



SCHAEFER
Inspection Service, Inc

800-345-2776

www.mhschaefer.com



Confidential Inspection Report
123 Main Street
Woodbridge, CT 06525



Prepared for: John & Mary Smith

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

Report Table of Contents

General	3
Additional Comments	6
Exterior	7
Roof	10
Structure	13
Electrical	16
HVAC	18
Plumbing	20
Interior	22
Insulation & Ventilation	25
Fireplaces	26
WDI	27
Closing Comments	28

General

STOP:

- **THIS IS NOT A CODE COMPLIANCE INSPECTION.** Most tradespeople are not knowledgeable regarding the regulations for home inspectors. They perform their work by adhering to current codes and often assume, incorrectly, that the home inspector is required to identify conditions that are not code compliant. Please read the Home Inspectors Standards of Practice and the Inspection Ratings to understand the scope of the home inspection.
- It is important to read all of this report, including the areas appearing in gray. These areas contain important information that will help you understand the report. It tells you what is and is not required of your inspector by state law, and provides clarification of the scope of the inspection. There are also general recommendations that may apply to your home.
- It is important that you take on the responsibility to read this report and make your own informed decisions, and not rely on others to do this for you. It may be advisable to allow other professionals such as realtors and lawyers to read your report and advise you, but the final decision to follow or disregard any of the content in this report should be yours. Failure to follow recommendations noted in the gray areas and the main body of the report is done so at your own risk.
- If any part of this report is not clear to you, contact your inspector before making any important decisions. Your inspector is available by phone or email consultation for as long as you own this home.

Company Information:

Inspector: Schaefer Inspection Service.

Contact Info:

Emails: office@schaeferinspectionct.com.

Client & Site Information:

Inspection Date:

September 4, 2017 9:00 AM.

Client:

John & Mary Smith

Inspection Site:

123 Main Street
Woodbridge, CT 06525

House Occupied?

Yes.

People Present:

Purchaser(s)
Purchaser's Realtor

Building Characteristics:

Represented Age:

1973.

Building Type:

Colonial.

Construction Type:

Wood framed

Stories:

2

Climatic Conditions:

Weather:

Clear.

Soil Conditions:

Dry.

Outside Temperature (F):

80-90.

GENERAL SCOPE: The inspector shall inspect readily accessible systems and components of homes and installed systems and components of homes (* *State of CT Standards of Practice for Home Inspectors*).

The inspector shall report on those systems and components inspected which, in the professional opinion of the inspector, are significantly deficient (*not functioning or unsafe*) 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 (*not necessarily how to correct. That is often best left to a qualified contractor who will perform the corrective action*). At the time of the inspection the inspector shall report on any present systems and components designated in the State of CT Standards of Practice, unless a written reason is provided as to why any such systems or components were not inspected. The inspector is not responsible to return to evaluate any system or component that was not readily accessible at the time of the inspection. The inspector is not obligated to return to evaluate systems or components that were in a non-functional

condition at the time of the inspection, but were later restored to a functional condition. Return inspections for these issues may be obtained for an additional fee.

A copy of the Connecticut Standards has been provided to you. If you have any questions as to whether or not your inspector has fulfilled his obligations, please read the CT Standards of Practice for Home Inspectors and call Schaefer Inspection Service, Inc. immediately if you still believe we have not met our obligations. Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided according to the inspection agreement. Items not found in this report are beyond the scope of this inspection or were not readily accessible and should not be considered inspected at this time.

INSPECTION RATINGS:

The report is divided into Headings and Subheadings. Headings give a general description of the systems and/or components that are inspected and described within the Subheadings. Under most Headings there will be a Subheading named "Conditions." Recommended action statements are included in the "Conditions" Subheadings. Definitions of these action statements are listed below.

No Action Required:

If there are no conditions that require action beyond normal maintenance you will only see a sentence containing the following words: **"No immediate action beyond normal maintenance"** in bold blue text. **"No Immediate Action beyond normal maintenance"** = System or component has no significant deficiencies as defined by the Connecticut Home Inspection Standards of Practice. It is not near the end of its service life by apparent functionality or as represented by manufacturer design. Lesser deficiencies may be present and improvements and upgrades may also be needed. It is also not a guarantee of future functionality or condition, or a guarantee against future system or component failure.

Monitoring Needed:

If there are conditions that may warrant monitoring you will see **"Monitor"** in bold green text. A comment on the condition that needs monitoring will follow in black text. Monitoring will typically be recommended if the system or component is potentially near end of service life or functioning is marginal. Near end of service life may only be a statement based on what manufacturers represent as a design life. It is our experience that many systems or components outlive manufacturers represented life span. We cannot predict the future; therefore, because of their age, the potential for failure or breakdown is increased and they should be monitored. Monitoring may also be recommended when the significance of a condition can only be determined by monitoring it over a period of time to see if it worsens. The buyer should understand that the condition may worsen and the cost of correction may be required of them after taking ownership of the home.

Significant Deficiencies and Unsafe Conditions:

The State of Connecticut defines a significant deficiency as a system or component being non-functional or unsafe. These conditions are the only ones the law requires home inspectors to report. The inspector must then recommend correction or monitoring. We will typically recommend correction for non-functioning or unsafe items. Unsafe should not be confused with less safe. As new technology is developed and building standards change, homes have become safer over time. In most cases this does not mean that older homes that were built in compliance with the standards of their day are unsafe. Our report may identify these differences in some cases so you can consider making upgrades, but they are not included as a significant deficiency. "Significant deficiencies" or non-functional and unsafe conditions will typically be noted in one of our two summaries. A significant deficiency does not always mean significant cost. A component in the home could be non-functional but inexpensive to repair or replace. Therefore, costlier and/or hazardous systems and components that need correction will be listed in **Summary 1**, generated by those issues in the report noted in Red text. The systems and components that need minor or less costly correction will be in **Summary 2**, generated by some issues that are noted with the purple text. See definitions below

Minor Corrections and Improvements:

Some systems and components may need corrections due to functionality issues, but are minor, less costly and in most cases do not affect the habitability of the home to any significant degree. To fulfill State regulations a recommendation to correct is required. **"Correction recommended"** and text in purple will note comments that will be found in Summary 2 for these issues. Some systems or components may be overdue for regular maintenance, or could have improved safety or energy efficiency if upgraded. These types of conditions will be preceded by the word **"Attention"** in orange text.

Significant Corrections:

When a significant deficiency of greater concern is observed, correction will be recommended in red. **"Correction"** =

System or component may not be functioning, is damaged, is unsafe or is in a condition that needs repair or replacement now or in the near future to remain functional and safe. In many cases **"Further evaluation"** will be added to the recommendation. **"Further Evaluation"** = Examination and analysis by a qualified professional, tradesperson or service technician beyond that provided by the home inspection. In some cases we may insert into this comment a specific type of tradesperson. In other instances we may only recommend a qualified contractor because the condition may be able to be corrected by more than one type of tradesperson. We cannot determine the repair or replacement skill levels of the home buyer or seller, therefore we recommend further evaluations and/or corrections be done by professionals whether we specifically recommend it or not. Further evaluation will often be recommended because a professional tradespersons expertise may be able to discover additional deficiencies that are beyond the scope of this inspection, were not readily accessible to the inspector at the time of the inspection or additional deficiencies may be discovered by the correction process. All recommendations for correction should be reviewed by a professional tradesperson during the inspection period so you will fully understand the significance and costs involved in making the corrections. Delaying further evaluation and/or correction until after the inspection period or the closing is done at the risk of the homebuyer. It is also recommended that further evaluation and correction be done by a professional responsible to the person(s) this report was written for.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make their own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not technically exhaustive, Schaefer Inspection Service, Inc. does not represent that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. Each section of the report notes the part of the State of Connecticut Standards of Practice for Home Inspectors corresponding to that section. Each one of these sections lists both what the inspector is and is not required to do. In addition to the limitations noted in these sections, the Standards of Practice has a section named "General Limitations and Exclusions" that lists more items that are not within the scope of this inspection. A copy of these Standards has been provided to you.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

Additional Comments

Additional Information:

Comments:

Attention:

- When right and left are mentioned in the report it should be referenced as if the building were being viewed for from its front yard.
- At the beginning of the report there is described a two part summary system that would conclude the report. This inspector prefers a simpler system. In this report that system will not be used, instead there will be a single summary with descriptive language used to qualify comments and convey their importance.
- The State of Connecticut has a program in place that provides a range of discounted services and rebates for those who are looking to make their homes more energy efficient including the replacement or upgrading such things as windows, insulation and heating systems. Information can be obtained at the energizect.com web site.

Exterior

EXTERIOR

CONNECTICUT STANDARDS: The inspector shall **inspect** the exterior wall covering, flashing and trim; all exterior doors; attached decks, balconies, stoops, steps, porches, and their associated railings; the eaves, soffits, and fascias where accessible from the ground level; the 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.

The inspector shall **describe** exterior wall covering, finishing and trim.

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.

Important Note: The purpose of exterior coverings (siding and trim) and their finish is to create an envelope around the home, primarily to protect it from moisture. The report may suggest improvements or corrections for cosmetic purposes; however, the purpose for recommendations for correction include repair or replacement of visible damage and to prevent or correct underlying damage typically caused by water incursion.

Exterior Walls:

Exterior Wall Coverings: Vinyl siding with manufacturer's finish
Brick

Exterior Covering Condition: **No immediate action beyond normal maintenance for readily accessible wall coverings.**

Trim Types: Vinyl trim with manufacturer's finish and Aluminum trim.

Trim conditions: **No immediate action beyond normal maintenance for readily accessible trim.**

IMPORTANT NOTES:

Exterior inspection is visual. Decay can be present but unobservable without probing or other types of further evaluation. It is not within the scope of this inspection to probe areas that have a finish or are not readily accessible.

When replacing visibly decayed wood in siding or trim further evaluation of the under-layers of the structure should be performed for commonly found additional hidden decay or damage.

Paint manufactured prior to 1978 may contain lead which can be hazardous if ingested or inhaled. Caution and proper procedures are needed when repainting or renovating homes of this era.

Flashing: Any visible flashing has been inspected. If conditions require reporting, it will be found in the section of the report where the system or component is noted.

Doors with double pane glass are manufactured with an air tight seal at the edges of the glass. This seal can fail allowing air and moisture in between the glass panes. This can cause staining, discoloring or condensation on the interior of the glass panes. Correcting this condition may be replacing the glass, but in some cases the entire door may need replacing. Sometimes door glass is dirty and determining if a seal has failed is not possible. The Schaefer Inspection Service, Inc. does not guarantee that all doors with double pane glass is free of seal fails.

Exterior Doors:

Door Types: The following types of exterior doors were observed on the home: Metal Insulated and slider(s)

Door Conditions: **No immediate action beyond normal maintenance for all readily accessible doors and their components.**

If present, garage doors are covered in the garage section of report.

IMPORTANT NOTE: Decay to lower door trim, kick-board, and threshold are not unusual. Due to proximity to ground, greater care in maintenance of these components is needed. If repairing decay or damage on or around doors, further evaluation of the under-layers of structure should be conducted for additional unseen decay or damage that is often likely. Paint manufactured prior to 1978 may contain lead which can be hazardous if ingested or inhaled. Caution and proper procedures are needed when repainting or renovating homes of this age.

Walkways:

Walkway materials:

Concrete.

Walk conditions:

No immediate action beyond normal maintenance for readily accessible walkways.

Porches:

Type:

Open porch attached to the house on front side.

Condition:

Monitor: support posts for porch roof show minor softness at their bases, future repair will be needed.



Patio

Patio(s) Materials:

Concrete

Condition:

No immediate action beyond normal maintenance of all readily accessible areas of the patio.

Vegetation

Conditions

There was vegetation in contact with the house. Vegetation can cause moisture damage and allow easier access for wood destroying insects. Maintaining a six inch to one foot clearance between the house and vegetation is recommended.

Surface Drainage

Site conditions:

No immediate action beyond normal maintenance.

Driveway:

Type:

Asphalt.

Condition:

Cracks noted are common. Applying driveway sealer may help lengthen life span of driveway.



Garage:

Garage type:

There is a garage attached to the house. It has two car bays.

Doors type:

Overhead door: The number of overhead garage doors to access car bay(s) is: 2.

Door Condition:

No immediate action beyond normal maintenance.

Automatic door opener(s):

Monitor: exterior paint on overhead doors is showing wear.

Garage door opener(s) was functional.

Auto reverse was non-functional or needs adjustment: front overhead door.

Attention: Door opener appeared to be an older model that was not equipped with a sensor type auto reverse. If this type of protection is desired, upgrading door opener may be necessary.

Building Conditions:

Monitor: There is settling in the garage slab that are more significant than average. Water may not drain out properly. Although settlement may have ceased, it is not possible to determine this within the scope of this inspection. Ongoing monitoring or further evaluation by a qualified contractor would be needed to determine the potential of further settlement and deterioration.

Garage Safety:

There are safety controls required in modern construction. They may not have been required when this house was built; it is therefore not required to make changes. It is also possible that for some newer homes, lesser construction methods were allowed by the building official when the house was built. It is not required to make improvements; however, they are recommended as upgrades if structurally and financially practical. These upgrade(s) include:

- The pull down stair installed in the garage ceiling voids the fire rating of the garage ceiling sheetrock.
- Door into house from garage appeared to be fire-rated but does not have self-closing hinges, or the self-closing mechanism is not functioning.

Roof

ROOF SYSTEM

CONNECTICUT STANDARDS: The inspector shall **inspect** the roof covering; the roof drainage systems; the flashings; the skylights, chimneys, and roof penetrations.

The inspector shall **describe** the roof covering and report the methods used to inspect the roof.

The inspector is **not required** to inspect antennae, interiors of flues or chimneys which are not readily accessible or other installed accessories.

IMPORTANT NOTE: A roof inspection within the scope of a home inspection is not as thorough as what a qualified roofer can provide. A roofer may be able to identify latent conditions that a home inspector cannot.

Although we often do, it is not required for home inspectors to walk a roof to inspect it nor is it required to estimate its age, how long the roof will last, or how many layers are present. The lifespan and wear of roofing materials can vary greatly depending on weather, climate, location and attic ventilation. Therefore, when the exact age of a roof is not known, only an estimated age can be given. It is not a guarantee that this age is accurate or that the roof will reach its normal lifespan without need of repair or replacement. The difference between the "estimated age" and the "estimated manufacturers represented life expectancy" should not be interpreted as the remaining life expectancy of the roofing materials. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof materials can be inspected and visible defects reported, it is virtually impossible for anyone to detect a leak, except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about the roof, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roof:

Roof types present:

Gable.

Estimated age:

5-10 Years.



Estimated manufacturer's represented life expectancy

25-30 years.

Estimated layers

There appeared to be more than one layers of roofing material present. Current regulations only allow two layers. When there are multiple layers of shingles, it is not always possible to distinguish between two or three layers. When it is time to re-roof, existing layers will have to be removed.

Inspection method

Roof was viewed from ground as well as walking portions of lower roof sections. Upper roof sections were not readily accessible with the standard equipment the inspector uses or the slope was too steep to safely walk.

Roof Materials:

Architectural asphalt shingles.

Condition:

Further evaluation and correction, if needed, by a qualified roofing contractor recommended:

- The unusual vent termination in the rear roof that appears to be connected to the kitchen stove vent should be checked and reconfigured if necessary.



Flashing:

Attention: The waste pipe flashing was covered with roof cement. This is typically done because leakage occurred and this is an easier way to seal around the pipe rather than re-flashing. Roof cement will become brittle with age and possibly crack, leaving openings for water intrusion. Monitor this area and maintain roof cement or re-flash waste pipes.



Roof Drainage

Gutter Leader Material:

Aluminum. Leaders empty onto the ground and into underground pipes (determining the destination is not within the scope of this inspection.)
Gutter screens or guards are present.

Conditions

Attention: It is best not to allow leaders from an upper roof to empty onto a lower roof. The water flowing from the leader can erode and damage shingles over time. The installation of an additional lead section to carry water to the lower gutter is recommended.



Chimneys:

Types present:

Brick chimney(s) are on right side and on left side.

Inspection Restrictions

The right side chimney was viewed from the ground.

- View of all exterior surfaces was limited. This includes any masonry crowns or chimney chase metal top covers
- The flue/liner(s) were not readily accessible.
- The view of the flashing was limited or not visible.

Chimney Exterior Conditions:

Rain cap(s) obstructed view of liner in left side chimney.

Further evaluation and correction by a qualified chimney sweep or mason is recommended:

- **Left side chimney:**
- **Cracks in chimney crown. Not correcting these cracks can lead to additional damage from seasonal moisture freeze and thaw.**
- **Deteriorated, loose, or missing mortar observed. Pointing is needed (joint repair).**
- **Damaged brick and spalling was noted, seller should be asked if chimney brick has been sealed against water absorption.**

- Chimney shoulder needs repair.



IMPORTANT NOTE: There are a wide variety of chimneys and interrelated components. Our inspection of them conforms to Connecticut standards; however there are significant limitations. Our inspectors will inspect readily accessible sections of chimneys based on their assessment of what is a safe inspection vantage-point. Because the inspection does not include the use of specialized equipment, the majority of the chimney flues/liners cannot be adequately viewed during a field inspection, even when closely accessed from the roof. Limitations become even greater when only viewable from the ground or from a distance on the roof. Due to lack of safe roof access and the layout of the property, some chimneys cannot be viewed at all. Therefore, we cannot guarantee their integrity or drafting ability. There could be both interior and exterior deficiencies present that were not able to be detected within the scope of this inspection. If a more thorough evaluation is desired, contacting a qualified chimney sweep is recommended.

Double pane skylights are manufactured with an air tight seal at the edges of the glass. This seal can fail allowing air and moisture in between the glass panes. This can cause staining, discoloring or condensation on the interior of the glass panes. Correcting this condition may be replacing the glass, but in some cases the entire skylight may need replacing. Sometimes skylights are dirty and determining if a seal has failed is not possible. The Marvin H. Schaefer Inspection Service, Inc. does not guarantee that all skylights are free of seal fails.

Structure

STRUCTURE:

CT STANDARDS: The inspector shall **inspect** the structural components including foundations and framing. 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. 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. The inspector is **not required** to provide any engineering service or provide architectural service.

A geological survey or soil testing is not within the scope of this inspection. The type of soil and/or rock under the house can influence the stability of the foundation.

It is more common to find foundations with some type of cracks, than without any. Most of the time, there is little, or no need for immediate corrective measures. It is unlikely that these common settlement or shrinkage cracks will worsen. However, this cannot be guaranteed within the scope of a home inspection. Schaefer Inspection Service, Inc. does recommend monitoring these common cracks.

ATTENTION: A condition of significant cracking and crumbling concrete foundations for some homes built in the 1980s and 1990s has been reported in the eastern portion of the state of Connecticut. These cracks are described as spider, or map cracking, as the cracks spread out in all directions. It is reported that the cause is from a mineral called pyrrhotite in the aggregate used in the concrete. It has also been reported that the source of this concrete has been narrowed down to one company. Not all homes in the eastern part of Connecticut are affected. If cracks in a foundation have not developed into the "mapping or spider" cracking, it is not within the scope of this inspection to predict that current cracks which appear like common settlement or shrinkage cracks will worsen to a severe level. If the home you are purchasing is in the eastern part of Connecticut, you can find more information on the web site of the CT Department of Consumer Protection, and various news reports from local news media.

All comments under the heading "Foundations" include foundations of house, garage, and additions, unless garage foundation and addition foundation are noted under their own heading.

Only non-finished areas of floor structure such as those that can be seen from a basement or crawl space are documented in the framing sections (unless an upper area problem can be visually traced back down to the unfinished area.) Floors, walls and ceilings are also listed in the "Interior" section of the report. We look for evidence on the surface of these finished areas for signs of structural deficiencies; however, this is very limited. Some cracks and deflections are common and typically do not indicate significant structural deficiencies but should be monitored. Determining if they will worsen over time is not within the scope of this inspection.

Foundations:

<i>Type:</i>	Concrete.
<i>Conditions:</i>	No immediate action beyond normal maintenance for visible sections of foundation.
<i>Basement Floor</i>	Concrete.

If there is active water intrusion during the inspection, or evidence of past intrusion, it is not within the scope of this inspection to determine the following:

- If conditions will worsen in the future.
- How often and under what circumstances water intrusion occurs.
- Whether or not future water intrusion will occur or to what degree it might occur because there is evidence of past intrusion.
- Whether installed or applied waterproofing methods will prevent all water intrusion.

Because of this, ongoing monitoring is recommended in all below grade areas of the house. Efflorescence is common and is found to some degree in the majority of houses inspected.

The inspection for water seepage in basement areas is restricted to the visible evidence at the time of inspection. Finished areas of basements and stored items restrict the inspection for water seepage. If there is no standing water present at the time of inspection, we look for signs of past water seepage. During wet or dry times it is not possible to

determine the extent of these problems or the existence of unseen water problems that may become apparent during various weather conditions. The two most common causes of water seepage in basements are gutter leaders emptying next to the foundation and improper grading around the foundation. Underground water tables can also rise, leading to water seepage. It is not possible to determine current or future water table levels. Any basement or lower level can be susceptible to water intrusion during conditions that are different than the inspection day. Until some living experience has been gained with the building, valuables should be stored off the floor, when possible. The use of a dehumidifier is recommended in the summer months.

Water Intrusion:

Past water intrusion:

Dry stains often indicate past water intrusion. It is not within the scope of this inspection to determine if observed stains are an indicator of future water intrusion. The seller should be questioned to obtain the history of this issue. If information received from the seller is not adequate that water intrusion has not occurred in the house in many years, we recommend contacting a basement waterproofing company for further evaluation. It should be noted that a house can go for many years without water intrusion and still leak at a future date. There is no way to guarantee water intrusion will never occur. Dry stains were observed in the following area(s): Slab.



Efflorescence:

Efflorescence is a white powdery substance often seen on foundations and basement slabs. It is the result of moisture absorbing into the concrete and dissolving soluble salts that then appear on the surface. It is an indication of some moisture intrusion. Very often efflorescence is present without any actual visible water but because it does indicate moisture, some improvements should be considered. An improved slope away from the foundation, extensions on down spouts, and a dehumidifier may help reduce efflorescence. Ongoing monitoring is also advisable to determine if other moisture intrusion occurs under various weather conditions. Efflorescence was observed in the following area(s): On foundation walls.



The inspection of structural components was primarily visual of the readily accessible areas with represented probing where deterioration exists or is suspected.

Basement Framing:

Framing Type:

Deck/Platform.

Type of Beams:

Built up (dimensional lumber nailed together).

Column Type:

Steel.

Floor Support:

Joists - Dimensional lumber - 2X8 and 16 inches on center. Plywood subfloor.

Conditions:

Further evaluation and correction by a qualified contractor is recommended:

- The main carrying beam has rotated and may not be adequately supported at the foundation. Sheet rock cracks and door problems noted on the 2nd floor may be a symptom of this problem.



Roof Structure/Attic

Access Points:

Attic space(s) were accessed by: Pull-down stairs in garage and overhead scuttle for main attic.

Attic space(s) were viewed from Due to restrictions the attic could only be viewed from an area around the access point.

Access and inspection limited due to the following conditions: No walkway.

Framing:

The roof structure was constructed with trusses. Sheathing or roof decking was plywood sheathing.

Conditions:

No immediate action beyond normal maintenance of visible readily accessible framing.

Electrical

ELECTRICAL

CT STANDARDS: The inspector shall **inspect** the service drop; the service entrance conductors, cables, and raceways; the service equipment and main disconnects; the service grounding; the interior components of service panels and sub panels; the conductors; the over-current protection devices; a representative number of installed lighting fixtures, switches, and receptacles; and the ground fault circuit interrupters.

The inspector shall **describe** the amperage and voltage rating of the service; the location of main disconnect or disconnects and sub panels; and the wiring methods. The inspector shall report on the presence of solid aluminum branch circuit wiring. The inspector shall report on the absence of smoke detectors.

The inspector is **not required** to inspect the remote control devices unless the device is the only control device, the alarm systems and components, the low voltage wiring systems and components, or the ancillary wiring systems and components not a part of the primary electrical power distribution system. The inspector is not required to measure amperage, voltage, or impedance.

Notes:

- Electrical generator equipment and components are not covered in this inspection.
- The Connecticut Home Inspection Standards require the home inspector to note the absence of smoke detectors. It does not require testing them or rating their sensitivity, or whether they detect heat or smoke. The standards do not require inspection for Carbon Monoxide detectors. Our report will note the absence of smoke detectors. If they are not present, the report notes what is generally required of the seller to provide based on current Real Estate regulations. More specific information can be obtained from your realtor. If we report on the absence of Carbon Monoxide detectors, it will also note the general Real Estate regulations. It should be understood that most Carbon Monoxide detectors are not low level detectors. Even if they are present, the homebuyer may choose to seek out more sensitive detectors. Schaefer offers all our customers the opportunity to have a radon test done. The Monitors used also provide a low level Carbon Monoxide test. One of the best protections from Carbon Monoxide poisoning is to have all systems and appliances that burn fossil fuels serviced periodically to ensure they are not emitting poisons gasses.

Service Equipment:

<i>Service Entrance:</i>	Service to house is underground through a conduit and is not visible.
<i>Service Entrance Conditions:</i>	No immediate action beyond normal maintenance of visible service entrance components.
<i>Disconnect Location:</i>	Main disconnect is located on the exterior of the house at meter box on back side.
<i>Grounding Location(s):</i>	System ground connected to water pipe.
<i>Ground Condition:</i>	Restrictions: Ground cable enters ground but the rod was not visible. It is not within the scope of this inspection to determine if ground cable is connected to a rod underground. Further evaluation would be needed to positively determine proper ground connection.
<i>Other:</i>	Inspection of generators and related equipment is not within the scope of this inspection.

Panels:

<i>Main Panel:</i>	Main panel location: in the basement. The type of over current devices in the main panel are breakers.
<i>Panel Conditions:</i>	Correction recommended: <ul style="list-style-type: none"> • There were open slots in the panel that could allow contact with live electrical connections. Installation of filler plates is recommended.

Service size and Adequacy:

<i>Amps & Volts</i>	200 Amps, 240 Volt system.
<i>Adequacy:</i>	Adequate for present and reasonable future needs.

Circuitry:

<i>Branch Circuits:</i>	The following wire types were observed in the house: Copper. Types of wire insulation included: Metallic, often referred to as "BX" and Nonmetallic-plastic, often referred to as "Romex"
<i>Branch Circuit Conditions:</i>	Further evaluation and correction, if needed, by a qualified electrician recommended: <ul style="list-style-type: none"> • Unusual wiring above rear foundation wall should be evaluated and repaired if needed.

Correction recommended:

- Open or exposed wire ends observed in the following areas: under kitchen sink.



Wiring in basement



Under kitchen sink

Outlets Type(s):

The outlets observed in the house were three-prong outlets.

Outlets & Switch Condition:

Correction recommended:

- GFCI outlets should be considered for the following areas: Laundry.

Fixture Conditions:

No immediate action beyond normal maintenance of representative number of electrical fixtures.

Smoke & CO Detectors

Attention: Current code regulations require smoke detectors to be installed on every level of the building, in every bedroom and also in the hallway outside of every bedroom such that they will be close enough to alert those in the bedroom if there is a fire outside of it. Battery operated detectors are acceptable.

A carbon monoxide detector should be installed that is capable of sensing the amount of carbon monoxide present as a reading in parts per million. It should be capable of providing an alarm suitable to warn occupants when it is activated. Battery operated detectors are acceptable. They should be installed on every level of the building.

Their location and functionality should be confirmed at or before the pre-closing walk through.

HVAC

Heating and Cooling:

NOTES:

Heat pumps are systems that provide both heating and cooling. If your system is a Heat pump it will be found under the "Cooling and/or Heat Pump" heading.

COOLING:

CT STANDARDS: The inspector shall **inspect** the installed central and through-wall cooling equipment. The inspector shall **describe** the energy source and the cooling method by its distinguishing characteristics. The inspector is **not required** to inspect electronic air filters or determine cooling supply adequacy or distribution balance.

Through-wall air conditioners are a specific type of permanent air conditioner and should not be confused with window-type air conditioners that have been installed in a wall sleeve. Through-wall air conditioners are permanently installed and may cool an area from the unit itself or may distribute air through ducts. Inspecting window-type air conditioners are not within the scope of this inspection, even when installed in a wall sleeve.

You should not operate your air conditioning equipment if temperatures have not been 60 to 65 degrees or higher consistently for a period of 24 to 48 hours (longer for some older units). If temperatures on the day of the inspection have not met these requirements we cannot evaluate air conditioning equipment.

HEATING:

CT STANDARDS: The inspector shall **inspect** the installed heating equipment and the vent systems, flues and chimneys. The inspector shall **describe** the energy source and the heating method by its distinguishing characteristics. 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 the solar space heating system. The inspector is not required to determine heat supply adequacy or distribution balance.

Manufacturers represent life expectancy for most heating systems to be 15 to 30 years, depending on various factors. State law requires that we report any items near end of service life; therefore, any system falling within this age span will be noted as such. It has been our experience that many systems last from 40 to 50 years and more when properly maintained. Because of this, older units that appear to function the day of the inspection will receive a recommendation to monitor and properly maintain. We cannot guarantee the continued operation of the system or verify that it is properly sized to provide heat to all areas of the house, in all types of weather. This is an evaluation that would require a heat service company.

The Marvin H. Schaefer Inspection Service, Inc. conducts an evaluation of heating systems which is standard to the home inspection industry and follows the State of Connecticut Home Inspectors Standards. It is not a technically exhaustive evaluation. It does not include an evaluation of the internal components or testing of the safety equipment which requires dismantling or technical evaluation that only a qualified heat service organization can provide. If a more thorough evaluation is desired to determine the condition of the internal components such as the heat exchanger, we recommend contacting a qualified heating service company during your inspection period.

NOTE: If your heating system's fuel is oil, obtaining tank insurance is recommended.

Cooling and/or Heat Pumps:

<i>Type:</i>	The air conditioning system is a split system. Air is distributed through ducts.
<i>Exterior Unit:</i>	Manufactured by: Trane. Manufacture date or estimated age 2016.
<i>Interior Unit:</i>	The interior unit/evaporator is installed within the furnace plenum and is not visible.
<i>Conditions:</i>	System was functional.

Further evaluation and correction, if needed, by a qualified HVAC contractor recommended:

- Air filter was not properly installed in furnace which allowed unfiltered air to enter furnace and move through the cooling core for the AC. The core should

- be evaluated and cleaned if needed.
- The condensate drain for the AC is improperly connected to a waste pipe in the basement.



Filter is too small for filter rack



Condensate drain connection

Heating Equipment

Manufacturer:

Air Temp.

Unit Age:

Manufacture date or estimated age 5-10 years.

Type & Fuel:

Forced warm air. **Fuel type:** Oil.

Humidifier present: Evaluation of humidifiers is outside the scope of this inspection. Humidifiers should be cleaned and maintained according to manufacturers recommendations. During the non-heating season the water supply to the humidifier should be shut off and all water in the humidifier removed. An improperly maintained humidifier can cause damage to the heating system and can also be the source of bacteria which is then vented through the duct-work into the home.

Electric wall units locations: basement at stairs.

Distribution and Zones:

Heat is distributed by: Ducts. Zones: 2.

Conditions:

Attention: Unit is to be replaced with a gas fired furnace.

Further evaluation and correction by a qualified electrician is recommended:

- Wall heater in basement did not heat.

Oil Supply (tank & lines):

The oil tank is located in the basement. (Consider using an oil company that offers tank insurance). Oil tank appeared to hold, 275 gallons.

Tank & Line Conditions:

Attention:

- Heating and hot water in the building are being switched over to gas. Removal of the tank is recommended. Condensation in the tank can cause the tank to rust through. Whatever residual oil that might be in the bottom of the tank could leak and cause staining or contamination.
- The oil tank did not appear to be original to the building, the seller should be asked about the location of the original oil tank.

Plumbing

PLUMBING SYSTEM:

CT STANDARDS: 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.

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.

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. The inspector is not required to determine whether water supply and waste disposal systems are public or private or the quantity or quality of the water supply.

The inspector is not required to operate safety valves or shut-off valves.

Evaluation of fixtures, faucets, and sink drains are typically reported in sections of the report such as Kitchens and Bathrooms.

It should be understood that Connecticut Standards only require home inspectors to "describe" visible well equipment, not to evaluate them. Deficiencies are reported if observed. It is not guaranteed that they are without deficiency. This inspection does not guarantee adequate flow or pressure will be maintained or consistent at all times. Old main water shut-off valves may have a tendency to leak when operated. It is not within the scope of this inspection to operate shut-off valves. If the water needs to be shut down, it is recommend to have a plumber present, if possible.

The operation and condition of subterranean plumbing, sprinklers, exterior faucets, swimming pool, spas, flow rate, and well quantities are not within the scope of this inspection unless otherwise contracted. The presence of minor corrosion and/or staining on joints and valves is not unusual and the significance can only be determined by ongoing monitoring or a plumber. Operation of shut-off valves is not within the scope of this inspection.

Drainage sumps, sump pumps, and related piping is addressed in the Structural System section with water intrusion.

Pipe insurance is recommended if available in this area, regardless of the type of pipe used. This is more crucial for older types of pipes such as brass or galvanized pipe.

Water heater temperature should be set between 120 to 140 degrees. Most water heaters are pre-set at 140 degrees, but lowering it closer to 120 degrees is recommended for safety.

Using specialized tools to detect gas leaks in homes is not within the scope of this inspection.

Water Supply

Type: Water is supplied by town or municipality. The main shut off valve is located at front center of basement.

Main Service Pipe: Service pipe from street to house appears to be copper.

Distribution Pipes: The following types of water distribution pipes were observed in the accessible areas of the house: Copper.

Conditions: **No immediate action beyond normal maintenance of readily accessible water pipes.**

Attention: Water pipes are located in an area where they may be exposed to cold temperatures. Exposed pipes in garage.

Waste:

System Type: It was represented that the waste system was a private on-site system. It is not within the scope of this inspection to confirm this or to inspect private waste systems. Investigation to determine when the waste system was last pumped and evaluated is recommended. If the system has not been evaluated within the last year evaluation during the inspection period is recommended. Obtaining a history of the waste system from any service company that has previously serviced the system is recommended.

Pipe Drain & Vent Materials: ABS and cast iron.

Exit Points: The waste pipe(s) exits through the foundation wall on back side of the house.
The waste vent pipe(s) exit through the roof.

Conditions: **No immediate action beyond normal maintenance for readily accessible waste pipes.**

Water Heater:

Type: Hot water is supplied by an oil-fired stand-alone water tank. Fuel shut-off is located at the water heater.

Description: Manufactured by Bradford White.
Manufacture date or estimated age 2003 .
Tank holds 32 gallons.

Conditions: Functional.

Attention: water heater is to be replaced with a new 40 gallon AO Smith gas fired heater.

Laundry (appliances not tested):

Location: First Floor.

Conditions: **Correction recommended:**
• **Dryer vent needs cleaning.**

Attention:

- The dryer is currently served by a three prong outlet. If the dryer is replaced, a four prong outlet compatible with newer dryers may need to be installed.
- This inspector personally recommends the "Floodstop" automatic shut off valve system to reduce the chances of damage caused by leaks. It is available on line and is relatively easy to install.



Gas Supply:

Type: Natural gas service is to be installed.

Interior

INTERIOR:

CT STANDARDS: The inspector shall **inspect** the walls, ceilings, and floors; the steps, stairways, and railings; the countertops and a representative number of installed cabinets; a representative number of doors and windows; and garage doors and garage door operators. *(see garage section)*
 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. *(This report provides some description of interior components even though the standards do not require it.)*

Accessible unfinished floor, wall and ceiling structure is inspected visibly and probed where warranted. When these areas are finished, (as they typically are) the surface is inspected for defects that may indicate an underlying problem with the structural components. This is not a conclusive evaluation because significant defects could exist to the structure but only appear as typical settlement cracking or non-level surfaces that are commonly found in many homes. Settlement cracks, nail-pops and deflections are not uncommon but should be monitored. These deficiencies are typically cosmetic and therefore not listed, unless, in the opinion of the inspector they are likely to indicate conditions beyond normal settlement. Seller should be questioned about the history of any patched or repaired areas and areas with signs of water staining.

Certain ceiling material and/or finishes may have an asbestos content such as some acoustic ceiling tile and pop-corn ceiling finishes. Paint manufactured prior to 1978 may contain lead which can be hazardous if ingested or inhaled. Caution and proper procedures are needed when repainting or renovating homes of this era. It is not within the scope of this inspection to identify asbestos or lead containing material. If this is a concern to you, we recommend contacting a licensed asbestos consultant or remediation company.

The Connecticut Standards of Practice for home inspectors do not require the inspector to inspect household appliances. We typically list the appliances present and often due a cursory inspection as a courtesy. If tested, and found deficient, we will note it in the report; however, we make no representation that all appliances have been inspected, or guarantee their current or future functionality.

Kitchen:

Cabinets Type: Wood.
Counter Top & Backsplash Type: Laminate.
Cabinet & Counter Conditions: **Attention:** loose counter top laminate noted.

The cabinets and counters have been minimally renovated in the past 15 to 20 years. They have a greater potential to require repairs or upgrade in the near future.

Appliances: Appliances present at the time of the inspection were: Electric range, refrigerator, dishwasher, and exterior venting hood.

Appliance Condition: **Correction recommended:**
 • Dishwasher does not operate.

Kitchen Plumbing Conditions: **No immediate action beyond normal maintenance for readily accessible plumbing components.**

Walls:

Wall Material Sheetrock and paneling.

Wall Conditions: **Monitor:** There were cracks that appeared larger than commonly observed in the following areas: second floor left bedrooms.



Ceilings:

Ceiling Material:

Sheetrock.

Ceiling Conditions:

No immediate action beyond normal maintenance for readily accessible ceilings.

Floors:

Floor Materials:

Carpet, vinyl flooring, and slate/stone.

Floor Condition:

No immediate action beyond normal maintenance for readily accessible flooring.

Steps, Stairways & Railings:

Conditions:

Correction recommended:

- Basement stair is not child proof.



Bathrooms:

Number of Baths:

Half bath - 1
Full baths - 2

Conditions:

Correction recommended:

- Half bath:
 - The replacement of the chrome sink trap is recommended due to age.
- 2nd floor hall bath:
 - Flexible colored caulk rather than grout should be used at inside tile corners and at joints between tile and dissimilar materials.
 - Tub spout supply piping is loose in wall.
 - Shower diverter does not full engage when operated.

Further evaluation and correction by a qualified contractor is recommended:

- Master bath:
 - Loose shower wall tile with possible underlying damage noted in several areas of shower.

Doors:

Door Type(s):

Raised panel.

Conditions:

Correction recommended:

- Door needs to be cut for carpet clearance: rear left bedroom.
- Door hits frame in closing: front left bedroom door.

Windows:

Window design type(s):

Double-hung and Fixed.

Window Material Type(s):

Double-pane vinyl windows.

Conditions:

Correction recommended:

- Seal failure observed on windows in the following rooms: front right bedroom, front left bedroom.

Double pane windows are manufactured with an air tight seal at the edges of the glass. This seal can fail allowing air and

moisture in between the glass panes. This can cause staining, discoloring or condensation on the interior of the glass panes. Correcting this condition may mean replacing the glass, but in some cases the entire window may need replacing. Sometimes windows are dirty and determining if a seal has failed is not possible. The Schaefer Inspection Service, Inc. does not guarantee that all windows and skylights are free of seal fails.

Insulation & Ventilation

INSULATION AND VENTILATION:

CT STANDARDS: The inspector shall **inspect** the insulation and vapor retarder in unfinished spaces; the ventilation of attics and foundation areas; and the mechanical ventilation systems.

The inspector shall **describe** the insulation and vapor retarder in unfinished spaces and the absence of insulation in unfinished spaces at conditioned surfaces.

The inspector is **not required** to disturb insulation or vapor retarder or determine indoor air quality.

Unfinished basement Insulation:

<i>Insulated Areas:</i>	Rim board area was partially insulated by fiberglass insulation.
<i>Condition:</i>	Inconsistent insulation present. Upgrade to fully insulated basement ceiling should be considered for energy savings.

NOTE: The amount of attic insulation can often be dependent on when the house was constructed. Upgrading to today's standards is not required. The following explains how much insulation is recommended for a new home to compare it to the existing amount in the attic. If it does not meet these levels an upgrade should be considered. Take into consideration when deciding on upgrades whether or not you will live in the home long enough to recoup the costs. An "R" factor of about 38 is recommended in attics of new homes. This equates to 11.8 inches of fiberglass batts, 15.2 inches of blown in fiberglass and 10.8 inches of cellulous.

Attic Insulation:

<i>Type & Adequacy:</i>	Current insulation is blown cellulose over fiberglass batt insulation. Attic area above family room: about 12 inches. Main attic: about 6 inches.
	Current insulation level in the main attic is minimal by today's standards. Consider an upgrade.
<i>Vapor Barrier:</i>	The vapor barrier could not be viewed without disturbing the insulation.

Ventilation:

<i>Attic Ventilation Types:</i>	Louvered gable vents, soffit vents, and roof vents.
<i>Attic Vent Conditions:</i>	Correction by a qualified contractor is recommended for the noted deficiencies and further evaluation to inspect for any other underlying issues: grass was noted hanging from the roof vents in main attic indicating bird nesting.

Some aspects of ventilation have been described in other sections of the report such as ventilation for laundry areas, kitchens, and baths. If it is observed that venting for these areas terminate in the attic it will be noted in this section of the report, with a recommendation to vent them to the exterior. It is not within the scope of this inspection to report on concealed sections of vent pipes in walls, ceilings, and under insulation or any other restriction that prevented ready access. This section of the report also documented (if applicable) the ventilation for under-house crawl spaces and attic spaces. Requirements for attic ventilation have increased over time. Ratings in this report are based on today's standards and the conditions observed during the inspection. Every house is different and some houses with less than adequate ventilation by today's standards may show little or no effects as a result. Other houses with proper ventilation may show conditions that would warrant upgrades. Unless conditions are severe, recommended upgrades or improvements may not need to be done right away. Harm due to a lack of ventilation often occurs over an extended period of time.

Proper ventilation in an attic is needed to reduce the effects of heat and humidity. In the summer high temperatures in the attic can reduce the life expectancy of roofing materials. Humidity in the home can find its way up into the attic, which can condense and seep into the rafters and roof sheathing. Once in the wood moisture can create mildew/mold, decay in the wood, and delamination in plywood sheathing. A properly insulated attic should be well ventilated in both summer and winter months. The installation of a thermostatically and humidistatically controlled attic fan is suggested for homes that need increased ventilation, if possible.

Fireplaces

FIREPLACES AND SOLID FUEL BURNING APPLIANCES:

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

Fireplaces & Solid Fuel Burning Appliances:

Masonry Fireplaces & Chimney Family room.

Locations:

Conditions:

Correction recommended: The smoke shelf (area behind damper) has collected debris and should be cleaned before use in the fireplace.



WDI

Wood Destroying Insects:

IMPORTANT NOTE:

WOOD DESTROYING INSECTS - LIMITATIONS TO INSPECTION

With few exceptions, we provide an inspection for wood destroying insects. This inspection is separate and in addition to the Connecticut Home Inspection Report. It is a separate inspection and the requirements and limitations of that inspection are noted on the backside of the Wood Destroying Insect Report. In addition to the information on that report, it is important to understand following: The report for wood destroying insects (termites, carpenter ants, carpenter bees, and powder post beetles) is limited to the structure named on the report under "structure(s) inspected." It does not include other outbuildings, structures, fences, wood retaining walls, wood walkway borders or any other items on the property, unless otherwise listed on the wood destroying insect infestation report. The report is not to be construed as an expressed or implied warranty or guarantee against latent or concealed infestations (present but not visible in the readily accessible areas of the structure indicated at the time of the inspection) or against future infestations. A report that is marked as having "no visible evidence of a wood destroying insect infestation" refers only to the visibly accessible areas of the structure at the time of the inspection. **It is always possible that there is an active infestation in a home that was not visibly accessible at the time of the inspection.** Termites and other wood destroying insects work in an insidious manner. Because of this, it is always possible that there is some low-level infestation or damage that is hidden from view by vegetation, interior walls and ceilings, areas behind insulation, etc.

Wood destroying insects are rarely visible even when there is an active infestation. Very often the determination of an infestation of wood destroying insects during an inspection is made by physical evidence of their presence rather than the sighting of the insect itself. Therefore, if a house has been treated, it is often not possible to determine if evidence such as shelter tubes, frass or damaged wood are from a current infestation or previous infestation that was treated, but the past physical evidence was not cleaned up or repaired. A new infestation that is not observable in the readily accessible areas of the structure at the time of the inspection and/or physical evidence that cannot be distinguished between a past or present cause is possible. Checking "inactive" on the report indicates that there was no active infestation or new distinguishable physical evidence in the readily accessible areas of the home. However, this does not eliminate the possibility of a new and current infestation in unobservable areas.

After the home inspection, the buyer should obtain as much information as possible regarding any past treatment and what caused the need for treatment (i.e. sighting of insects, damage, shelter tubes, and where it was found, etc.). All information of the existence of any warranties that may be in effect should also be obtained from the homeowner.

Please read the back side of the wood destroying insect infestation report for additional information and clarification.

For more information on wood destroying insects and treatment, call the Connecticut State Department of Environmental Protection.

Closing Comments

Overview:

Overall Condition:

The home was in overall good condition with typical or less than typical need for corrective action compared to other houses of its type and age. The kitchen and/or baths have been minimally renovated in the past 15 to 20 years. These areas have a greater potential to require repairs or upgrade in the near future. The following items are near the end of service lives according to most manufacturer's representations. It is common for us to observe these items to outlast manufacturer's representation. However, based on manufacturer's representations, they may be near the end of service life and should be maintained properly and monitored. Water heater that is to be replaced.

John & Mary Smith

123 Main St
Woodbridge, CT



Dear John & Mary Smith,

At your request, a visual inspection of the above referenced property was conducted.

SUMMARY OF AREAS REQUIRING CORRECTION AND/OR FURTHER EVALUATION

IMPORTANT: The State of Connecticut requires home inspectors to recommend correction for any systems and components that are not functional or are unsafe. The more significant non-functional and unsafe conditions are noted in the First Summary below. These conditions were noted in the main body of the report in red text. Some non-functional systems and components are of lesser concern or cost to correct and they are found in the Second Summary, below the First Summary. These conditions were noted in purple in the main body of the report. In some cases, professionals may be needed to perform the corrections noted in the Second Summary, and those costs should be taken into consideration. It is possible that when further evaluation or corrections are performed, the significance of a condition may be found to be more severe than the original assessment. There may have been conditions observed during the inspection that warrant attention, monitoring, improvement or upgrades not listed in these summaries. Therefore, it is essential that you read the entire report, including the Standards of Practice, limitations, and scope of the inspection. It is possible that these summaries, or any issue in the main body of the report may be used for renegotiation of the sale agreement, but it should not be interpreted as a recommendation by Schaefer Inspection Service, Inc. to do so.

Exterior

Garage:

Automatic door opener(s):

Auto reverse was non-functional or needs adjustment: front overhead door

Garage Safety:

The pull down stair installed in the garage ceiling voids the fire rating of the garage ceiling sheetrock. Door into house from garage appeared to be fire-rated but does not have self-closing hinges, or the self-closing mechanism is not functioning.

Roof

Roof:

Condition:

Further evaluation and correction, if needed, by a qualified roofing contractor recommended: The unusual vent termination in the rear roof that appears to be connected to the kitchen stove vent should be checked and reconfigured if necessary.

Chimneys:

Chimney Exterior Conditions:

Further evaluation and correction by a qualified chimney sweep or mason is recommended: Left side chimney: Cracks in chimney crown. Not correcting these cracks can lead to additional damage from seasonal moisture freeze and thaw. Deteriorated, loose, or missing mortar observed. Pointing is needed (joint repair). Damaged brick and spalling was noted, seller should be asked if chimney brick has been sealed against water absorption.

Chimney shoulder needs repair.

Structure

Basement Framing:

Conditions:

Further evaluation and correction by a qualified contractor is recommended:

The main carrying beam has rotated and may not be adequately supported at the foundation. Sheet rock cracks and door problems noted on the 2nd floor may be a symptom of this problem.

Electrical

Panels:

Panel Conditions:

Correction recommended:

There were open slots in the panel that could allow contact with live electrical connections. Installation of filler plates is recommended.

Circuitry:

Branch Circuit Conditions:

Further evaluation and correction, if needed, by a qualified electrician recommended:

Unusual wiring above rear foundation wall should be evaluated and repaired if needed.

Correction recommended:

Open or exposed wire ends observed in the following areas: under kitchen sink.

Outlets & Switch Condition:

Correction recommended:

GFCI outlets should be considered for the following areas: Laundry.

Smoke & CO Detectors

Attention: Current code regulations require smoke detectors to be installed on every level of the building, in every bedroom and also in the hallway outside of every bedroom such that they will be close enough to alert those in the bedroom if there is a fire outside of it. Battery operated detectors are acceptable.

A carbon monoxide detector should be installed that is capable of sensing the amount of carbon monoxide present as a reading in parts per million. It should be capable of providing an alarm suitable to warn occupants when it is activated. Battery operated detectors are acceptable. They should be installed on every level of the building.

Their location and functionality should be confirmed at or before the pre-closing walk through.

HVAC

Cooling and/or Heat Pumps:

Conditions:

Further evaluation and correction, if needed, by a qualified HVAC contractor recommended:

Air filter was not properly installed in furnace which allowed unfiltered air to enter furnace and move through the cooling core for the AC. The core should be evaluated and cleaned if needed.

The condensate drain for the AC is improperly connected to a waste pipe in the basement.

Heating Equipment

Conditions:

Attention: Unit is to be replaced with a gas fired furnace.

Further evaluation and correction by a qualified electrician is recommended:

Wall heater in basement did not heat.

Tank & Line Conditions:

Attention:

Heating and hot water in the building are being switched over to gas. Removal of the tank is recommended.

Condensation in the tank can cause the tank to rust through. Whatever residual oil that might be in the bottom of

the tank could leak and cause staining or contamination.

The oil tank did not appear to be original to the building, the seller should be asked about the location of the original oil tank.

Plumbing

Laundry (appliances not tested):

Conditions:

Correction recommended:

Dryer vent needs cleaning.

Interior

Kitchen:

Appliance Condition:

Correction recommended:

Dishwasher does not operate.

Steps, Stairways & Railings:

Conditions:

Correction recommended:

Basement stair is not child proof.

Bathrooms:

Conditions:

Correction recommended:

Half bath: The replacement of the chrome sink trap is recommended due to age.

2nd floor hall bath: Flexible colored caulk rather than grout should be used at inside tile corners and at joints between tile and dissimilar materials. Tub spout supply piping is loose in wall. Shower diverter does not full engage when operated.

Further evaluation and correction by a qualified contractor is recommended: Master bath: Loose shower wall tile with possible underlying damage noted in several areas of shower.

Doors:

Conditions:

Correction recommended:

Door needs to be cut for carpet clearance: rear left bedroom.

Door hits frame in closing: front left bedroom door.

Windows:

Conditions:

Correction recommended:

Seal failure observed on windows in the following rooms: front right bedroom, front left bedroom.

Insulation & Ventilation

Ventilation:

Attic Vent Conditions:

Correction by a qualified contractor is recommended for the noted deficiencies and further evaluation to inspect for any other underlying issues: grass was noted hanging from the roof vents in main attic indicating bird nesting.

Fireplaces

Fireplaces & Solid Fuel Burning Appliances:

Conditions:

Correction recommended: The smoke shelf (area behind damper) has collected debris and should be cleaned before use in the fireplace.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

