

## 2 – Family Building Inspection Report

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Address of Building Inspected:

**94 Silver Street  
New Britain, CT 06053**

Inspection Date: **11-19-13**

Start Time: **3:30 PM**



### **Inside & Out Home Inspection**

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## **Table of Contents**

<b>INSPECTION DETAIL LIST</b>	<b>5</b>
Unit Number Designation	5
Property (Includes Grading, Driveways, Sidewalks, Patios, Shrubs & Trees, Retaining Walls)	5
Building Exterior (Includes Porches, Decks, Doors, Windows, Siding & Trim)	6
Roof & Gutters	7
Basement	9
Smoke & Carbon Monoxide (CO) Detectors	9
Attic, Insulation & Building Ventilation	10
Chimneys	10
Common Entries	11
Smoke & Carbon Monoxide (CO) Detectors	11
Landlord & Common Electrical & Plumbing (Items a Plumber or Electrician Would Repair)	11
Building Interior -Unit #1	11
Smoke & Carbon Monoxide (CO) Detectors	11
Electrical, Heating & Plumbing – Unit #1 (Items a Plumber, Electrician or Heating Contractor Would Repair)	12
Bathrooms, Kitchen & Laundry - Unit #1	12
Building Interior - Unit #2	12
Smoke & Carbon Monoxide (CO) Detectors	12
Electrical, Heating & Plumbing - Unit #2 (Items a Plumber, Electrician or Heating Contractor Would Repair)	12
Bathrooms, Kitchen & Laundry - Unit #2	13
Building Interior -Unit #3	13
Smoke & Carbon Monoxide (CO) Detectors	13
Electrical, Heating & Plumbing – Unit #3 (Items a Plumber, Electrician or Heating Contractor Would Repair)	13
Bathrooms, Kitchen & Laundry - Unit #3	13
Building Interior - Unit #4	13
Smoke & Carbon Monoxide (CO) Detectors	14
Electrical, Heating & Plumbing - Unit #4 (Items a Plumber, Electrician or Heating Contractor Would Repair)	14
Bathrooms, Kitchen & Laundry - Unit #4	14
Building Interior -Unit #5	14
Smoke & Carbon Monoxide (CO) Detectors	14
Electrical, Heating & Plumbing – Unit #5 (Items a Plumber, Electrician or Heating Contractor Would Repair)	15
Bathrooms, Kitchen & Laundry - Unit #5	15
Building Interior - Unit #6	15
Electrical, Heating & Plumbing - Unit #6 (Items a Plumber, Electrician or Heating Contractor Would Repair)	15
Bathroom, Kitchen & Laundry - Unit #6	15
Garage	15
<b>Additional Recommendations</b>	<b>17</b>
<b>BUILDING INSPECTION CONTRACT</b>	<b>17</b>

<b>BUILDING CONSTRUCTION</b>	<b>20</b>
<b>BUILDING EXTERIOR</b>	<b>21</b>
<b>ROOFS</b>	21
Exterior Siding & Trim	21
<b>Lowest Level</b>	<b>22</b>
Basement Construction	22
Basement Interior	22
Basement Drainage & Water Entry	22
<b>BUILDING INTERIOR</b>	<b>23</b>
<b>CHIMNEYS</b>	<b>23</b>
Masonry Chimneys (2)	23
<b>HEATING &amp; WATER HEATING SYSTEMS</b>	<b>24</b>
All Units	24
Fuels/Energy Used For Heating	24
<b>HEATING SYSTEMS</b>	<b>24</b>
All Units	24
Boilers – Units #1,2,4,5,6 (Boiler For Unit #3 Has Been Removed)	24
Heat Distribution From Boilers	25
<b>WATER HEATERS</b>	<b>26</b>
Unit #1	26
Unit #2	26
Unit #3	26
Unit #4	26
Unit #5	27
Unit #6	27
<b>PLUMBING SYSTEM</b>	<b>27</b>
Water Service	27
Interior Piping	27
Waste Piping	28
<b>Kitchen Appliances</b>	<b>28</b>
Unit #1	28
Unit #2	28
Unit #3	28
Unit #4	28
Unit #5	29
Unit #6	29
<b>ELECTRICAL SERVICES &amp; SYSTEMS</b>	<b>30</b>
Landlord Meter	30
Main Circuit Protection	30

<b>Main Circuit Panel</b>	<b>30</b>
<b>Unit #1 - #6</b>	<b>30</b>
<b>Main Circuit Protection</b>	<b>30</b>
<b>Main Circuit Panels</b>	<b>30</b>
<b>Ground Fault Interrupters (GFI)</b>	<b>30</b>
<b>Wiring In Building</b>	<b>31</b>
 <b>INSULATION</b>	 <b>31</b>
 <b>INSPECTION METHODS</b>	 <b>31</b>
<b>LOWEST LEVEL</b>	31
<b>ATTIC</b>	31
<b>ROOF</b>	32
<b>ELECTRICAL SERVICES &amp; SYSTEMS</b>	32
 <b>STATE OF CONNECTICUT HOME INSPECTOR STATUTES</b>	 <b>32</b>

# **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 the building.
- **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. 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 Contract and State of Connecticut Home Inspector Statutes are a part of this inspection report.

**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 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.

### **Unit Number Designation**

Unit #1 – 1 South

Unit #2 – 1 North

Unit #3 – 2 South

Unit #4 – 2 North

Unit #5 – 3 South

Unit #6 – 3 North

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

1. The chain link fence in the front is in poor condition. Top rails are missing, posts along the driveway are bent and fencing is rusty.
2. The concrete driveway is in poor condition as well as the sidewalk along the street.

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

1. The lower step at the rear entry is broken. This is a fall hazard.



2. Soffit trim is missing on the left-front and right-front corner of the building.



3. Most window screens are missing. Some screens are present in the basement. Replacement screens are available from this company: <http://www.screenitagain.com/home.aspx>
4. Some brick mortar is missing. Keep mortar maintained to prevent further deterioration.
5. Several windows in the rear entry stairwell are in poor condition.
6. Vinyl siding on the rear entry is loose in several areas. Trim is damaged on the left side.
7. **Water runs into the basement through the 2 right-rear basement windows.**



8. Visible gaps are present at the front left side basement window. This allows direct rodent entry.

### **Roof & Gutters**

1. The roof appeared in fair condition. It has been repaired along the front and left edge. Repairs appeared adequate to repair previous deficiencies in the roof. The right side has been covered with architectural and triple-tab shingles. Other portions are granule covered asphalt roll roofing that is older. Black areas are visible where granules have released. The roof has been heavily patched. Gaps are present in roof cement on the small peak roof between chimneys that may be leak paths. These leaks would probably leak into the center chase of the building. There are 2 holes over the portion of the roof over the rear entry stairwell. These could be possible leaks. The roof's remaining life expectancy cannot be determined. Due to its age, 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 ceilings and walls.











2. The front porch has several damaged shingles. This roof appeared near the end of its life.
3. Front gutters are missing. Gutter drains are still on the front of the building.

### **Basement**

1. **Mold is present on the sheetrock wall in the left-front of the basement. If you are concerned about mold or the possible presence of mold in this building you should have an inspection conducted by a Certified Mold Remediation Company.**



2. **Carpeting is installed on areas of the basement floor. This retains moisture and promotes mold growth.**
3. A coin operated dryer is present in the basement. It was not tested.

### **Smoke & Carbon Monoxide (CO) Detectors**

1. **A functional smoke detector that is not part of the alarm system is not present in the basement.**

**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 all concrete, block, stone and brick foundations. Although water may not be visible in a basement it leaks through mortar joints, wicks through concrete, stones, bricks and blocks 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 or the possible presence of mold in this building you should have an inspection conducted by a Certified Mold Remediation Company.

#### Attic, Insulation & Building Ventilation

1. The attic floor is uninsulated. After infiltration, the largest heat loss from a building is through the attic floor.
2. Walls in the chase in the center of the building are uninsulated. This allows unnecessary heat loss from the building.

Older buildings and some newer buildings do not have ventilation installed or have inadequate ventilation in attics, roofs and soffits. These buildings usually have stone, block or brick foundations that allow water to penetrate the foundation. This can also occur with concrete foundations. Although water may not be visible in a basement it leaks through mortar joints, wicks through concrete, stones, bricks and blocks 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. If an older building with poor ventilation has been insulated that makes moisture retention worse. 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 or the possible presence of mold in this building you should have an inspection conducted by a Certified Mold Remediation Company.

#### Chimneys

1. Visible portions of chimneys appeared in acceptable condition.
2. Rain caps are not installed on chimneys. Water enters chimney structures and flues and deteriorates chimney mortar and the flue liners. This is accelerated by acid in flue gases combining with moisture. Debris can also enter the chimney and plug their bases. We recommend installing rain caps on chimneys. \*



Conditin of chimney flues

### **Common Entries**

1. Entry doors to units are fire rated.

### **Smoke & Carbon Monoxide (CO) Detectors**

1. Smoke detectors that are not part of the alarm system are not functional on all levels of both common entries.

### **Install Sufficient And Have All Smoke Detectors Operational Before Occupying The Building**

### **Landlord & Common Electrical & Plumbing (Items a Plumber or Electrician Would Repair)**

1. This building has a central alarm system with heat detectors installed throughout the building. It appears this system is necessary for proper fire protection of tenants in the building. It was not determined if this system was functional.
2. Circuit breakers in the Landlord electrical panel are not labeled.
3. A ½ bathroom is present on the 1<sup>st</sup> level of the rear common entry. The toilet seat is missing and the toilet was dry. It was not determined if this toilet is functional.

### **Building Interior -Unit #1**

1. The interior of this apartment is in acceptable condition. It needs some remodeling to make it attractive to a new tenant.
2. The front entry door is damaged from previous forced entry.

### **Smoke & Carbon Monoxide (CO) Detectors**

1. A functional smoke detector is not installed in this apartment.
2. A CO detector is not installed in this apartment. These are recommended where gas is burned in the living area.

### **Install Sufficient And Have All Smoke Detectors Operational Before Occupying The Building**

### **Electrical, Heating & Plumbing – Unit #1 (Items a Plumber, Electrician or Heating Contractor Would Repair)**

1. The pantry light is hanging by its wires. Repair.
2. The tenant complained of problems with receptacles in the center room. The front receptacle felt broken. It is loose in the box. The rear receptacle arced when an appliance was plugged in. Have investigated by a Licensed Electrician. \*
3. Choose an electricity supplier to reduce the electric bill. Visit:  
[http://www.ctenergyinfo.com/display\\_rates.htm](http://www.ctenergyinfo.com/display_rates.htm)
4. The thermostat is not programmable. Install a programmable thermostat. These reduce energy consumption.
5. This apartment has natural gas service. It may be eligible for an energy audit from Connecticut Natural Gas. More information is available at:  
<http://www.cngcorp.com/YourHome/EnergyConservation/EnergyAudits.html>

### **Bathrooms, Kitchen & Laundry - Unit #1**

1. Kitchen countertop space is limited.

### **Building Interior - Unit #2**

1. The interior of this apartment is in acceptable condition. It needs some remodeling to make it attractive to desirable tenants.
2. A broken window pane is present in the kitchen.
3. The closet door in the rear room is damaged.
4. A live roach was observed in the bathroom. Our customer stated they observed roaches in other apartments. It is likely professional pest control services will be required to eliminate the roach infestation.

### **Smoke & Carbon Monoxide (CO) Detectors**

1. A functional smoke detector is not installed in this apartment.
2. A CO detector is not installed in this apartment. These are recommended where gas is burned in the living area.

### **Install Sufficient And Have All Smoke Detectors Operational Before Occupying The Building**

### **Electrical, Heating & Plumbing - Unit #2 (Items a Plumber, Electrician or Heating Contractor Would Repair)**

1. Electric power and the gas utility were off at the time of the inspection. Heat, appliances, lights, receptacles and appliances were not tested.
2. The light switch in the bathroom is broken.
3. Choose an electricity supplier to reduce the electric bill. Visit:  
[http://www.ctenergyinfo.com/display\\_rates.htm](http://www.ctenergyinfo.com/display_rates.htm)
4. The thermostat is not programmable. Install a programmable thermostat. These reduce energy consumption.
5. This apartment has natural gas service. It may be eligible for an energy audit from Connecticut Natural Gas. More information is available at:  
<http://www.cngcorp.com/YourHome/EnergyConservation/EnergyAudits.html>

### **Bathrooms, Kitchen & Laundry - Unit #2**

1. Kitchen countertop space is limited.
2. The refrigerator was off at the time of the inspection.

### **Building Interior -Unit #3**

1. The interior of this apartment is in acceptable condition. It needs some remodeling to make it attractive to desirable tenants.
2. Carpets are dirty and need replacement.

### **Smoke & Carbon Monoxide (CO) Detectors**

1. **A functional smoke detector is not installed in this apartment.**
2. A CO detector is not installed in this apartment. These are recommended where gas is burned in the living area.

### **Install Sufficient And Have All Smoke Detectors Operational Before Occupying The Building**

### **Electrical, Heating & Plumbing – Unit #3 (Items a Plumber, Electrician or Heating Contractor Would Repair)**

1. **Electric power and the gas utility were off at the time of the inspection. Heat, appliances, lights, receptacles and appliances were not tested.**
2. Choose an electricity supplier to reduce the electric bill. Visit:  
[http://www.ctenergyinfo.com/display\\_rates.htm](http://www.ctenergyinfo.com/display_rates.htm)
3. Gas was disconnected from the heating boiler. The boiler may be functional as long as the heating system holds water pressure.
4. **The thermostat is not programmable. Install a programmable thermostat. These reduce energy consumption.**
5. This apartment has natural gas service. It may be eligible for an energy audit from Connecticut Natural Gas. More information is available at:  
<http://www.cngcorp.com/YourHome/EnergyConservation/EnergyAudits.html>

### **Bathrooms, Kitchen & Laundry - Unit #3**

1. Kitchen countertop space is limited.
2. The refrigerator was shut off at the time of the inspection.
3. Caulking at the bathtub enclosure was poorly installed. It is cracked.
4. The knob is missing on the bathroom sink hot water faucet.

### **Building Interior - Unit #4**

1. The interior of this apartment is in poor condition and dirty. It needs complete remodeling to make it attractive to desirable tenants.
2. The passlock is missing on the rear room entry door.
3. The ceiling is sagging in the center room. From the appearance of damage, it appeared it was caused by a possible roof leak down the interior of the building wall.
4. A storm window is installed on the inside of the right window in the front room. The original



double-hung window is missing.

### **Smoke & Carbon Monoxide (CO) Detectors**

1. **A functional smoke detector is not installed in this apartment.**
2. A CO detector is not installed in this apartment. These are recommended where gas is burned in the living area.

### **Install Sufficient And Have All Smoke Detectors Operational Before Occupying The Building**

### **Electrical, Heating & Plumbing - Unit #4 (Items a Plumber, Electrician or Heating Contractor Would Repair)**

1. **Bottom screws are missing on the electrical panel. The cover holds circuit breakers in place. Install additional screws.**
2. **The gas utility and electric power was off at the time of the inspection. The heating system, appliances, lights, receptacles and appliances were not tested.**
3. Choose an electricity supplier to reduce the electric bill. Visit:  
[http://www.ctenergyinfo.com/display\\_rates.htm](http://www.ctenergyinfo.com/display_rates.htm)
4. **The heating boiler has been removed and appeared non-functional. Have a replacement boiler installed. \***
5. The water heater flue was disconnected but the tank felt full of water. The water heater may be functional.
6. **The thermostat is not programmable. Install a programmable thermostat. These reduce energy consumption.**
4. This apartment has natural gas service. It may be eligible for an energy audit from Connecticut Natural Gas. More information is available at:  
<http://www.cngcorp.com/YourHome/EnergyConservation/EnergyAudits.html>

### **Bathrooms, Kitchen & Laundry - Unit #4**

1. Kitchen cabinets are in poor condition.
2. Kitchen countertop space is limited.
3. The cooking stove is in poor condition. Replace.
4. The refrigerator interior is very moldy. The refrigerator was shut off at the time of the inspection.
5. Caulking on the bathtub enclosure was poorly installed. It is cracked, dirty and moldy.
6. **The bathroom ceiling is heavily water damaged. This is likely from leaks in the bathroom above.**
7. The toilet seat is missing.

### **Building Interior -Unit #5**

1. The interior of this apartment is in acceptable condition.

### **Smoke & Carbon Monoxide (CO) Detectors**

1. **A functional smoke detector is not installed in this apartment.**
2. A CO detector is not installed in this apartment. These are recommended where gas is burned in the living area.

**Install Sufficient And Have All Smoke Detectors Operational Before Occupying The Building**

**Electrical, Heating & Plumbing – Unit #5 (Items a Plumber, Electrician or Heating Contractor Would Repair)**

1. Choose an electricity supplier to reduce the electric bill. Visit:  
[http://www.ctenergyinfo.com/display\\_rates.htm](http://www.ctenergyinfo.com/display_rates.htm)
2. **The thermostat is not programmable. Install a programmable thermostat. These reduce energy consumption.**
3. This apartment has natural gas service. It may be eligible for an energy audit from Connecticut Natural Gas. More information is available at:  
<http://www.cngcorp.com/YourHome/EnergyConservation/EnergyAudits.html>

**Bathrooms, Kitchen & Laundry - Unit #5**

1. Kitchen countertop space is limited.

**Building Interior - Unit #6**

1. This apartment was not inspected.

**Install Sufficient And Have All Smoke Detectors Operational Before Occupying The Building**

**Electrical, Heating & Plumbing - Unit #6 (Items a Plumber, Electrician or Heating Contractor Would Repair)**

1. Choose an electricity supplier to reduce the electric bill. Visit:  
[http://www.ctenergyinfo.com/display\\_rates.htm](http://www.ctenergyinfo.com/display_rates.htm)
2. **The thermostat is not programmable. Install a programmable thermostat. These reduce energy consumption.**
5. This apartment has natural gas service. It may be eligible for an energy audit from Connecticut Natural Gas. More information is available at:  
<http://www.cngcorp.com/YourHome/EnergyConservation/EnergyAudits.html>

**Bathroom, Kitchen & Laundry - Unit #6**

1. Nothing to report.

**Garage**

1. **The garage is in poor condition. The retaining wall on adjoining property at the rear has shifted forward causing the rear wall of the garage to move inward. This has caused the center of the garage to move forward approximately 8". The garage visibly leans to the left and the right end is also visibly pitched forward. It does not appear practical to repair the garage. The possibility exists that the retaining wall at the rear may fail under a period of heavy rain for an extended period of time. It may eventually fail from gradual soil pressure behind the wall.**



2. Doors on the 2 left bays of the garage were screwed closed. Contents of the garage were not inspected.
3. A tree contacts the garage at the left-front corner and has damaged the roof. The tree is located on adjacent property.

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

## **Additional Recommendations**

1. Have all smoke detectors operational before occupying the building.
2. CO detectors are not installed in the building. These are recommended where gas or wood burning appliances are used in the living area of the building.
3. Correct trip and fall hazards identified.
4. Have electrical deficiencies corrected by a Licensed Electrician. \*
5. Repair or replace defective heating boilers.
6. Anticipate the expense of having the building treated for a roach infestation by a Licensed Pest Control Company.
7. Have the building inspected by the local Fire Marshall to make sure it conforms to the current enforced Fire Code.
8. We did not see any wood destroying insect damage during our inspection. If you are concerned about any possible damage we did not see you should have the building inspected by a Licensed Pest Control Company.
9. If you are concerned about the presence of mold in this building and any potential health hazard; you should have it inspected by a Certified Mold Testing Company before you purchase it.
10. Obtain a plot plan or property survey before the real estate closing.
11. Energy audits are available from:  
[http://www.ctenergyinfo.com/dpuc\\_home\\_energy\\_solutions.htm?show\\_submenu=bxrsy96t](http://www.ctenergyinfo.com/dpuc_home_energy_solutions.htm?show_submenu=bxrsy96t)

## **Inside & Out Home Inspection**

**Richard Westervelt**  
**Connecticut License # 416**

## **Building Inspection Contract**

This contract is for a visual inspection of the above designated property to determine if there are any major deficiencies in its condition. The inspection is limited to all exposed surfaces of the building and major components, systems and appliances within the building. We report conditions as of the date and time of the inspection. There may be defects, including mold, that exist but cannot be detected through a visual inspection or that appear after our inspection. Changes to the property that occurred after our inspection are not part of our inspection or report. The inspection includes: the property and the exterior of the building including, roofs, siding, gutters, windows, doors, porches, walkways, driveways and grading; the building structure including, visible framing, building support beams foundation and basement; plumbing, heating/cooling and water heating systems; building interior including walls, ceilings, floors, doors, windows and stairs; the attic, attic ventilation and insulation; electrical system; kitchens and bathrooms and associated appliances and fixtures. The inspection is prepared for the sole use and possession of our customer. It is performed in conformance with Connecticut State Statutes Section 20-491-1 thru 20-491-14 of which a copy has been provided.

No dismantling of the building or equipment will be done. Normal operating devices such as thermostats and switches are used to determine the proper operation of systems. Adequacy or efficiency of heating systems or proper calibration or full operation of appliances is not determined. The heat exchanger of a furnace is not visible without disassembly and its integrity or safety is not included in the inspection. No



claims, but opinions, are made to the remaining lifespan of any particular item. The written report will be considered the entire report. **Verbal comments made during the inspection are not part of the report.**

**Exclusions:** No certification is made as to the conformance or lack thereof to Federal, State or Local Governmental Codes, regulations or guidelines. No search or check of municipal or health district records is included. No warranty or guarantee of the structure, its systems or contents is provided. We do not guarantee any remaining life expectancy of any part of the building or system or part of any system in the building. We do not guarantee the absence or presence of mold, rodents, pests, insects or wood destroying insects (termites, powder post beetles, carpenter ants, carpenter bees, etc.). These may be present in areas that could not be inspected. If their presence is observed it is reported. The inspection does not guarantee the absence of potentially harmful substances or environmental hazards. These include but are not limited to: asbestos, any lead substances, radon gas in air or water, carbon monoxide, molds and spores, toxins or pollutants in water or air (indoor or outdoor) or toxic substances in building materials. No determination is made as to the previous use of the property and building, storage or spillage of chemicals or potentially harmful substances. We do not determine the building's fire safety or report fire hazards. Every effort is made to determine the condition of the building and report any unsafe, undesirable or hazardous conditions.

**We Specifically Do Not Inspect:** Alarm or security systems, private sewage disposal systems, domestic water treatment systems, sprinkler systems (fire or lawn), fire safety or other safety equipment, remote controlled devices and remote controlled lighting systems, integrated lighting systems, home automation systems, elevators, lifts or dumbwaiters. We do not determine proper operation of solar heating and power systems, geothermal heating systems, heat pumps during cold weather (below 38°F), appliances sold with the building, central vacuum systems, spas, hot tubs, whirlpool tubs and swimming pool heaters, pool water filtering and treatment equipment. We do not test air conditioners below 65°F. We do provide an opinion of the general condition, functionality and remaining life span of any equipment present.

### **Disputes**

Any claim or lawsuit arising out of this inspection or the report shall be made after the following conditions are met:

1. **Right to Re-inspect & Repair:** If the Customer feels the Company has made an error or omission, the Company must have the opportunity to re-inspect the entire property and specifically any portions affecting the disputed portion. No claim can be made before we have had the opportunity to reinspect the entire property. No repairs or alterations will be made to that portion of the property or portions affecting the disputed portion in the dispute before any re-inspection. Repairs or alterations changing the condition of the disputed portion of the property or the portions affecting the disputed portion before our re-inspection will **void** any claims. The Company has the right to provide repairs to the property at their cost. These repairs shall meet the satisfaction of the Customer.
2. **Notice of Claim:** Written notice of a claim must be given to the Company on or before the 60<sup>th</sup> day after the date of this agreement. The claim must state (a) what the Company did or failed to do (b) why the Customer feels the Company is responsible (c) what corrective action the Company should take and (d) allow the Company to re-inspect and make repairs.
3. **Time Limitation:** No claim or lawsuit arising out of this inspection or the report may be filed unless it is filed within 60 days of the date of this agreement and conditions one (1) and two (2) have been met.



4. **Limitation of Damages:** The maximum amount a Customer may recover is limited to two (2) times the amount of the inspection fees paid under this agreement.
5. **Severability:** If one or more portions of this agreement are found to be unenforceable, the remainder of the agreement shall remain in effect.

**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 contents of our report indicates your acceptance of our inspection contract.**

## Summary

Weather at Start of Inspection: **Sunny, 43 °F**

Recent Weather Extremes: None                      Soil: Damp

Type of Structure: **Multi-Family – 6 Units**

Year Built: **1925**                      (Known Date)

Construction: **Wood Frame**                      Building Style: **Brick Construction w/Flat Roof**                      (Portions of Building Occupied)

### Safety Items

### Recommendations

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Insufficient Smoke Detectors Installed</li> <li><input checked="" type="checkbox"/> Installed Smoke Detector(s) Not Functional</li> <li><input checked="" type="checkbox"/> CO Detectors Not Installed:</li> <li><input checked="" type="checkbox"/> Adequate GFI (Ground Fault Interrupter) Protection</li> <li><input checked="" type="checkbox"/> Unable to Test Installed GFI Protection</li> <li><input checked="" type="checkbox"/> Minor Electrical System Deficiencies Present</li> <li><input type="checkbox"/> Poorly Lit / Unlit Areas</li> <li><input type="checkbox"/> Missing Handrails</li> <li><input checked="" type="checkbox"/> Trip or Fall Hazards Present</li> <li><input checked="" type="checkbox"/> 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.</li> <li><input checked="" type="checkbox"/> Visible Mold or Mold Damage Noted On Interior</li> </ul> | <p><b>Insufficient Functional Smoke Detectors in the Building Can Result in the Possible Death of Occupants of the Building.</b></p> <p><b>Inadequate GFI Protection Can Result in Possible Electrical Shock</b></p> <p><b>These Can Result in Permanent Personal Injury.</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Eliminate Moisture Problems Causing Mold Condition</li> <li><input checked="" type="checkbox"/> Improve Grading/Drainage Around Building</li> <li><input checked="" type="checkbox"/> Operate a Dehumidifier in Summer Weather</li> <li><input checked="" type="checkbox"/> Have the Building Inspected By a Certified Mold Testing Company</li> </ul> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**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: <http://www.epa.gov/mold/moldguide.html>**

### Livability

- ☒ Leaking Plumbing Fixtures
- ☒ Defective Plumbing Fixtures
- ☐ Appliances That Do Not Function Properly
- ☒ Broken/Missing/Loose Windows, Screens or Doors
- ☒ **Most Windows Are Not Energy Efficient**
- ☒ Doors That Do Not Lock or Function Normally
- ☒ Indications of Water Entry in Basement
- ☒ Undetermined Hot Water Supplies
- ☒ Operation of Heating Systems Not Determined:

- ☒ Basement Dampness & Odor: Smells Damp
- ☒ Roof is in Fair Condition    ☐ Reroof
- ☒ Limited Parking On Property For Tenants
- ☒ Building/Property Has Been Minimally Maintained

### **Structural Condition**

- ☒ Building In Below Normal Condition For Its Age
- ☒ Wood Destroying Insects (WDI):  
Damage May be Present But Not Found
- ☐ Structural Deterioration Noted

### **Recommendations**

- ☐ Have Licensed Pest 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.

Roach Infestation  
Mold Observed

**Note: If the building was built before 1978 it is likely that lead paint is present on or in the building. Lead is a hazard if it is ingested (eaten) or inhaled (breathed in). If paint is peeling, you should take the proper precautions. If you are concerned about the hazards of lead paint or other lead substances, you should have an inspection done by a Licensed Lead Inspector.**

**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:**

#### ☐ **Nothing Noted**

- ☐ Debris Piled Against Building
- ☐ Excessive Amount of Stored Items or Furniture
- ☐ Snow or Ice Cover
- ☒ Locked or Un-operable Doors
- ☐ Partially Finished Basement
- ☒ Finished Basement Ceiling

- ☐ Unable to Reach or Access Areas
- ☐ Stinging Insects Present
- ☐ Parked Cars
- ☒ Utilities Off
- ☐ Missing Light Bulbs/Unlit Areas
- ☐
- ☐
- ☐ Outside Temperature Too Low

#### **Areas Effected**

- ☐ Exterior of Building and Foundation
- ☐ Foundation - Interior Walls
- ☒ Floor Support Structure Plumbing and Electrical Wiring
- ☒ Unit #6
- ☐ Roof Understructure
- ☐ Basement
- ☐ Wood Destroying Insect Inspection  
Conducted Only a Partial Inspection
- ☐ Living Area
- ☐ Chimney(s) Flue(s)
- ☒ Portions of Garage
- ☒ Utilities
  - ☐ Water Service
  - ☐ Waste System
  - ☒ Electrical Services
  - ☒ Hot Water Supplies
- ☒ Heating Systems
- ☐ 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**

### **ROOFS**

**Building**      **Roof Style:** Flat

**Material**

Roll Roofing

Asphalt Architectural

Asphalt – Triple Tab

Layers Noted: Not Determined

**Estimated Stage of Life:** Near End of Life (Based on Visual Appearance)

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.**

**Garage**      **Roof Style:** Hip

**Material**

Asphalt - Triple Tab

Layers Noted: Not Determined

**Estimated Stage of Life:** Near End of Life (Based on Visual Appearance)

**Roof Flashing (Building Only)**

**Material**

Covered With Roof Cement

Aluminum

**Roof Penetrations**

Chimney(s)

Plumbing Vent Pipes

Room Vents

Skylight

Antenna

**Gutters & Leader Pipes**

**Material**

Aluminum

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.

### **Exterior Siding & Trim**

**Building Walls**

Walls Straight/Level

### **Exterior Siding Material**

Brick w/Mortar  
Vinyl Siding

### **Exterior Building Trim**

#### **Material**

Wood - Painted  
Plastic

### **Windows Installed in Building**

Double Hung - Newer Double-Glazed or Replacement Windows

#### **Double Hung Single-Glazed (Older)**

#### **Fixed Single-Glazed**

Storm Windows Present      **Note: Bold underlining indicates windows are not energy efficient.**

Most Windows are in Poor Condition

**Many Windows are Not Energy Efficient**

**Recommendation: Install Energy Efficient Replacement Windows**

## **Lowest Level**

### **Basement Construction**

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

### **Walls**

#### **Construction**

Stone w/Mortar  
Brick w/Mortar

#### **Conditions Observed**

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

### **Basement Floor**

#### **Construction**

Concrete

## **Basement Interior**

### **Columns**

Metal

### **Floor Support**

2" x 8" Wood Rafters

Main Beams: Wood

## **Basement Drainage & Water Entry**

### **Property Grading**

<b><u>Conditions Observed</u></b> Grading Satisfactory - Away From Building	
<input type="checkbox"/> Correct grading to a pitch of 3"/5 feet away from the foundation. <input type="checkbox"/> Fill in low areas to correct grading. <input type="checkbox"/> Correct gutter discharge locations.	
<b><u>Floor Drains</u></b>	<b>None Present</b>
<b><u>Sump Pump</u></b>	<b>None Present</b>
<b><u>Water in Basement</u></b> (Other than Plumbing leaks)	
<b><u>Conditions Observed</u></b> No Water In Basement on the Day of The Inspection Indications of Water Entry	
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. <b style="color: red;">No guarantee is provided that the basement has not had in the past or will not have water entry problems in the future.</b>	
<b><u>Dampness</u></b>	Smells Damp Basement May Have A Damp/Musty Odor in Summer Months Operate Dehumidifiers
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.	
<b><u>BUILDING INTERIOR</u></b>	
<b><u>Floors</u></b>	
Level	
<b><u>Attic</u></b>	
Attic Above Living Area Stair Access Attic Fully Floored Attic Floor Joists <u>2" x 6"</u> <input type="checkbox"/> Not Observed Roof Rafters - <u>2" x 6"</u> <input type="checkbox"/> Not Observed Board Roof Sheathing	
<b><u>CHIMNEYS</u></b>	
<b><u>Masonry Chimneys (2)</u></b>	
Number of Flues: 1 Each <b><u>Construction</u></b> Brick w/Mortar Flue(s) Inspected - Boilers Flue Liner(s) Present Cleanout Door(s) Present Spark Arrester/Rain Cap(s) Not Installed (1)	



## HEATING & WATER HEATING 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 thru 2000 78-85%
- Modern Oil Boilers & Furnaces with Standard Oil Burner 84–86%
- High Efficiency Condensing Gas Boilers 90-94%
- Newer Gas Furnaces With Variable Gas Input & Variable Speed Blowers 80 – 86%
- Modern High Efficiency Condensing Gas Furnaces 90–97%
- Electric Heat – 98%

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 that type of appliance is installed in the building.

### All Units

### Fuels/Energy Used For Heating

Gas                      Leaks: No Evidence of Fuel Leaks

### Gas Service

Public - Meter(s) Installed

Meter(s) Located at: Basement

Main Shutoff Valve(s): Meter(s)

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

## HEATING SYSTEMS

### All Units

### Heating Controls

### Conditions Observed

Thermostats: 1 Zone(s) Each

Not Tested

### Safety Controls

Sprinkler Head

**Boilers – Units #1,2,3,5,6**    **(Boiler For Unit #4 Has Been Removed)**

### Equipment Installed

Brand: Utica                      Fuel: Gas

Age: **Older** Estimated Age: **30-35 yrs.**

Combustion Air From: **Interior**

Location: **Basement**

Older Conventional Boiler - Lower Efficiency

Cast Iron Boiler Construction

Hot Water Heat

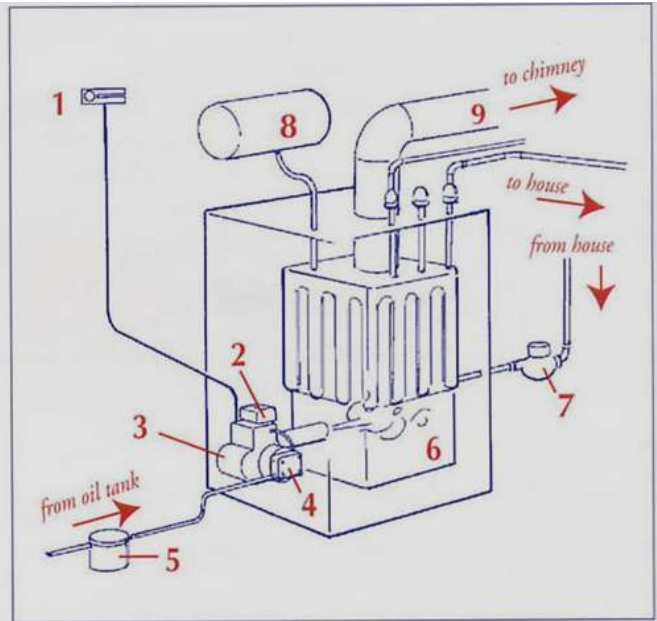
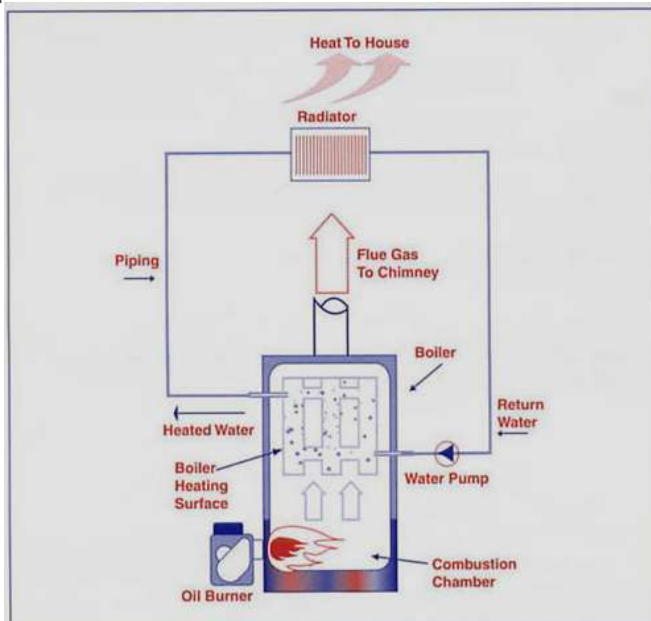
The life expectancy of steel boilers is up to 25 years. Cast iron boilers can last up to 50 years and even longer. No guarantee is provided for the remaining life expectancy of your boiler.

**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.

☒ **Boilers appear poorly maintained.**

### **Operation of Oil or Gas Heating Boilers**

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 and 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 and 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 and off during this time. When the building is warm, the burner and 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.



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.

### **Heat Distribution From Boilers**

Baseboard Convectors  
Copper Distribution Pipe

#### **Conditions Observed**

Heating Systems Not Tested  
Boiler for Unit #3 is Disconnected  
Boiler for Unit #4 Has Been Removed

## **WATER HEATERS**

### **Unit #1**

**Tank Type: Gas**

#### **Equipment Installed**

Brand: **GE**      Apparent Age: Midlife      Date on Heater: **2011**      Tank Size: **40** Gal.  
Location: Basement      Safety Valve And Extension Installed

#### **Hot Water Supply**

Hot Water Supply Not Tested      Hot Water Received at Expected Faucets.

### **Unit #2**

**Tank Type: Gas**

#### **Equipment Installed**

Brand: **NoName**      Apparent Age: Older      Tank Size: **40** Gal.  
Location: Basement      Safety Valve And Extension Installed

#### **Hot Water Supply**

Hot Water Supply Not Tested      Hot Water Not Received at Expected Faucets.

### **Unit #3**

**Tank Type: Gas**

#### **Equipment Installed**

Brand: **Whirlpool**      Apparent Age: Older      Date on Heater: **1999**      Tank Size: **40** Gal.  
Location: Basement      Safety Valve And Extension Installed

#### **Hot Water Supply**

Hot Water Supply Not Tested      Hot Water Not Received at Expected Faucets.

### **Unit #4**

**Tank Type: Gas**

#### **Equipment Installed**

Brand: **Richmond**      Apparent Age: Older      Date on Heater: **1996**      Tank Size: **40** Gal.  
Location: Basement      Safety Valve And Extension Installed

#### **Hot Water Supply**

Hot Water Supply Not Tested      Hot Water Not Received at Expected Faucets.

**Unit #5****Tank Type: Gas****Equipment Installed**

Brand: **A. O. Smith**      Apparent Age: Midlife      Date on Heater: **2007**      Tank Size: **40** Gal.  
Location: Basement      Safety Valve And Extension Installed

**Hot Water Supply**

Hot Water Supply Not Tested      Hot Water Received at Expected Faucets.

**Unit #6****Tank Type: Gas****Equipment Installed**

Brand: **Morflo**      Apparent Age: Older      Date on Heater: **1995**      Tank Size: **40** Gal.  
Location: Basement      Safety Valve And Extension Installed

**Hot Water Supply**

Hot Water Supply Not Tested      Hot Water Not Received at Expected Faucets.

**Life Expectancy** The remaining life expectancy of midlife and older water heaters cannot be determined. Deterioration of components and 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. Failure can occur at any time.

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.

**PLUMBING SYSTEM****Water Service****Public Water Supply**

Location of Service Entry to Building: Front of Basement

Main Shut-off Located at: **Water Meter**

Size of Water Piping After Meter: 1" (1/2" Piping May Limit Water Flow to Plumbing Fixtures)

**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 Piping**

Cast Iron And Plastic  
Cleanout Fittings Present

**Waste Vent Piping**

Plastic Pipe  
Vent Pipe Extends Through Roof

**Waste Discharge**

Basement Floor  
Public Sewer As Stated By: Buyer

Satisfactory Installation

**Kitchen Appliances****Unit #1****Refrigerator**

Brand: **Kenmore**

Age: Older  
Items Cold - Appears to Operate Normally

**Stove**

Cooktop/Oven

Gas -

Brand: **NoName**

Cooktop And Oven Age: Midlife

Cooktop/Oven Combined  
Open Burners

In Use - Appears to Function Normally

**Unit #2****Refrigerator**

Brand: **Hotpoint**

Age: Midlife  
Not Plugged In - Operation Not Determined

**Stove**

Cooktop/Oven

Gas -

Brand: **Whirlpool**

Cooktop And Oven Age: Midlife

Cooktop/Oven Combined  
Open Burners

Not Tested

**Unit #3****Refrigerator**

Brand: **Whirlpool**

Date on Refrigerator: **2001**      Age: Midlife  
Not Plugged In - Operation Not Determined

**Stove**

Cooktop/Oven

Gas -

Brand: **GE**

Cooktop And Oven Age: Midlife

Cooktop/Oven Combined  
Open Burners

Not Tested

**Unit #4**



<u>Refrigerator</u>	Brand: <b>Kenmore</b>	Age: Older Items Cold - Appears to Operate Normally
<u>Stove</u>	Cooktop/Oven	Gas -      Brand: <b><u>Kenmore</u></b>
	Cooktop And Oven Age: Older	
Cooktop/Oven Combined Open Burners		Not Tested - Very Poor Condition
<u>Unit #5</u>		
<u>Refrigerator</u>	Brand: GE:	Age: Midlife Items Cold - Appears to Operate Normally
<u>Stove</u>	Cooktop/Oven	Gas -      Brand: <b><u>Americana</u></b>
	Cooktop And Oven Age: Midlife	All Burners Function Oven And Broiler Function Normally
Cooktop/Oven Combined Open Burners		
<u>Unit #6</u>		
<u>Refrigerator</u>	Not Inspected	
<u>Stove</u>	Not Inspected	
<u>Life Expectancy</u>	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		
Unit #1		
Washer	Not Sold With Building	
Unit #2		
Washer	None Present	
Unit #3		
Washer	None Present	
Unit #4		
Washer	None Present	
Unit #5		

Washer      **Not Sold With Building**

Unit #6

Washer      **Not Inspected**

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 SERVICES & SYSTEMS**

### **Service Wires to Main Circuit Protection Devices**

Wire Size: (Unable to Inspect) Amps.

### **Grounding**

At Water Meter  
Jumper Wire Installed Around Meter

### **Landlord Meter**

### **Main Circuit Protection**

Rating : **100 Amps.**      Location: **Main Circuit Panel**  
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**

### **Unit #1 - #6**

### **Main Circuit Protection**

Rating : **60 Amps. Each**      Location: **Main Circuit Panel**  
Circuit Protection: Circuit Breaker

### **Main Circuit Panels**

Location: **Basement**

Rating: **60 Amps. Each** Voltage: 120/240 volts  
Circuit Protection: **Circuit Breakers**

**Electrical Supply Rated at 60 Amps. Each Based on Above Installed Components**

### **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 Requires 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 Installed in Required Areas

Most GFI Protection Untested

**Wiring In Building**

NM (Romex) Cable(Plastic, Cloth)

**INSULATION**

**Attic**      No Insulation

**Walls**

Insulation Presence Not Determined

Walls Are Probably Uninsulated

**Basement**      No Insulation

**Pipes & Ducts**

**Insulation Installed On:**

**Type of Insulation Observed**

Pipes

Fiberglass & Foam

**Recommendation:**      ☒ Consider adding insulation to reduce energy usage.

A building should be well insulated for energy efficiency. Air infiltration through window and door frames and foundations should be eliminated. Many older buildings have not been insulated. This is readily apparent in the attic floor, however the presence of insulation in walls usually cannot be determined. Once a building is constructed, it is difficult to determine if or how much insulation is installed in the walls. 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 use.

**INSPECTION METHODS**

**LOWEST LEVEL**

**Includes the Living Area, Basements & Crawlspace**

Inspected By: **Walking Throughout**

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

☒ Not Able to Completely Inspect

**ATTIC**

Attic Above Living Area

Stair Access

Entered for Full Inspection

## **ROOF**

Walked on Roof

## **ELECTRICAL SERVICES & SYSTEMS**

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 for the 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.

## **STATE OF CONNECTICUT REGULATIONS**

### **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 hazardous substances;
  - (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.