

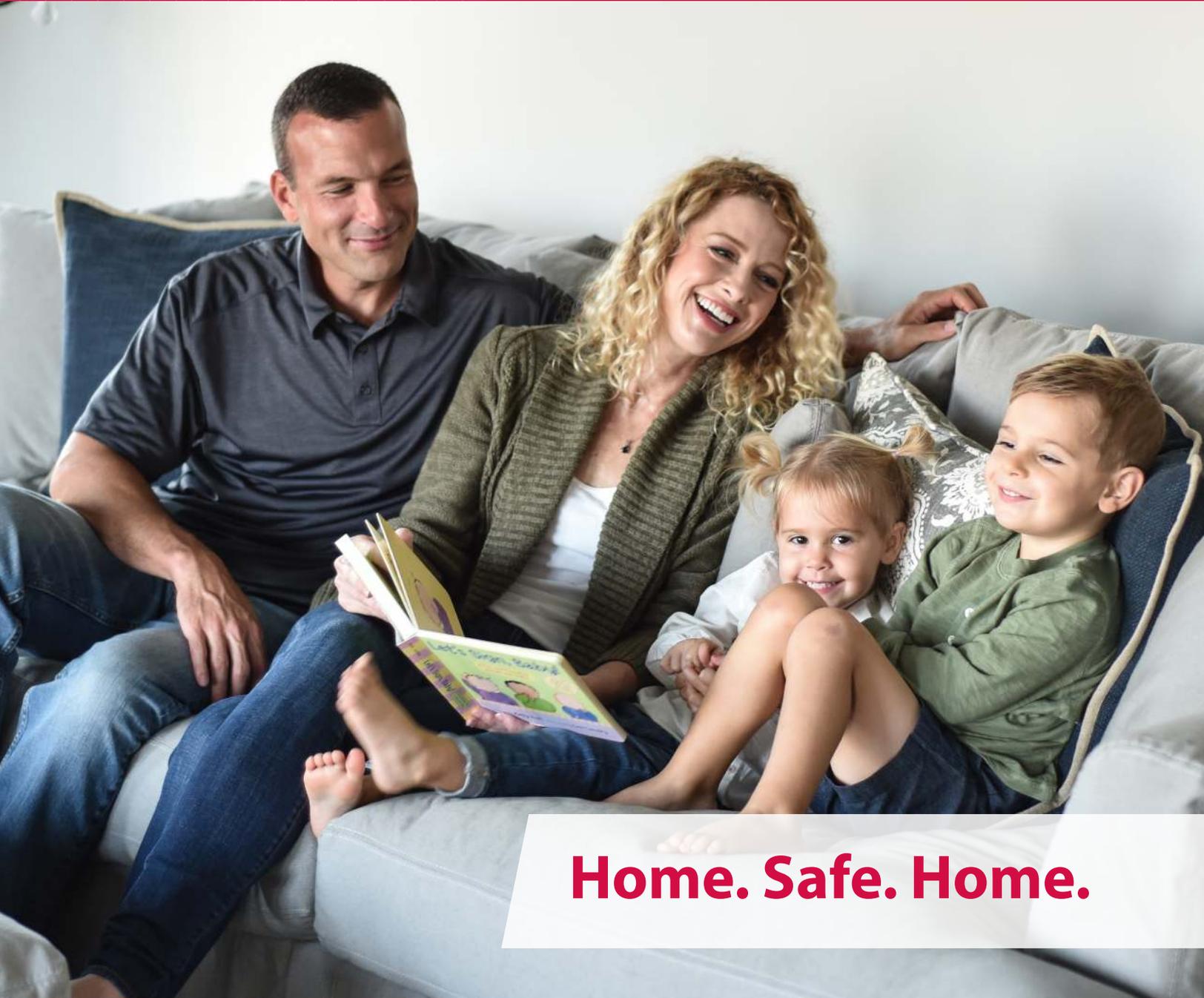


# HomeTeam<sup>®</sup>

## INSPECTION SERVICE

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### HOME INSPECTION REPORT



**Home. Safe. Home.**



## WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

## WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

## OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

## WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

## WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

**Thank you for allowing us the opportunity to serve you.**



FAST



TRUSTED



ACCURATE

## GENERAL INFORMATION

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the front of the home. A system or component has a major visual defect if it is either unsafe or not functioning and cannot be replaced or rendered safe or functional for less than \$1,000. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. When we recommend further evaluation by a licensed technician, we recommend that the evaluation be done prior to the conclusion of the inspection contingency period.

### **NOTES AND RECOMMENDATIONS APPEAR AS BULLET POINTS AT THE END OF EACH SECTION.**

The approximate temperature at the time of the inspection was 60 to 65 degrees Fahrenheit, and the weather was sunny and clear. The utilities were on at the time of the inspection. The home was occupied at the time of the inspection.

## EXTERIOR

The inspected property consisted of a colonial wood-framed structure with wood siding.

There was an asphalt driveway. The driveway was in serviceable condition.

- We observed wood deterioration of a window sill in the front of the home. We observed wood deterioration of a window casing in the front of the home. We also observed wood deterioration of window sills on the right side of the home. We recommend replacing the deteriorated wood.



WOOD DETERIORATION TRIM FRONT WINDOW

- We did note that there was wood deterioration of the siding on the left side of the home. We recommend replacing the deteriorated siding.
- We noted that we observed wood deterioration of the trim on the left side of the home. We recommend replacing the deteriorated trim.



WOOD DETERIORATION TRIM LEFT EXTERIOR

- We noted that the threshold was loose to the rear exterior door.

**GARAGE**

The detached garage was designed for two cars with access provided by two overhead-style doors. The Lift Master brand electric garage door openers were tested and found to be functional. The automatic safety reverse on the garage doors were tested and found to be functional to the right door and non-functional to the left door (potential hazard). The concrete garage floor was in serviceable condition.

- We did note that we observed wood deterioration of the siding on the right side and left side of the garage. We recommend replacing the deteriorated siding.



WOOD DETERIORATION SIDING AND SILL GARAGE



WOOD DETERIORATION SIDING AND SILL GARAGE



WOOD DETERIORATION SILL GARAGE

- We observed significant wood deterioration of the windows on the left side and in the rear of the garage.



DETERIORATED WINDOW GARAGE



DETERIORATED WINDOW GARAGE

- We observed wood deterioration of the sill on the left side and right side of the garage.



WOOD DETERIORATION SILL LEFT SIDE  
GARAGE

- We did note that we observed wood deterioration of the fascia board on the right side of the garage.
- We observed wood deterioration of the window sill on the right side of the garage.
- We noted that the membrane roofing in the rear of the garage was not installed in a professional manner (buckled).
- We did note that there were several household items in the garage at the time of the inspection which inhibited our visual inspection of the garage (cluttered conditions-the sill was mostly inaccessible).
- We observed wood deterioration of the sill in the garage (left side). We recommend replacing the damaged sections of the sill.
- We observed dry water marks on the rafters and sheathing in the garage.
- We noted that the safety reverse sensors were installed above the garage door opener. The sensors should be installed on each side of the garage doors within 6" of the floor.



REVERSE SENSOR INSTALLED ABOVE  
DOOR OPENER

- We recommend further evaluation by a licensed carpenter regarding the damaged wood.

### PATIO

There was a stone patio located on the right side of the home. The patio was in serviceable condition.

### PORCH

There was an enclosed porch located on the left side of the home. There were no major visual defects observed in the visible portions of the porch.

- We noted that there was no access under the porch at the time of the inspection. The structure was not visible.

### ROOF STRUCTURE

The roof was a gable design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from ground level with the aid of binoculars and from the roof top. The age of the roof covering is unknown. The average life expectancy of asphalt/fiberglass shingles is 15-20 years. There appeared to be one layer of shingles on the roof at the time of the inspection. There was light curling and moderate surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles are nearing the end of their useful life. This visual inspection is not intended as a warranty or an estimate on the remaining life of the roof.

- We did observe several roof shingles to the home with missing granules. When the granules wear away the shingles are more susceptible to the elements. When the granules are absent from the shingles, the sun is able to dry out the asphalt coating.
- We observed a crack in the rubber flange to the rear plumbing vent which will allow moisture penetration into the surface areas below. We recommend replacing the plumbing vent flashing.



CRACK IN PLUMBING VENT FLASHING

- There was no curling and light surface wear observed on the porch roof shingles at the time of the

inspection. These conditions indicate that the porch roof shingles are in the first half of their useful life.

- We did note that asphalt/fiberglass shingles (composition roofing) were installed on the low pitched roof on the left side of the home (porch roof). Although asphalt/fiberglass shingles (composition roofing) can be applied on a 2:12 low pitched roof, there is no non-destructive way to determine if the extra material required by manufacturer's specifications had been installed.
- There was no curling and light surface wear observed on the detached garage asphalt/fiberglass roof shingles at the time of the inspection. These conditions indicate that the garage roof shingles are in the first half of their useful life.

## **DRAINAGE**

The home was situated on a lightly sloped lot. The general grade around the home appeared to be adequate to direct rain water away from the foundation.

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional but in need of maintenance at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure. There were no major visual defects observed on the visible portions of the gutters or downspouts.

- We recommend cleaning the gutter system on a routine basis to help ensure proper drainage (the gutters were filled with leaves and debris).
- At the time of the inspection, there was no gutter system for roof drainage observed on the right and left side of the garage. We recommend installing a gutter system with downspout leader drains to help direct rain water runoff from the roofs surface away from the exterior siding and foundation areas of the garage.

## **CHIMNEY/CHASE:**

There was one chimney. Observation of the chimney exterior was made from the ground, with the aid of binoculars.

- We observed open mortar joints near the top of the chimney. We observed loose bricks near the top of the chimney. We also noted that the chimney did not appear to have a crown. A crown sheds water off of a chimney.
- We would like to note that the interior of the chimney was not visible at the time of the inspection (condition unknown).
- We recommend further evaluation by a licensed mason or chimney sweep.

## **FOUNDATION**

The foundation was constructed of stone, poured concrete and concrete block. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly. There were no major visual defects observed on the visible portions of the foundation.

There were some settlement cracks observed on the foundation. The cracks were 1/8-inch or less in width. These cracks did not appear to have any structural significance at the time of the inspection.

- We noted that areas of the foundation to the home had less than a 6" exposure on the exterior which inhibited our visual inspection of the foundation. Also, this makes the sill more susceptible to water and insect damage.

## **BASEMENT (LOWER LEVEL)**

The partial basement with a crawlspace was unfinished, and contained the following mechanical systems: boiler and holding tank.

The basement was mostly dry at the time of the inspection. Since the basement is a large hole in the ground and water is seeking its own level, a single inspection cannot determine the amount or frequency of water seepage into the basement, if any. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains and at times when the water table is elevated.

- We would like to note that stone foundations are more susceptible to moisture penetration than other types of foundations.
- We noted that the floor was damp in the left rear area the basement at the time of the inspection.



MOISTURE BASEMENT FLOOR



MOISTURE BASEMENT FLOOR

- We did observe efflorescence on the foundation walls in the basement. Efflorescence is the white powdery mineral deposits often found on masonry foundation walls when water seepage has occurred. A single inspection cannot determine the amount or frequency of water seepage into the basement. We recommend obtaining further information from the current home owner. For further evaluation, we recommend consulting a licensed water proofing contractor.



EFFLORESCENCE

### CRAWL SPACE

The crawl space was not accessible at the time of the inspection (limited visual access only). Because of its configuration, it was not possible to inspect all areas of the crawl space. A dirt floor crawl space should have a polyvinyl vapor barrier covering the surface. The crawl space should be adequately vented at all times.

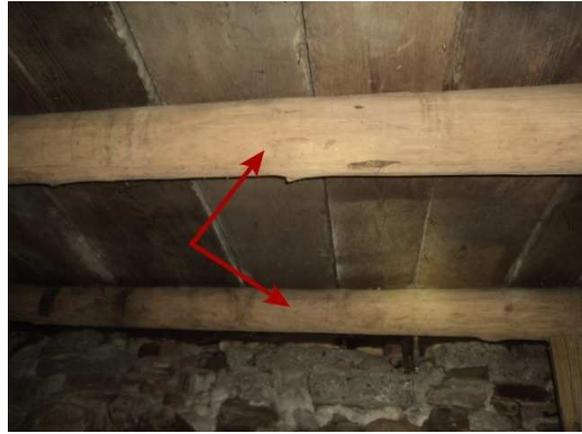
### FLOOR STRUCTURE

The visible floor structure consisted of a tongue and groove sub-floor, supported by two-inch by eight-inch wood joists spaced twenty four inches on center. There was an 8x8-inch wood carrying beam and wood posts or piers for load bearing support.

- We noted that there was batted insulation installed between the floor joists which inhibited our visual inspection of the floor structure.
- We did note that we observed termite damage to the floor in the crawl space. We also observed powder post beetles damage to the beams in the basement and crawl space.
- We noted that it appears that joists had been removed from the right side of the crawlspace. We also observe significant deterioration of the beam in the crawlspace.



NO JOISTS RIGHT SIDE CRAWL SPACE



JOISTS LEFT SIDE CRAWL SPACE



DETERIORATED BEAM IN CRAWL SPACE

- We recommend further evaluation by a licensed carpenter.

### PLUMBING

The visible water supply lines throughout the home were copper pipe. The water was supplied by a well and pump. The visible waste lines consisted of cast iron and ABS pipe. All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water pressure throughout the home was average. There were no major visual defects observed in the visible portions of the plumbing system.

The hot water temperature at the kitchen sink was 122 degrees Fahrenheit (first test) and 121 degrees Fahrenheit (second test) when tested at the time of the inspection. The hot water temperature for normal household use should range between 120-140 degrees Fahrenheit.

- We noted that the first level full bathroom toilet was loose and in need of resealing (no visible leaks). The condition of the sub-flooring around the toilet and the wax seal to the toilet is unknown.

### ELECTRIC SERVICE

The overhead electric service wire entered the home on the right side wall. The electric meter was located on the right exterior wall. The service wire entered a Square D service panel, located on the basement wall with a 200 amp and 120/240 volt rated capacity. The branch circuits within the panel were copper and aluminum in the 240 volt circuits. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched (exceptions are noted below). The visible house wiring consisted primarily of the Romex and BX types and appeared to be in serviceable condition.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits located on the exterior of the home and in the second level bathroom (next to the sink only). The present and tested GFCI's were functional (exceptions are noted below). A non-functional GFCI should be replaced with functional GFCI's.

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection.

- We noted that a GFCI did not function on the rear exterior when tested. A non-functional GFCI should be replaced with functional GFCI's.
- We did note that the ceiling fan wobbled in the livingroom when tested.
- For safety reasons, we recommend installing additional ground fault circuit interrupters (GFCI) in the home. GFCI's should be located in the kitchen, bathrooms, garage, basement and on the exterior of the home.
- We did note that there were piggy backs (two or more wires or branch circuits entering one circuit breaker) within the main service panel. Each branch circuit should have its own designated circuit breaker for safe and efficient use.
- We observed a 20 amp breaker with what appeared to be a size #14 wire attached to it in the main service panel (not properly matched).
- We would like to note that the service panel would be considered a sub-panel (main disconnect was not located in the service panel). The grounds and neutrals were attached to the same buss bar in the sub-panel (potential hazard). Grounds and neutrals should be isolated from one another in a sub-panel. We also noted that only three wires serviced the sub-panel. There should be four wires servicing a sub-panel (two hot wires, one neutral and one ground).
- We noted that the main breaker in the service panel was cracked. We noted that tape had been applied to the main breaker.
- We observed open junction boxes in the basement. For safety reasons, we recommend installing cover plates on all junction boxes to help reduce the risk of a shock hazard.
- We noted that we observed a General Electric sub-panel in the garage. The sub-panel was serviced by a 100 amp breaker in the main service panel. We noted that the grounds and the neutrals were attached to the same buss bar in the sub-panel (potential hazard). Grounds and neutrals should be isolated from one another in a sub-panel.



GROUND AND NEUTRALS SAME BUSS BAR  
GARAGE SUB-PANEL

- We noted that there were several receptacle outlets/switches in the garage with missing cover plates. For safety reasons, we recommend installing cover plates on all switches and receptacle outlets to help reduce the risk of a shock hazard.
- We recommend further evaluation by a licensed electrician for the noted electrical concerns for safe and efficient use.

## **SMOKE ALARMS**

There were smoke alarms found in the house. For safety reasons, the smoke alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter.

- For safety reasons, we recommend installing additional smoke alarms in the home. It is recommended that smoke alarms be located at the top of the basement stairs, in the second level hallway and in each of the bedrooms.
- We noted that the smoke alarm was missing in the second level hallway at the time of the inspection. We recommend replacing the missing smoke alarm.

## **WINDOWS, DOORS, WALLS AND CEILINGS**

A representative number of accessible windows and doors were inspected. The primary windows were constructed of wood, double hung style, with single pane and insulated glass. The windows are in fair condition. All exterior doors were operated and found to be functional. The exterior door locks should be changed or rekeyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted.

The interior wall and ceiling surfaces were finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted.

- We did note that the exterior glazing was cracked and missing to several of the windows.
- We did note that there were defective vapor seals (window panes appeared clouded) in the livingroom, left rear bedroom and in the right rear bedroom.
- We noted that the ceiling had been patched in the kitchen and diningroom. We recommend obtaining further information from the current home owner regarding patched ceilings.
- We did note that some of the windows in the home were difficult to open/close.
- We did note that we observed a cracked window pane in the second level hallway.
- We noted that the window in the second level hallway was inoperable and in need of repair or replacement.
- We observed wood deterioration of a window sill in the loft.
- We did note that the window in the loft did not appear to be tempered glass. A window that is less than 18" off of the floor should have tempered glass or a bar across the window at approximately railing height.

## **FIRST LEVEL**

The first level consisted of a kitchen, diningroom, livingroom and a full bathroom. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed.

- We noted that the risers were not uniformed within 3/8 of an inch to the staircase (potential tripping hazard).

## **KITCHEN**

The visible portions of the cabinets and counter tops were in good condition. In keeping with the Connecticut Home Inspector Regulations, inspectors are not required to inspect household appliances, and accordingly, household appliances are not within the scope of the inspection (Regulation 20-491-10b). As a customer service, The HomeTeam has turned on the kitchen appliances to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances:

The Electrolux electric free standing range was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The Kitchen Aid refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

The Kitchen Aid dishwasher was observed through a complete cycle and did appear to be functional when set on the "wash" and "drain" cycle.

The Electrolux microwave oven was inspected and did appear to be functional. The accuracy of the clocks, timers and settings are not within the scope of this inspection.

### SECOND LEVEL

The second level of the home consisted of three bedrooms and one full bathroom.

- We observed settling in the floor surfaces on the second level of the home. Settling is common in older homes, however, a single inspection cannot determine whether movement has ceased.

### THIRD LEVEL

The third level consisted of a loft.

### WOOD STOVE

There was a wood-burning stove located in the porch. For safety reasons, the wood-burning stove and the chimney or pipe to which it is vented should be cleaned and re-inspected before using as there may be hidden defects not fully visible at the time of the inspection. The stove appeared to have inadequate clearances from combustible materials. The specifications for this make and model should be reviewed to insure safe operation.

- We noted that the flue to the wood stove was not installed properly. The lower section of the pipe should be inserted into the upper section of the pipe.



WOOD STOVE FLUE



STOVE FLUE

- We noted that the wood stove appeared to have inadequate clearance from the combustible walls in the porch.
- We observed creosote build up in the flue to the wood stove. We recommend having the flue professionally cleaned.



CREOSOTE BUILD-UP STOVE FLUE



CREOSOTE BUILD-UP STOVE FLUE

- We recommend further evaluation by a qualified contractor.

### ATTIC STRUCTURE

The attic structure was not visible.

### HVAC INSPECTION REPORT

The heating system was inspected by The HomeTeam. The heating system consisted of an oil fired boiler, model number P-WTGO-3 and serial number CP5132850. The unit was manufactured by Weil McLain. It has an approximate net heating capacity of 115,000 BTUH. The unit is located in the basement. The unit is approximately 8 years old. The average life expectancy of a boiler is approximately 30 years. The flame appeared to be typical. The system has two zones. The oil tank was in poor condition. The oil line was in serviceable condition. The boiler was functional but in need of service. The combustion chamber was not visible for inspection.

A visual inspection cannot determine all defects. A complete inspection would require dismantling the entire system. Chimney flues and flues attached to fuel burning devices are not inspected as part of the visual inspection. Chimney flues should be cleaned and inspected by a licensed mason or chimney sweep on a regular basis to determine their condition. The HomeTeam does not inspect for stop leak type boiler sealants and/or anti-freeze that may have been added to the system. Electronic air cleaners and dehumidifiers are not within the scope of the inspection. This inspection is to determine that the existing equipment is in working order. It is not meant to indicate its adequacy. Heating units should be serviced once a year without failure.

- The mud room, garage and loft were heated with a baseboard electric unit. The thermostat controls were turned on and the units were functional at the time of the inspection. The calibration accuracy of the thermostats and the overall efficiency of the heating units are not within the scope of the inspection.
- The wall air conditioning unit was tested and found to be functional (in the loft).



OIL TANK WET AND RUSTED ON SIDE

- We noted that the oil tank is in poor condition. The oil tank is wet on the sides and on the underside of the tank. We also noted that the oil tank is significantly rusted. We recommend replacing the oil tank.



OIL TANK WET AND RUSTED ON SIDE



OIL TANK WET AND RUSTED ON BOTTOM

- We observed a leak in the fill pipe to the oil tank.
- We observed efflorescence under the flue to the boiler. This may indicate that the boiler does not draft properly. We recommend further evaluation by a licensed chimney professional.



EFFLORESCENCE UNDER BOILER FLUE

- We noted that the boiler pressure was 30 psi according to the gauge. The normal operating pressure of a boiler is 16-22 psi. The boiler should release pressure at 30 psi. We recommend further evaluation by a licensed heating technician.
- We noted that the mixing valve to the tankless coil was inoperable. This means you will not be able to adjust the hot water temperature. We recommend replacing the mixing valve.



MIXING VALVE