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Inspection reference: Sample

Confidential Inspection Report

SAMPLE REPORT

July 1, 2025

Prepared for:
SAMPLE REPORT

Inspection Contents

Inspection: Sample # **Address: Sample Address**

GENERAL INFORMATION

Client & Site Information:

Inspection Date:	Client:	Inspection Site:	People Present:
7/1/2025 12:00 PM	Sample	Sample Address	Buyer & Buyer's Agent

Building Characteristics:

Estimated Age:	Building Style & Type:	Space Below Grade:
40 Years	Single Family	Basement

Climatic Conditions:

Weather:	Soil Conditions:	Outside Temperature (F):
Overcast	Damp	80-90

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make an 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 intended to be technically exhaustive, or to imply 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. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

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.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Structural

We evaluated the structural system of the building in accordance with the standards of the State of Connecticut, which includes the inspection of the visible and accessible foundation, floor, wall, ceiling and roof structure of the building. If we suspected possible deterioration, we probed a representative number of the accessible structural components. If problems were so identified, you should assume that similar problems exist in like items that were not selected for probing.
Amateur workmanship is always to be interpreted as heightened risk of unseen or unobserved deficiencies. Areas of amateur workmanship are often heightened maintenance areas also. If indications of amateur workmanship were noted, you should have a specialist check for other occurrences of amateur work that were not visible at the time of the inspection, and obtain a complete diagnosis and repair estimate.
This building inspection is not intended to determine compliance with national or local codes. In accordance with State of Connecticut standards, we do not perform calculations to determine the adequacy of any structural system or component. Areas that were, in our opinion, unsafe or not readily accessible were not inspected.
Noted defects or concerns should be evaluated by a specialist before the end of your inspection contingency period because additional deficiencies may be discovered through in depth investigation.

Foundation

Poured Concrete Foundation

The below grade space is a poured concrete basement with a concrete floor. There are minor vertical foundation shrinkage or settlement cracks. This type of crack is usually not a structural concern unless the crack is wider than approx. .25", the crack is uneven, or the concrete is displaced on either side of the crack. They often allow exterior water to seep into the basement or crawl space. You should have all cracks sealed by a specialist to prevent water seepage.

Crack

Floors

Access

Access to this area was restricted by finished ceilings, insulation, lack of access or a vapor barrier making it more difficult, unsafe or impossible to fully inspect. Lack of full access limited our ability to inspect for hidden damage or hazards.

Wood Joist

Dimensional framing lumber was used for the floor framing.

Columns

There are metal support columns.

Beams

There are wood support beams.

Walls

Access

Access to this area was restricted by finished walls making it more difficult, unsafe or impossible to fully inspect. Lack of full access limited our ability to inspect for hidden damage or hazards.

Wood Frame

The walls appear to be conventional platform wood framed.

Ceilings

Access

Access to this area was restricted by attic insulation or flooring making it more difficult, unsafe or impossible to fully inspect. Lack of full access limited our ability to inspect for hidden damage or hazards.

Wood Joist

Dimensional framing lumber was used for the ceiling framing.

Roof

Access — Access to this area was restricted by either finished ceilings, insulated rafters or lack of complete attic access making it more difficult, unsafe or impossible to fully inspect. Lack of full access limited our ability to inspect for hidden damage or hazards.

Wood Rafters — The rafters are conventional wood framing.

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Exterior

We evaluated the exterior in accordance with the standards of the State of Connecticut which includes the visible and accessible claddings, flashings, doors, drainage, and surrounding grounds which may have an adverse affect on the building. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.
Amateur workmanship is always to be interpreted as heightened risk of unseen or unobserved deficiencies. Areas of amateur workmanship are often heightened maintenance areas also. If indications of amateur workmanship were noted, you should have a specialist check for other occurrences of amateur work, that were not visible at the time of the inspection, and obtain a complete diagnosis and repair estimate.
This building inspection is not intended to determine compliance with national or local codes. In accordance with State of Connecticut standards, we do not inspect screening, shutters, awnings or other seasonal accessories, fences, geological conditions, recreational facilities or outbuildings. Buildings constructed before 1978 may contain lead based paint. Testing for lead based paint is beyond the scope of this inspection. Areas that were, in our opinion, unsafe or not readily accessible were not inspected.
Noted defects or concerns should be evaluated by a specialist before the end of your inspection contingency period because additional deficiencies may be discovered through in-depth investigation.

Walls

General Information

The exterior wall covering is the first line of defense of the vertical building structure from the elements. It is critical that regular maintenance be performed to the exterior wall materials to keep water out, as well as to protect against the wind and temperature changes.

Wall Covering

The exterior wall surface is wood board siding. Sealant is missing or deteriorated where the utility wiring and piping run through the exterior wall. This sealant is necessary to prevent moisture intrusion. You should seal these areas with a sealant suited for this location and use. The siding is damaged at one or more locations. Siding is the protection for the building and any damage or deterioration could allow moisture and weather intrusion, causing further damage and expense. The siding material should be repaired or replaced as needed to make a weather-tight envelope for the building. There is inadequate clearance between the siding and the roof surface. This may allow water to wick into or behind the siding. You should have a qualified contractor trim the siding to give adequate clearance. The paint/stain coating is deteriorated at several locations along the walls. Paint and other coatings are a barrier to help protect the substrate from deterioration due to sunlight and weather elements. A coating should be properly applied to the surfaces in need. The siding is rotted at one or more locations. Siding provides protection against the weather for the structure and interior of the building. The rotted areas should be replaced or repaired permanently with proper materials. There have been amateur repairs at the siding. You should monitor these areas.


Siding


Siding

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Siding


Siding


Siding


Siding

Trim

The exterior trim is wood. The paint coating is deteriorated. Paint and other coatings are a barrier to help protect the substrate from deterioration due to sunlight and weather elements. A coating should be properly applied to the surfaces mentioned.


Trim


Trim


Trim


Trim

Doors

There are metal exterior doors.
The metal exterior entry door is rusted. You should repair or replace the door.


Rust

Windows

There are wood framed windows. The window glazing putty is deteriorated. This glazing putty prevents moisture and air entry between the glass and the window frame. The old putty must be removed and new putty put in its place.


Glazing Needed

Eaves

The eaves are wood. There is rot at the eaves. Rotted eaves can allow the entry of moisture and pests which could cause further deterioration. The rotted portions should be repaired or replaced.


Eaves


Eaves


Eaves

Soffits The soffit is wood.

Facias The fascia is wood. There are rotted sections of the fascia near . The rotted areas could allow for the entry of moisture or insects and can lead to further damage. You should have the damaged sections replaced.


Facias


Facias

Attachments

Decks There is a deck attached to the home. The deck is carpet covered. This may trap moisture and lead to wood rot. We were unable to determine the condition of the material under the carpet.
The deck railings are loose. Loose railings will not provide protection from falls. The railing should be secured or replaced.


Deck


Loose


Carpet

Roof

Access

Access to the upper roof was limited due to the height and/or pitch of the roof.

Asphalt Shingle Roof

The asphalt shingle roof was inspected by walking on a lower roof and inspecting the upper roof from there. The roof is reported to be 19 years old. The asphalt shingle roofing shows signs of minor deterioration. This could allow moisture to penetrate the roof covering and cause damage. You should continue to monitor for the loss of granular and have the roof evaluated and repaired or replaced by a qualified roofer at the first sign of moisture intrusion. The asphalt shingle roofing has moss, lichens on its surface. This could allow moisture to penetrate the roof covering and cause damage. This should be removed to protect the shingle's granular surface. There are branches, leaves, and other debris on the roof. This will help trap moisture and increase deterioration of the roof. You should clean the roof being careful not to damage the shingle material.


Roof


Roof

Drainage Systems

There are attached aluminum gutters and downspouts.
The downspouts empty close to the building foundation. This can promote water intrusion into the structure and could cause settlement of the structure itself. The downspouts must be extended to at least five to ten feet from the building, or to a distance equal to the depth of the footings at that location. The gutters are leaking at their joints. Leaking gutters will not carry the roof runoff away from the building, and may promote leakage into the structure. Leaking joints should be repaired with a caulking compound that is specifically manufactured for this purpose. The gutters and

downspouts are clogged with debris. This can cause them to overflow and allow roof runoff to fall close to the building. The gutters and downspouts must be cleaned to function properly.
One or more downspouts are disconnected. This will deposit roof water close to the building and can promote water intrusion into the building and could cause settlement of the structure itself. You should have the downspouts reconnected and secured.


Extend Downspouts


Clogged


Disconnected

Flashings

There are visible metal flashings on the home. All flashings require periodic maintenance.


Flashing

Chimneys

General Information

The National Fire Protection Association (NFPA) recommends that a Level II chimney inspection be performed upon sale of a property. Level II inspections use video scanning or other means to examine all accessible portions of the chimney exterior and interior. You should contact a qualified chimney inspector to obtain a Level II inspection.

All chimneys require periodic cleaning. You should consult with the seller as to the last time this service was performed, or have it done at this time.

Brick Chimney

A brick chimney is located at the eave edge of the building. The chimney brick is loose and deteriorated. If left unrepaired, the deterioration can continue, leading to higher repair costs and safety hazards. You should have a chimney specialist make necessary repairs. The brick chimney mortar is deteriorated. If the mortar is left to deteriorate further, more serious damage could occur. You should have a qualified mason repoint the chimney as needed. The cap (crown) of the brick chimney is cracked or deteriorated. This can allow water into the masonry, causing deterioration and damage. You should have a qualified masonry contractor repair or replace the cap as needed. There have been previous repairs to the chimney. It is impossible to know whether these were done by a professional Mason or not. You should monitor the chimney for future issues.


Chimney


Chimney


Chimney

Grounds

General Information

It is important to remember that the ground surrounding the building should slope away at a rate of approximately one inch per foot for 4 to 6 feet, to carry surface water away from the foundation. Similarly, downspouts should extend approximately 4 to 6 feet from the building to carry roof water away. Water that is not directed away from the foundation is frequently the cause of wet basements.
However, you should keep the ground approximately 6 inches below the top of the foundation. Ground which is too high will promote wood rot and provide easy access for wood destroying insects.
Also, you should not allow trees, shrubs or vines to touch or hang over the building. Doing so traps moisture against the building, which may cause damage, promote the growth of moss, fungus and rot or attract insects.

Driveways There is an asphalt driveway.

Walkways There are concrete walkways.
Some of the walkways are cracked or deteriorated.


Walkway

Vegetation There is vegetation such as trees and shrubs that is close to or in contact with the building. This vegetation can retain dampness next to the building and can attract insects. The vegetation should be kept trimmed away from the building.


Vegetation


Vegetation

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Plumbing

We evaluated the plumbing system in accordance with the standards of the State of Connecticut, which includes the supply, drain, waste and vent piping systems, the water heating equipment with any associated vent systems, and below grade drainage systems. Shut off, relief and pressure regulating valves were located but not operated. We did not operate these valves during this inspection because there is a chance that the valve, when turned on after a long period of not being operated, will not shut off completely. You should have these valves tested by a plumber initially so that a repair professional will be available if there are problems. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.
Amateur workmanship is always to be interpreted as heightened risk of unseen or unobserved deficiencies. Areas of amateur workmanship are often heightened maintenance areas also. If indications of amateur workmanship were noted, you should have a specialist check for other occurrences of amateur work, that were not visible at the time of the inspection, and obtain a complete diagnosis and repair estimate.
This building inspection is not intended to determine compliance with national or local codes. In accordance with State of Connecticut standards, we do not perform calculations to determine the adequacy of the plumbing system to meet current or future demands. Areas that were, in our opinion, unsafe or not readily accessible were not inspected.
Noted defects or concerns should be evaluated by a qualified plumber before the end of your inspection contingency period because additional deficiencies may be discovered through in-depth investigation.
Plumbing fixtures and faucets are addressed in the section titled Kitchen, Bath & Laundry, found later in this report. Fuel storage and distribution systems are addressed in the section titled Heating & Cooling Systems, also found later in this report.

Supply System

General Information

The supply system is responsible for providing fresh, potable water to the building in the quantities required for drinking, washing and cooking. We evaluated this system by operating every faucet and observing its flow while one or more other faucets are operated simultaneously. This is known as "functional flow" and is a subjective evaluation. You should know that leaks will inevitably occur; usually relative in severity to the age of the system. The water supply to the building is either public or private. It is beyond the scope of this inspection to verify the source of water to the property. We did not evaluate the supply system beyond the foundation wall during this inspection. Access to this system is normally restricted due to most of the homes supply lines to fixtures being behind finished walls making it more difficult, unsafe or impossible to fully inspect. Lack of full access limited our ability to inspect for hidden damage or hazards.

Source

The water supply is reported to be public and provided by a municipal system. The owner's responsibilities for such a system are usually limited to paying a periodic fee to the supplier. You should verify the source of the water supply.

Main Water Shut-Off Valve

The main water shut-off valve is located in the basement.


Water Shut Off

Materials

The service line to the building appears to be copper. The supply lines in the building are copper.

Hose Bibs

There are both "frost free" and conventional type hose bibs on this building. A "frost free" hose bib is designed with a long stem, which extends through a sleeve to the inside of the building. When the valve is closed, water flow is shut off inside the building.

These faucets should slope toward the outside so that water will drain out of the sleeve when the valve is turned off. It is important to remove the hose from this type of hose bib in freezing weather so that water is not trapped in the sleeve and allowed to freeze, which will rupture the sleeve and cause damage inside the building. Conventional hose bibs should have a shut off valve inside the building to turn off the water during freezing weather. Each fall, you should turn the inside valve off, disconnect the hose from the outside and open the outside valve. If the inside valve has a bleeder, you should open it to assist in draining the water from the pipe between the inside and outside valves. We do not test exterior hose bibs in the winter months and therefore will not detect a ruptured pipe. You should check these hose bibs carefully in the spring to be sure they were not damaged over the winter. We may not have located and tested every hose bib on the property due to shrubbery or other obstructions.

Drain Waste & Vent System

General Information

The drain and waste system serves to remove plumbing waste from the building by letting it fall through a series of nearly horizontal and vertical pipes through and out of the building. The vent pipes allow sewer gases to escape and allow waste to flow freely. We evaluated this system by flushing every drain that has an active fixture while observing its draw and watching for blockages and slow drains. This is known as "functional flow" and is a subjective evaluation. You should know that blockages will inevitably occur, usually relative in severity to the age of the system. Minor blockages in traps beneath sinks, tubs and showers are easily cleared by removing and cleaning the traps or with chemical drain cleaners. More severe blockages occur when tree roots invade the main building sewer pipe leaving the building and may require expensive excavation and repairs. We did not evaluate the waste system beyond the foundation wall during this inspection and you should consider having the system scoped regardless if it is on-site sewage (Septic System) or municipal sewer. Access to this system is normally restricted due to most of the home's drain lines being behind finished walls making it more difficult, unsafe or impossible to fully inspect. Lack of full access limited our ability to inspect for hidden damage or hazards.

Waste System

The property is reported to be served by a private on-lot wastewater treatment system, which should be evaluated by a specialist prior to closing. This system requires regular maintenance by the owner. You should avoid disposing of antibacterial chemicals, grease, plastic and paper products other than toilet tissue into this system. Garbage disposals should not be used with this system.

Materials & Venting

The drainpipes are predominantly plastic.

Drain

Ejector Lift Pump

There is an ejector lift pump serving the plumbing fixtures that are below the level of the building sewer line. Ejector lift pumps are used to pump waste into the building sewer line. Since they depend on electricity, you should avoid using the plumbing fixtures served by a lift pump during power interruptions. Ejector lift pumps should be professionally serviced every 5 years.


Ejector Pump

Water Heating Equipment

General Information

All homes have duplicate water systems for cold and hot water that is provided to nearly all sinks and water-consuming appliances such as clothes washing machines and dishwashers. To provide the hot water, homes are equipped with some means of heating water. There are a number of alternative systems to heat water. These include both "tankless" and free-standing water heaters. There are also several types of fuel used to heat the water including electric, oil, and gas.

Water temperatures over 125 degrees F can cause severe burns or death from scalds. Children, disabled and elderly persons are at highest risk of being scalded.

140 Degrees

Indirect-Fired Water Heater

Hot water is provided by an indirect water heater. Indirect water heaters use hot water from the main boiler to heat domestic water. In this system, a separate heating zone is used to supply hot boiler water to a coil located inside the water heater. A thermostat controls the flow of boiler water to the coil in the water heater. Indirect water heaters can be expected to last approximately 12 to 15 years, depending on water quality and pressure. Most will eventually leak, so it is wise to have them installed over a drain pan to avoid damaging finished surfaces. They can be dangerous if they are not equipped with a properly sized and installed pressure/temperature relief valve and discharge pipe.

The water heater appears to be functioning satisfactorily.

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Indirect Heater

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Electrical

We evaluated the electrical system in accordance with the standards of the State of Connecticut which includes identifying the type and capacity of the service, and evaluating panels, grounding, overload protection, wiring, and a representative number of switches, receptacles and light fixtures. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

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This building inspection is not intended to determine compliance with national or local codes. In accordance with State of Connecticut standards, we do not perform load calculations to determine the adequacy of the electrical system to meet current or future demands. Areas that were, in our opinion, unsafe or not readily accessible were not inspected.

Noted defects or concerns should be evaluated by a specialist before the end of your inspection contingency period because additional deficiencies may be discovered through in-depth investigation.

Service Entrance System

General Information

The service entrance system consists of the wiring and equipment which receives electric power from the utility company and delivers it to the building's distribution system. If the electric utilities are overhead, a customer-owned service entrance cable connects to the utility company's overhead service drop from the utility pole and runs into the customer's meter box. If the electric utilities are underground, the utility company's underground service lateral connects directly into the customer's meter box. The utility company's meter is installed in the customer's meter box, and the meter box is sealed by the utility company.

From the meter box, which is usually located outside the building, a service entrance cable runs to the service equipment, which is usually located inside the building. The service equipment contains the main service disconnect and main service grounding. The main service disconnect is usually a single fuse block or circuit breaker, but may consist of up to six fuses or circuit breakers. Regardless of the number of fuses or circuit breakers, they provide overcurrent protection for the service entrance conductors as well as a way to disconnect all power entering the building.

The main service grounding electrode conductor connects the main service equipment to an earth ground, which is usually a metal rod driven into the ground or a metal water pipe which enters the building underground. Power from the main service disconnect is delivered to one or more distribution panels. In many cases, the main service disconnect and main distribution panel are located in the same enclosure. Overcurrent devices, which may be fuses or circuit breakers, in the distribution panels supply power to individual branch circuits which carry power to the appliances, lights and outlets in the building.

Overhead Service Entrance

The building is served by what appears to be a 200 amp 120/240 volt overhead electric service. The overhead conductors from the pole to the building pass through or under trees. These wires could be damaged by the trees rubbing on them, which could create a shock hazard or service interruption. You should contact the electric utility company and have the trees trimmed and the wires inspected or repaired.

Service Meter

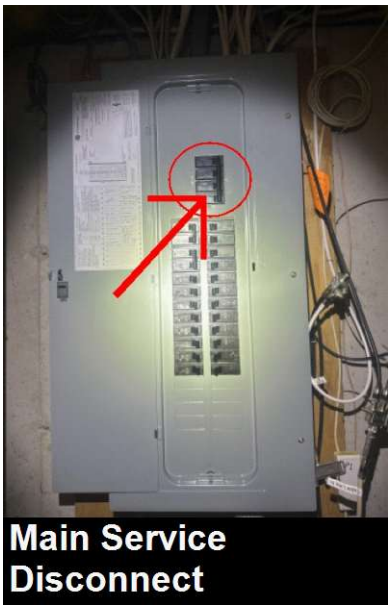
Repairs

In Trees

Service Entrance Conductors The service entrance conductors are aluminum.

Service Grounding The service grounding connections are either not visible or go into the ground making it impossible to inspect them.

Main Service Disconnect The main disconnect is located in the main distribution panel.



Main Service Disconnect

Main Distribution Panel The main distribution panel is located in the basement. Overcurrent protection is provided by circuit breakers.

Main Panel

Branch Circuit Wiring System

General Information

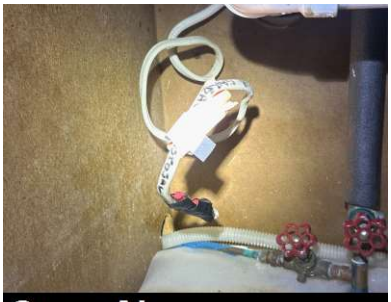
The branch circuit wiring system delivers power from the overcurrent devices in the distribution panel to the major appliance, general lighting and outlet circuits in the building. Major appliances, such as electric ranges, water heaters, clothes dryers, etc., are usually supplied by dedicated circuits, which serve no other loads. Lighting and general purpose outlets are usually grouped together into a few circuits throughout the building. The wires that carry power throughout the building must be large enough to carry the intended load and must be run so that they will not be subject to damage. In homes with older wiring, you should have a qualified electrician check the adequacy of the branch circuit wiring system. Wires run outside the building must be approved for exterior use. Extension cords should never be used as permanent wiring.

Conductors

Wiring for major appliances is stranded aluminum.

Wiring Methods

Non-metallic ("Romex") wiring is used in the building. Wires are terminated in open air. This is hazardous and may cause fire or electrocution. Wires should be terminated in a covered junction box by a qualified electrician.



Open Air

Wiring Devices

General Information

Wiring devices, such as lighting fixtures, switches and receptacles, provide access to electrical power throughout the building. To be safe, they must be installed properly and replaced when worn. Ground fault and arc fault protection should be provided in all locations required by current codes. Smoke and carbon monoxide detectors should be provided on every level of the building, especially in sleeping areas. Exterior metal components should be grounded to the earth. A representative number of installed lighting fixtures, switches and receptacles were inspected. If problems were noted, you should have a qualified electrician check all similar devices, since similar problems may exist in other devices.

Receptacles

Receptacles are generally of the 3-hole grounding type. One or more receptacles are loose or not properly installed. This could cause a short circuit or poor connection. You should have a qualified electrician repair or replace loose receptacles.

Ground Fault Circuit Interrupters

Ground Fault Circuit Interrupters are safety devices designed to help prevent injury to people caused by electric shock. They are currently required to be used in all wet and damp locations such as kitchens, bathrooms, unfinished basements, crawl spaces, garages, laundry and outside. Older buildings, built before these requirements took effect, may not have this protection in all of these locations. It is relatively inexpensive to add this protection. Critical equipment such as refrigerators, freezers, security systems, garage door openers, sump pumps, sewage ejector pumps and alarms, should not be powered by GFCI's because the equipment will not operate if the GFCI trips. Ground fault protection is not present at the recommended locations. You should have a qualified electrician add this protection for increased safety.

One or more GFCI outlets tripped but could not be reset at the receptacle. This normally means that there is a another GFCI outlet wired in series down the line or the reset is in an electrical panel. You should inquire with the current owner as to how to reset all GFCI outlets.

Arc Fault Circuit Interrupters

Arc fault circuit interrupters (AFCI's) are safety devices designed to help prevent fires caused by electrical arcing and sparking. They are required to be used in residential bedroom circuits in new construction's. Older buildings, built before these requirements took effect, may not have this protection. You may want to consider adding AFCI protection for both new and existing buildings. Older buildings with ordinary circuit breakers especially may benefit from the added protection against the arcing faults that can occur in aging wiring systems. Arc fault protection is not present in all recommended locations. You should have a qualified electrician add this protection for increased safety.

Smoke Detectors/Co Detectors

Smoke and CO alarms were not tested due to the inspector not knowing if they are connected to a central monitoring system which would alert authorities and may dispatch support to the location. You should verify both smoke and CO alarms are in place and operational per the CT Department of Administrative services Office of State Fire Marshal Affidavit dated Rev 9/2023.

Ceiling Fans

Ceiling paddle fans are installed in this building. Sometimes ceiling fans are installed without proper support and may fall from the ceiling and injure someone. Examining the

mounting of these fans is beyond the scope of this inspection. You should have a qualified electrician check the mounting of ceiling fans.

K-B-L

We evaluated the kitchen, bath and laundry areas in accordance with the standards of the State of Connecticut, which includes the installed appliances, plumbing fixtures, countertops and a representative number of installed cabinets. We do not inspect clothes washers, clothes dryers, refrigerators, or any portable appliances. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.
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One of the more important defects to be aware of is water damage. Leaking water and excessive moisture is one of the more common problems in the kitchen, bath and laundry areas of the building. In our inspection we have looked for water damage and if present, have attempted to locate the source of the water, to determine if it is active at the time of the inspection. Moisture promotes the growth of mold and mildew, which is often not visible. Testing for mold and mildew is beyond the scope of this inspection. Areas which are or have been moist should be evaluated by a specialist for the presence of harmful biogrowth.
This inspection is not intended to determine compliance with national or local codes. In accordance with State of Connecticut standards, we do not comment on cosmetic items such as paint, wallpaper or other finishes, carpeting, window treatments or recreational facilities. Areas that were, in our opinion, unsafe, hidden or not readily accessible were not inspected.
Noted defects or concerns should be evaluated by a specialist before the expiration of your inspection contingency period because additional deficiencies may be discovered through in-depth investigation.

Kitchen

General Information

The visible counters and a representative number of installed cabinets were inspected. Unless otherwise noted, permanently installed kitchen appliances were operated. However, timers and thermostats were not tested. The dishwasher, if present, was not tested for cleaning or drying effectiveness, and the oven self cleaning cycle, if present, was not operated. Personal property, such as refrigerators, portable dishwashers and portable microwave ovens were not inspected.

Range

The electric range appears to be functional. The anti-tip bracket was not installed on the range. This is a safety hazard because the range could tip over and cause burns or injury. You should have the bracket installed according to manufacturer's recommendations.

Range

Dishwasher

The dishwasher appears to be functional.

Kitchen Exhaust Fan

The exhaust fan discharges to the exterior of the building and appears to be functional.

Exhaust

Kitchen Sink

The supply line under the kitchen sink is corroded and may begin leaking. You should have a qualified plumber replace the corroded valves.

Corrosion

Bathrooms

Description and Comments

The sinks, showers, tubs and toilets in the bathrooms were inspected and found to be functional except as noted below.

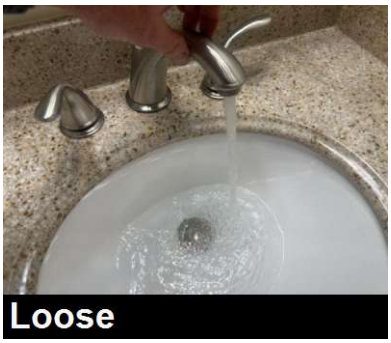
Sinks

The bath sink faucet is loose. You should have a qualified plumber repair the problem. This can cause serious damage to floors or anything around or below the sink.
There was evidence of old staining under the sink. You should monitor these areas in the future for leakage.

Old Stains

Old Stains


Danaged


Loose

Toilets

The toilet is leaking in the bath. A leak may cause damage to the floor and any areas below. You should have a qualified plumber repair the leak.


Leak

Bathtubs

The tub popup drain control is not properly functioning in a bath. You may wish to have a qualified plumber repair the drain control.


Stopper

Bath Fans

The vent hood from the bath fan is dirty. This may allow moisture to accumulate in the bathroom eventually causing damage or biogrowth. You should clean the hood.


Dirty

Heat

We evaluated the heating system in accordance with the standards of the State of Connecticut, which includes identifying the heating method and energy source, and inspecting the installed heating equipment and vent system. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.
Amateur workmanship is always to be interpreted as heightened risk of unseen or unobserved deficiencies. Areas of amateur workmanship are often heightened maintenance areas also. If indications of amateur workmanship were noted, you should have a specialist check for other occurrences of amateur work, that were not visible at the time of the inspection, and obtain a complete diagnosis and repair estimate.
This inspection is not intended to determine compliance with national or local codes. In accordance with State of Connecticut standards, we do not perform load calculations to determine the adequacy or balance of the heating system to meet current or future demands. Areas that were, in our opinion, unsafe or not readily accessible, such as the interior of flues, duct systems, or heat exchangers, were not inspected. Accessory items such as humidifiers, dehumidifiers, electronic air filters and solar heating systems are beyond the scope of this inspection.
Noted defects or concerns should be evaluated by a specialist before the expiration of your inspection contingency period because additional deficiencies may be discovered through in-depth investigation.

Oil-Fired Boiler

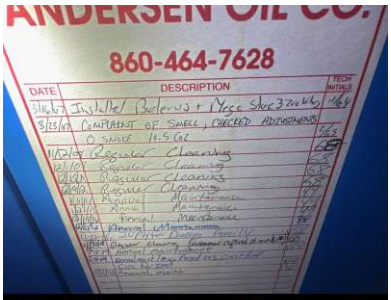
General Information

Oil fired boilers should be professionally cleaned and serviced every year. Service contracts are available from heating contractors or oil companies.

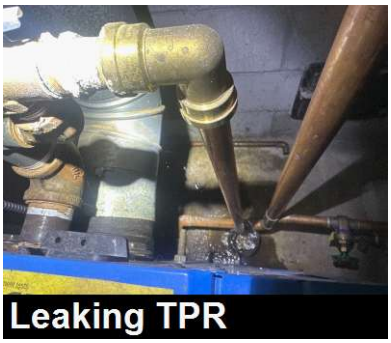
Description and Comments

Heat is provided by a 18 year old oil fired boiler. The boiler was tested and appears to be functional.
The pressure relief valve is leaking by. The valve may be defective and in need of replacement, or it could be an indication of a problem elsewhere in the system. You should have a qualified boiler technician evaluate and repair as needed.


Boiler



Maintenance Record


Leaking TPR

Boiler Label

Distribution System

Heat is distributed through hot water baseboard heaters.

Fireplace

General Information

A fireplace is a carefully balanced system. To function properly, it must be designed, built and operated properly. Fire screens should always be used when burning a fire in a fireplace. Fireplaces and associated chimneys should be cleaned and serviced regularly. The National Fire Protection Association (NFPA) recommends that a Level II chimney inspection be performed upon the sale of a property. Level II inspections use video scanning or other means to examine all accessible portions of the chimney exterior and interior. You should contact a qualified chimney inspector to obtain a Level II inspection.

Description and Comments

There is a masonry fireplace with a metal firebox. You should have the flue cleaned by a professional chimney service prior to using the fireplace and regularly thereafter, depending on use. Consult with the chimney service for frequency details suited to your use. The damper was tested and appears to be functional. There is a separation between the firebox and the fireplace facing. This is a fire hazard because flames and hot embers will be able to contact combustible materials in the wall. You should have a qualified fireplace specialist properly seal the opening before using the fireplace.


Fireplace


Gap

Fuel Storage and Distribution

Fuel Oil

The fuel oil tank is located in the basement. The main oil shutoff is located at the tank. Due to the age of the oil tank, you should have a tank specialist evaluate it to determine the remaining service life. Oil tanks tend to corrode from the inside out and from the bottom first. A tank specialist can determine the thickness of the tank at the bottom and advise you as to whether it needs replacing.

Inspection: Sample # **Address: Sample Address**


Oil Shut Off


Oil Fill/Vent


Oil Tank

Inspection: Sample # **Address: Sample Address**

Interior

We evaluated the interior in accordance with the standards of the State of Connecticut, which includes the walls, ceilings, floors, steps, stairways, railings, garage doors and openers, and a representative number of windows and interior doors. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.
Amateur workmanship is always to be interpreted as heightened risk of unseen or unobserved deficiencies. Areas of amateur workmanship are often heightened maintenance areas also. If indications of amateur workmanship were noted, you should have a specialist check for other occurrences of amateur work, that were not visible at the time of the inspection, and obtain a complete diagnosis and repair estimate.
One of the more important defects to be aware of is water damage. Leaking water and excessive moisture is one of the more common problems in the interior of the building. Common sources of water damage include leaks from foundation, roof and flashings, plumbing, windows and skylights and from interior sources such as appliances, humidifiers, etc. In our inspection we have looked for water damage and if present, have attempted to locate the source of the water, to determine if it is active at the time of the inspection. Moisture promotes the growth of mold and mildew, which is often not visible. Testing for mold and mildew is beyond the scope of this inspection. Areas which are or have been moist should be evaluated by a specialist for the presence of harmful biogrowth. For more information refer to www.epa.gov/iaq/molds and www.nyc.gov or request the booklet "A Brief Guide to Mold, Moisture, and Your Home" from our office.
This building inspection is not intended to determine compliance with national or local codes. In accordance with State of Connecticut standards, we do not comment on cosmetic items such as paint, wallpaper or other finishes, carpeting, window treatments or recreational facilities. Buildings constructed before 1978 may contain lead based paint. Testing for lead based paint is beyond the scope of this inspection. Areas that were, in our opinion, unsafe, hidden or not readily accessible were not inspected.
Noted defects or concerns should be evaluated by a specialist before the expiration of your inspection contingency period because additional deficiencies may be discovered through in-depth investigation.
It is recommended that you develop a fire escape plan and practice regular fire drills with your family. All habitable areas should have at least one means of emergency egress directly to the exterior of the building. Every home should have multiple, readily accessible ABC type fire extinguishers. Check with local authorities for specific requirements.

Walls

General Information

Walls provide perhaps the most visible interior surface. The wall finishes provide decorative surfaces that conceal the structural, mechanical and electrical systems that are contained within the walls. Walls should be plumb and straight and may be finished with wood paneling, wood planks, as well as smooth or textured coatings, including paint and/or paper, over plaster or plasterboard.

Drywall

The interior wall surfaces appear to be sheetrock, sometimes referred to as "drywall" or "plasterboard." There are previous repairs to the walls. This may be nothing more than a cosmetic concern, however you should monitor this area for future issues.

Ceilings

General Information

Ceilings and their construction are similar to walls and, most often, the ceilings are comprised of the same material as the walls. The ceilings should be level and should not exhibit signs of sagging or other deformities. The most common cosmetic problem with ceilings is water stains caused by a leak in the plumbing system or incursion of rainwater through the roof.

Drywall

The ceiling surfaces are sheetrock. There are minor cracks and or nail pops in the ceiling surface that appear to be associated with normal settling of the building.

Ceiling

Textures A textured coating has been applied to some or all of the ceilings. Textured paint is sometimes used to hide cracks.

Floors

General Information Floors provide support for furniture and a durable surface for foot traffic. Good floors are level, have an even surface, are attractive, and last for many years with little maintenance. Flooring materials and finish are frequently an architectural feature of the building. Different flooring materials and finishes have varying properties in terms of water resistance, comfort, maintenance requirements, noise level, and longevity.

Wood The building has wood flooring.

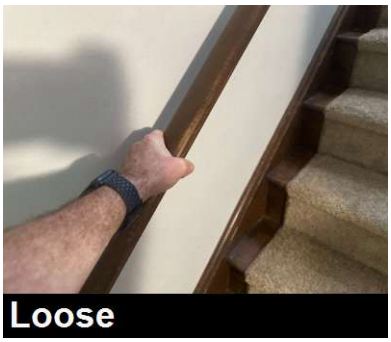
Carpet Some of the floor surfaces are covered with carpeting.

Ceramic and Quarry Tile Some of the floor surfaces are tile.

Stairways

General Information All steps in a stairway should be uniformly spaced without any dimensional variation. Stairways that are regularly used should have a width of about 36 inches. All stairways should have handrails and solid risers. Stairways which are not enclosed by walls on both sides should have child-safe balusters below the handrail.

Handrails The handrail at the stairs is loose. You should secure the handrail. The space below the handrail at the basement stairway is open. Additionally, these stairs have open risers. These are safety hazards. You should have a qualified contractor make the necessary corrections.

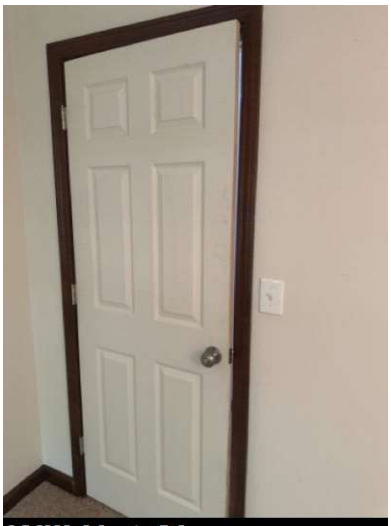


Loose

Basement Stairs

Interior Doors

Doors One or more of the interior doors do not close properly. You should have a qualified contractor make repairs as needed. One or more of the interior doors are damaged. You should have a qualified contractor make repairs as needed.


Will Not Close


Minor Damage

Windows

General Information

Windows provide the building with ventilation and light. However, windows allow more heat to escape than an insulated wall. They also allow air leakage and can allow water leakage if not properly installed and maintained. Windows should be as airtight as possible, and they should open and close easily. Storm windows are often used to reduce heat transfer if the windows have single pane glass.

Single or Double Hung Windows

There are wood framed single pane windows in the building.
There are wood framed double pane windows in the building.

Attic

General Information

Most buildings have an attic area below the roof and above the living space. Attics are sometimes accessible through a flight of stairs but in most cases the attic is accessible through a "scuttle" located in a closet or through a set of "pull down" stairs or in rare cases through a roof hatch. The amount of useful space in the attic depends upon the type of roof construction. Roofs that are constructed with rafters may provide significant areas of open storage. But, roofs that are supported by pre-fabricated trusses offer little, if any usable space. Your primary interest in the attic should be in the ceiling insulation and in the means of ventilating the attic.

Access

The attic was viewed from the opening.


Garage Attic


Attic


Attic

Moisture Evidence

There are black marks around the nails on the underside of the roof sheathing. This is probably the result of inadequate ventilation or uncontrolled humidity in the building. You should have a qualified contractor evaluate the ventilation and recommend an appropriate solution.
There is darkening on the underside of the roof sheathing which is an indication of slight deterioration from a combination of heat and moisture. This occurs mostly in older homes built with inadequate ventilation.
There appears to be suspect microbial growth on the underside of the roof and/or on the rafters. This could lead to deterioration of the wood. This is probably the result of inadequate ventilation or uncontrolled humidity in the building. You should have a qualified contractor evaluate the ventilation and recommend an appropriate solution. You should also have a specialist test for the presence of harmful biogrowth.


Growth


Dark Sheathing

Insulation

There fiberglass batt insulation.

Ventilation

The attic is vented with gable vents and a ridge vent. There is a whole house fan. The whole house fan was tested and appears to be functional.

Basement

General Information

All basements are susceptible to moisture infiltration at some time or under certain circumstances. Most basement water problems are the result of poor water control measures at the exterior of the building. Refer to the exterior portion of this report for more information. You should operate a dehumidifier.

Access

The basement was entered and inspected.

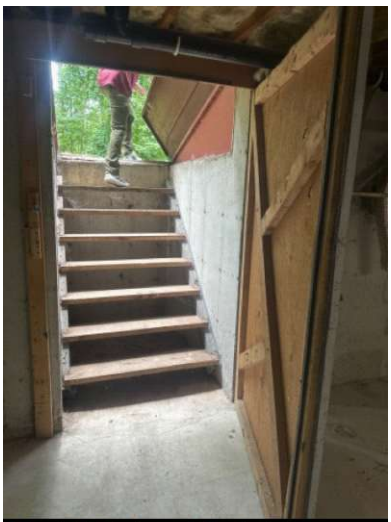
Basement

Insulation One or more portions of the ceiling or sill are insulated.

Insulation

Ventilation There are operable windows at the basement.

Egress There is no weather tight door at the bulkhead. This could be an energy loss or security concern. You may wish to have a qualified contractor add the appropriate door here.



Not Water Tight

Garage

General Information The garage door is the largest and heaviest moving component in the building. To avoid injury, you should have repairs made promptly by a qualified garage door specialist rather than attempt to make them yourself.

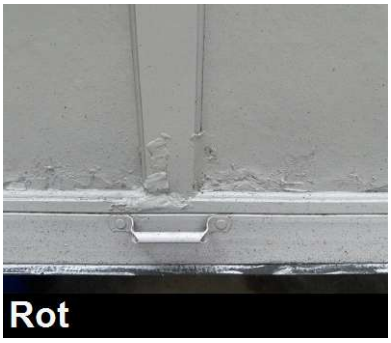
Access The garage was entered and inspected. There appears to be bio-growth (mold or mildew) present in the garage. This is a potential health concern and could lead to deterioration of surfaces and materials. You should consult a qualified specialist to correct the problem.


Garage


Growth

Garage Door

The garage door was operated and it functions as intended. One or more of the panels of the garage door are rotting. You should have the affected sections repaired or replaced by a qualified contractor.


Rot


Rot

Garage Door Opener

The automatic reverse mechanism functioned properly when tested. You should test the reversing mechanism periodically in accordance with the manufacturer's recommendations. The photo sensors for the garage door opener are mounted more than 6 inches above the floor. This is a safety hazard. You should have a qualified garage door mechanic properly position the sensors.


Too High

Fire Separation

General Information

Walls, doors, ceilings and hatches between garages and living spaces should form a continuous fire resistant barrier. Party walls separating units in multiple occupancy buildings also should be fire resistant. These walls are commonly referred to as fire walls.

Garage

The fire wall in the garage is drywall. There are holes in the garage ceiling or wall. This is a safety hazard. You should ensure that there is a continuous fire rated barrier between the garage and the living space. The door between the garage and the living space does not close automatically. This is a safety hazard. Fumes from vehicles or possibly even fire from the garage could spread more quickly to the living area. You should have a qualified contractor install or repair self closing hinges on this door.

Hole

Not Auto Closing