insulation and vapor retarders in unfinished spaces and the absence of insulation in unfinished spaces at conditioned surfaces.
(c) The inspector is not required to disturb insulation or vapor retarders or determine indoor air quality.

20-491-12 Fireplaces and Solid Fuel Burning Appliances

(a) The inspector shall inspect the system components and vent systems, flues, and chimneys.
(b) The inspector shall describe the fireplaces, solid fuel burning appliances and chimneys.
(c) The inspector is not required to inspect the interiors of flues or chimneys, firescreens and doors, seals and gaskets, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, or heat distribution assists, whether gravity controlled or fan assisted.
(d) The inspector is not required to ignite or extinguish fires, determine draft characteristics, or move fireplace inserts, stoves or firebox contents.

20-491-13 General Limitations and Exclusions

(a) Inspections performed in accordance with these regulations are not technically exhaustive. The inspector is not required to identify concealed conditions or latent defects.
(b) These regulations shall be applicable to buildings with four or fewer dwelling units and their attached garages or carports.
(c) The inspector is not required to perform any action or make any determination unless specifically stated in these regulations, except as may be required by lawful authority.
(d) The inspector is not required to determine the following:
(1) The condition of systems or components which are not readily accessible;
(2) The remaining life of any system or component;
(3) The strength, adequacy, effectiveness, or efficiency of any system or component;
(4) The causes of any condition or deficiency;
(5) The methods, materials, or costs of corrections;
(6) Future conditions, including, but not limited to, failure of systems or components;
(7) The suitability of the property for any specialized use;
(8) Compliance with regulatory requirements (codes, regulations, laws or ordinances);
(9) The market value of the property or its marketability;
(10) The advisability of the purchase of the property;
(11) The presence of potentially hazardous plants or animals, including, but not limited to, wood destroying organisms or diseases harmful to humans;
(12) The presence of any environmental hazards, including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water, and air, with the exception of radon, asbestos, lead paint, or lead solder;
(13) The effectiveness of any system installed or methods utilized to control or remove suspected hazardoussubstances;
(14) The operating costs of systems or components; or
(15) The acoustical properties of any system or component.
(e) Any services not required under Sections 20-491-1 to 20-491-14 of the Regulations of Connecticut State Agencies may be offered by the home inspector as an optional service or provided at the request of the client.
(f) The inspector is not required to offer or perform any act or service contrary to law, perform engineering services, or perform work in any other trade or professional service other than home inspection, or offer any warranties or guarantees of any kind.
(g) The inspector is not required to operate any system or component which is shut down or otherwise inoperable, any system or component which does not respond to normal operating controls, or shut-off valves.
(h) The inspector is not required to enter any area which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components; or the under-floor crawl spaces or attics which are not readily accessible.
(i) The inspector is not required to inspect underground items including, but not limited to, underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components which are not installed; decorative items; systems or components located in areas that are not entered in accordance with these regulations; detached structures other than garages and carports; or common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.
(j) The inspector is not required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris; or dismantle any system or component, except as explicitly required by these regulations.

20-491-14 Code of Ethics

(a) Opinions expressed by the inspector shall only be based on the inspector's education, experience and honest convictions.
(b) The inspector shall always act in good faith toward each client.
(c) The inspector shall not disclose any information concerning the results of the inspection without the approval of the client or such client's representative unless the inspector finds that public health, safety or welfare imperatively requires emergency action.
(d) The inspector shall not accept compensation, financial or otherwise, from more than one interested party for the same service without the consent of all interested parties.
(e) The inspector shall not accept or offer commissions or allowances, directly or indirectly, from other parties dealing with such inspector's client in connection with work for which the inspector is responsible.

(f) Prior to being retained, the inspector shall promptly disclose to his or her client any interest or conflict of interest which may affect the client.
(g) The inspector shall not allow an interest in any business to affect the quality or the results of the work which the inspector may be called upon to perform.
(h) The inspection work shall not be used as a vehicle for the inspector to deliberately obtain work in another field.
(i) The inspector shall make every effort to uphold, maintain, and improve the professional integrity, reputation, and practice of the home inspection profession.
(j) The inspector shall not engage in false or misleading advertising or otherwise misrepresent any matters to the public.
(k) No inspector shall express, within the context of an inspection, an appraisal or opinion of the market value of the inspected property.
(l) The inspector shall not discriminate against anyone on the basis of age, creed, color, sex, sexual orientation, physical or mental handicap, or national origin.