

Confidential Inspection Report

August 14, 2023



Prepared for:

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.



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August 15, 2023

[REDACTED]
[REDACTED]RE: [REDACTED]
[REDACTED]

Dear [REDACTED]

At your request, a visual inspection of the above referenced property was conducted on August 14, 2023 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice (<https://www.homeinspector.org/Resources/Standard-of-Practice>), limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

All items listed below are also listed in the body of the report with pictures attached.

MAJOR DEFECTS REQUIRING ATTENTION

Items on this present a risk to the property and/or occupants, can be costly to repair, and should be fixed at the earliest possible time by professional contractors

GENERAL INFORMATION

Building Characteristics:

Sewage Disposal:

Private. A septic company needs to verify that the tanks and absorption fields are far enough away from the well at the property.

GROUNDS

Utility Connections:

Well:

Well head is low to ground surface and could allow surface water entry and contamination. Typical residential well head height is 8" or more. Recommend repair as needed by qualified well plumber.

GARAGE

Garage Interior:

Doors:

The door has a glass window that is too large for the door to be considered a fire rated installation. Over 100" of glass is too large. Recommend replacement with fire rated door.

ROOFChimney:Flue #2:

Fireplace flue. Terra Cotta clay. A rain cap was installed to prevent rain and birds from entering the flue. An additional metal plate was added to the rain cap which must be removed if the fireplace is to be used as a wood burning or gas fireplace. Currently an electric fireplace is in place that does not require a flue.

ATTICAttic & Insulation:Sheathing:

Plywood sheathing. Localized water damaged and potential mold noted on the north side hip roof. Area approximately 10 feet in diameter showed drip stains on the flooring, rusted nails, and delaminated wood sheathing. Recent rains suggest that this was possibly a previous roof leak as the sheathing was dry at the time of inspection. Recommend evaluation by a qualified roofer to determine if repairs are necessary prior to the next roof installation.

BASEMENT - CRAWLSPACEBasement:Interior Finished Walls

Drywall. Stains, physical growth, suspected mold noted at basement finished walls, visible at on the lower portions of the wall in the basement bathroom behind the toilet, and on the same wall in the room to the right of the bathroom. Stains, deterioration and moisture are all signs of active and/or ongoing water entry at these locations and at the rear basement wall at the entrance to the basement steps. Address exterior downspouts and drainage. Consider consulting with a water proofing contractor for adding or improving a sump system.. Recommend testing and remediation by qualified contractors for health safety. Address water entry and moisture issues.

ELECTRICAL SYSTEMElectrical Outlets:Garage Interior:

Ground Fault Circuit Interrupter (GFCI) protection is required at all garage outlets. Recommend evaluation for installation or repair as needed by qualified electrician for safety. Outlet(s) at the right side wall require upgrade. Damaged or missing outlet cover noted at left of electrical panel. Recommend installation for safety.

Kitchen Outlets:

Missing GFCI protection noted at kitchen at all countertop outlets.. Ground Fault Circuit Interrupter (GFCI) protection is required at all outlets above kitchen counters and outlets for use related to kitchen counters. Recommend evaluation for installation or repair as needed by qualified electrician for safety.

HEATING - AIR CONDITIONINGHeating Equipment:Normal Thermostatic Controls:

There are multiple thermostats. The structure is divided into zones. The basement thermostat was malfunctioning and difficult to operate however it was possible to at least manage to activate the system to test for heat in the basement radiators which was operative. The thermostat located in the rear sunroom was inoperative and the radiators could not be tested in that room. Recommend replacing the thermostats with modern style thermostats and re-testing the heat systems by a qualified hvac technician.

PLUMBING SYSTEMSecondary Supply Pipes:Material:

Plastic, CPVC. Small leak noted in cold water supply line under the kitchen sink. Recommend repair by a qualified plumber.

ITEMS NEEDING ATTENTION SOON ⚠

Items on this list are problematic but do not present an immediate danger to the property and/or the occupants.

GROUNDSLandscaping:Grounds:

Vines noted growing on structure. Proper regular maintenance is required to control growth and limit damage to the structure. If removal is desired, pull down ivy while alive. Cleaning the ivy feet off the siding is not easy.

EXTERIORExterior Walls:Siding/Walls:

Veneer stone siding noted at front; A stucco-like material. This material is known for durability, but is not impervious to moisture penetration. Monitor for signs of moisture entry in the future. It is not possible to see inside walls during this inspection, and hidden damage can exist. A thorough and invasive evaluation is available and recommended in some cases. Consult the inspector or your agent for more information. Some cracks are noted throughout the property but are hairline and appear to be older. Recommend sealing to prevent moisture entry.

Exterior Doors:Type:

Wood, Hinged. Some trim rot noted at the rear sunroom doors. Recommend repair to prevent worsening conditions.

ATTICVents Through Attic:Ventilation Provisions:

Bathroom vents terminate in the attic. Recommend extending to vent to the exterior to prevent moisture issues.

BASEMENT - CRAWLSPACEBasement:Joists:

Most not visible to due to finished surfaces. Limited view in boiler room. Termite shelter tubes noted. See termite inspection report ordered with this report.

ELECTRICAL SYSTEMElectrical Outlets:Basement:

Damaged or missing outlet cover noted at interior closet. Recommend installation for safety.

Type & Condition:Service:

Aluminum, 110/220 Volt, Circuit breakers. Overhead, Overhead wires are contacting tree limbs. Recommend reporting this to the local power company for trimming in future.

FIREPLACEFireplace:Masonry

Brick. An electric fireplace was inserted with hardwiring into the masonry chimney. This produces minimal heat and is for aesthetics only. A plastic sheet was installed over the damper. If the fireplace is to be used for wood burning or a gas insert in the future, the electrical wiring and any hole produced from it would need to be removed and sealed, the plastic removed from the damper, the metal plate inserted into the chimney rain cap removed, and the damper, smoke chamber, and flue should be properly inspected by a qualified chimney specialist.

INTERIOR ROOMSSmoke / Fire Detector:

Interior:

Missing smoke detectors noted at some locations. Quantity and location requirements for smoke detectors is determined by the local fire marshal. Recommend installing units as needed. Batteries should be changed twice a year.

No carbon monoxide detectors were noted anywhere in the home. The International Association of Fire Chiefs recommends a carbon monoxide detector on every floor of your home, including the basement. A detector should be located within 10 feet of each bedroom door and there should be one near or over any attached garage.

GENERAL RECOMMENDATIONS **GENERAL INFORMATION**Building Characteristics:Permits:

It is beyond the scope of this inspection to research and verify building permits if required for building modifications noted. Inquire with seller as to permits or records of any renovations or remodeling completed or planned.

GROUNDSUtility Connections:Oil Tank:

Oil tank located in garage. Some municipalities require protective caging or barriers be built around the tank to avoid this hazard. Consult with local authorities for determination of requirements.

EXTERIORExterior Walls:Siding/Walls:

Stucco over masonry. Stucco requires normal maintenance to remain functional for preventing water entry into the structure. Caulk areas where stucco meets another material, such as trim and cladding. Monitor for cracks and repair as needed.

Exterior Doors:Type:

Blown seal, fogged glass noted at side door to basement from driveway. This has allowed the weather protective gas to escape the door. This slightly reduces the temperature protection of the door and provides an undesirable haze or moisture to form inside the glass panes. Repair as needed. (Cost estimate is for glass replacement only)

Blown seal, fogged glass noted at middle rear sunroom door. This has allowed the weather protective gas to escape the door. This slightly reduces the temperature protection of the door and provides an undesirable haze or moisture to form inside the glass panes. Repair as needed. (Cost estimate is for glass replacement only)

GARAGEGarage Vehicle Door:Automatic Opener:

Garage door opener was tested. Auto reverse was tested and found functional with the electric eye only. Pressure test did not function but can be adjusted with the torque pressure knobs on the unit.

ROOFSkylights:Type:

Raised curb type skylight noted. Monitor for future leakage. Fogged window, blown thermal seal noted at all four sun room skylights. Seal at double pane insulated window has failed, allowing moisture between the panes. Not all blown seals are visible in all seasons and visibility can vary with other factors such as temperature. This inspection can only mention those that are clearly visible at time of inspection. Repair typically is the replacement of the glass unit. Recommend evaluation for repair as needed by qualified window contractor. (Attached cost estimate assumes replaced glass only)

ELECTRICAL SYSTEM

Wiring And Fixtures

Exterior Walls:

Exterior lights on either side of the side door next to the well room did not function. Recommend replacing light bulb prior to hiring an electrician.

HEATING - AIR CONDITIONING

Heating Equipment:

General Operation & Cabinet:

Power kill switch for the boiler on the wall was not marked and could easily be mistaken for a light switch. Recommend replacing with a proper red switch and cover plate.

KITCHEN

Refrigerator:

Type & Condition:

Side by side unit. Appliance was non-functional. Recommend repair or replace.

Dishwasher:

Condition:

Dishwasher was tested through one cycle. Unit appears to be functional. Dishwasher hoses should have a high loop at least 20 inches above the finished floor to prevent wastewater from entering the appliance if the drain clogs.

INTERIOR

Interior:

Stairs/Railings:

Opening from the kitchen to the basement stairs is low to the ground and a potential fall risk for children or impaired occupants. Use caution or add a rail for safety.

INTERIOR ROOMS

Windows:

Interior:

Fogged windows, blown thermal seals noted at two large upper panels in the sunroom. Seal at double pane insulated windows has failed, allowing moisture between the panes. Not all blown seals are visible in all seasons and visibility can vary with other factors such as temperature. This inspection can only mention those that are clearly visible at time of inspection. Repair typically is the replacement of the glass unit. Recommend evaluation for repair as needed by qualified window contractor.

Floors:

Interior:

A depression is noted in the rear sunroom in front of the right rear door (facing outward). It appears that this formed after the floor was installed as there is a consistent line crack through the tiling at one side. The room is sloped towards the back and towards the southeast corner of the addition. No other defects in the room were noted except for superficial wall cracks on the interior wall. It appears the floor in this room was not level when the addition was added as the walls, radiators, and ceiling were level and plumb. Consult seller for more information or have a foundation contractor review the flooring as desired.

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.

Sincerely,



Report: 3450 Address: [REDACTED]

A handwritten signature in cursive script that reads "Ross D. Kennedy".

Ross Kennedy
Kennedy Inspections

GENERAL INFORMATION

Client & Site Information:

Inspection Date:
August 14, 2023.

Inspection Time:
8:00 AM.

Client:
[REDACTED]

Inspection Site:
[REDACTED]

People Present:

Buyer(s), Buyer's spouse.

Building Characteristics:

Estimated Age:
1960.

Building Style & Type:
1 family, Ranch.

Stories:
1

Occupancy:
Vacant.

Water Source:

Private.

Sewage Disposal:



Private. A septic company needs to verify that the tanks and absorption fields are far enough away from the well at the property.



Utilities Status:

All utilities on.

Fire Hydrant Distance:

Further than 100 yards from property.

Permits:



It is beyond the scope of this inspection to research and verify building permits if required for building modifications noted. Inquire with seller as to permits or records of any renovations or remodeling completed or planned.

Climatic Conditions:

Weather:
Clear.

Soil Conditions:
Dry.

Outside Temperature (f):
70-80.

GROUNDS

We do not focus on cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. Any reference to grading and drainage is limited to only areas around the exterior of the foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

<i>Driveway:</i>	Asphalt.
<i>Walks:</i>	Flagstone/stone.
<i>Exterior Steps:</i>	Concrete.
<i>Handrails:</i>	Metal.

Decks / Balcony:

<i>Deck:</i>	Wood on the ground.
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Enclosed Sunroom:

<i>Masonry:</i>	Sunroom appears to have been built on the existing rear concrete porch.
<i>Cover / Roof:</i>	Same as main roof. See Roofing page.

Fences & Gates:

<i>Type:</i>	Wood, Unable to fully inspect fencing due to limited access from foliage.
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Grading:

<i>Site:</i>	Sloping gently.
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Landscaping:

<i>Grounds:</i>	⚠	Vines noted growing on structure. Proper regular maintenance is required to control growth and limit damage to the structure. If removal is desired, pull down ivy while alive. Cleaning the ivy feet off the siding is not easy.
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Retaining Walls:

<i>Windows Wells:</i>	Covered.
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Utility Connections:

<i>Oil Tank:</i>	ⓘ	Oil tank located in garage. Some municipalities require protective caging or barriers be built around the tank to avoid this hazard. Consult with local authorities for determination of requirements.
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Well:



Well head is low to ground surface and could allow surface water entry and contamination. Typical residential well head height is 8" or more. Recommend repair as needed by qualified well plumber.



EXTERIOR

All exterior landscaping should allow for ground surface and roof water to flow away from the foundation. All exterior surfaces should shed weather away from the dwelling. All concrete slabs experience some degree of cracking due to shrinkage in the curing process. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Monitor and maintain all exterior systems to protect the dwelling.

Foundation:

Type: Concrete block.

Exterior Walls:

Siding/Walls:



Stucco over masonry. Stucco requires normal maintenance to remain functional for preventing water entry into the structure. Caulk areas where stucco meets another material, such as trim and cladding. Monitor for cracks and repair as needed.



Veneer stone siding noted at front; A stucco-like material. This material is known for durability, but is not impervious to moisture penetration. Monitor for signs of moisture entry in the future. It is not possible to see inside walls during this inspection, and hidden damage can exist. A thorough and invasive evaluation is available and recommended in some cases. Consult the inspector or your agent for more information. Some cracks are noted throughout the property but are hairline and appear to be older. Recommend sealing to prevent moisture entry.

Wood siding. Exterior wood requires maintenance. Re-stain or paint as needed in course of maintenance.





Flashing & Trim:

Wood trim noted with metal cladding. Cladding is designed to shed rainwater and protect trim. Re-caulk as needed in course of maintenance. Monitor for areas of water entry.

Exterior Doors:

Type:

- ⚠ Wood, Hinged. Some trim rot noted at the rear sunroom doors. Recommend repair to prevent worsening conditions.
- ❗ Blown seal, fogged glass noted at side door to basement from driveway. This has allowed the weather protective gas to escape the door. This slightly reduces the temperature protection of the door and provides an undesirable haze or moisture to form inside the glass panes. Repair as needed. (Cost estimate is for glass replacement only)
- ❗ Blown seal, fogged glass noted at middle rear sunroom door. This has allowed the weather protective gas to escape the door. This slightly reduces the temperature protection of the door and provides an undesirable haze or moisture to form inside the glass panes. Repair as needed. (Cost estimate is for glass replacement only)



Exterior Windows:

Type:

Wood frame, Single glazed with storm windows.

Type #2:

Wood frame, Double glazed insulated.

Condition:

Windows are flush with exterior walls. Monitor for failing caulk over time to ensure a good perimeter seal around windows. This is a primary source of water leakage. Also, caulk the seams between adjacent windows where

Exterior Sills:

noted. A very narrow seam between adjacent frames sometimes allows rainwater to enter the exterior wall cavity.

Masonry Sills.

GARAGE

Garage door openings and parking areas are not always standard sized, so you may wish to measure to ensure that there is sufficient clearance to accommodate your vehicle. Garage doors are the largest, heaviest moving objects in a home and should be used with caution. Monitor springs for wear and stretching and test auto reverse functions on openers regularly.

Garage Type:

Attached garage, One car.

Garage Floor:

Material:

Concrete, Cracks in garage floors are common and not considered a structural concern.



Garage Vehicle Door:

Door Type:

Overhead.

Door Material:

Wood.

Automatic Opener:



Garage door opener was tested. Auto reverse was tested and found functional with the electric eye only. Pressure test did not function but can be adjust with the torque pressure knobs on the unit.

Garage Windows:

Condition:

General condition appears serviceable.

Garage Interior:

Walls:

Drywall.

Ceilings:

Drywall.

Doors:



The door has a glass window that is too large for the door to be considered a fire rated installation. Over 100" of glass is too large. Recommend replacement with fire rated door.



ROOF

Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring. 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. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. It is recommended that you ask the sellers about any warranties related to the roofing, and that you include comprehensive roof coverage in your home insurance policy.

Roof:

Style:

Hip.



Roof Access:

Walked on roof.

Approximate Roofing Age:

Roofing material appears to be approximately 15 years old. Inquire with seller to confirm age and about any applicable warranty documentation.



Roof Covering:

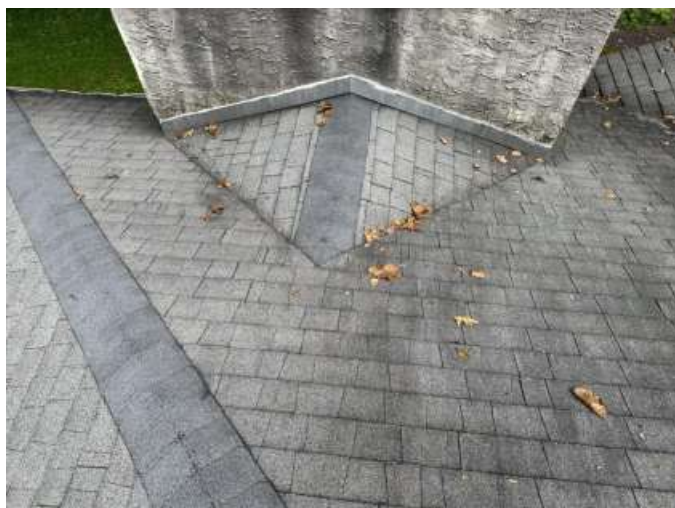
Asphalt composition shingles, Architectural shingles, upgraded lifespan design. Roof shingles are rated for 20 to 30 years useful life.

Roof Covering Condition:

Roofing material appears to be in good condition for its age and nature. Monitor for future wear and leakage. Slight raised area on the north side hip roof that appears to coincide with staining and sheathing damage noted in the attic. See comments in Attic section below.

**Flashings:**

Metal. There is a cricket installed above of the chimney. It appears to be functional.

**Valleys:**

Satisfactory - The valleys appear to be in satisfactory condition. The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines.

Skylights:

Type:



Raised curb type skylight noted. Monitor for future leakage. Fogged window, blown thermal seal noted at all four sun room skylights. Seal at double pane insulated window has failed, allowing moisture between the panes. Not all blown seals are visible in all seasons and visibility can vary with other factors such as temperature. This inspection can only mention those that are clearly visible at time of inspection. Repair typically is the replacement of the glass unit. Recommend evaluation for repair as needed by qualified window contractor. (Attached cost estimate assumes replaced glass only)



Eaves - Soffits - Fascias:

Type & Condition:

Soffits and overhang materials are aluminum. Satisfactory - The soffits appear to be in satisfactory condition.

Gutters & Downspouts:

Type & Condition:

Aluminum, Plastic, Subsurface downspout drains noted. Verify proper flow and maintain seasonally. Monitor slope and water flow at front long gutter as this is a long run with no center downspout.

Chimney:

Chimney Exterior:

Stucco.



Flue:

Terra Cotta clay. Unused and sealed with concrete.



Flue #2:



Fireplace flue. Terra Cotta clay. A rain cap was installed to prevent rain and birds from entering the flue. An additional metal plate was added to the rain cap which must be removed if the fireplace is to be used as a wood burning or gas fireplace. Currently an electric fireplace is in place that does not required a flue.



Flue #3:

Heating appliance flue. i.e. furnace or boiler, Terra Cotta clay, Metal liner.



Chimney Cap/Crown:

Cement.

ATTIC

The attic space by definition is the space between the top of insulation and the roof sheathing. This can be large and used for storage or as small as inches of ventilation space. Attics are entered when possible for inspection. Insulation coverage limits inspection of wiring and can hide evidence of leakage stains. Storage, if applicable, should be limited to light objects such as empty computer boxes, empty luggage and holiday decorations. Use caution when navigating the attic area being careful of footing and support.

Attic & Insulation:

Access:

Pull down stairs attic access. Entered attic for inspection.



Structure:

Rafters.

Sheathing:



Plywood sheathing. Localized water damaged an potential mold noted on the north side hip roof. Area approximately 10 feet in diameter showed drip stains on the flooring, rusted nails, and delaminated wood sheathing. Recent rains suggest that this was a possibly a previous roof leak as the sheathing was dry at the time of inspection. Recommend evaluation by a qualified roofer to determine if repairs are necessary prior to the next roof installation.



Insulation:

Roll fiberglass batts.

Depth & R-factor:

12-15 inches.

Ventilation Provisions:

Attic Ventilation:

There are ridge vents installed. There are soffit vents installed. Gable vents installed. Gaps under the gable vents were noted. Recommend screening or sealing by a qualified roofer or handyman to prevent animal and insect entry.



Whole House Attic Fan:

Whole house fan was tested and appears functional. Open windows in bedrooms prior to use. Fan when operated pulls air in through windows and expels heat out through attic vents. Do not operate with windows closed to prevent back drafting chimneys.

Vents Through Attic:

Ventilation Provisions:




Bathroom vents terminate in the attic. Recommend extending to vent to the exterior to prevent moisture issues.



BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Basement:

- Access:** Fully finished. Limited access to structure.
- Basement Stairs:** Wood, Stairs are serviceable. Keep clear of trip hazards.
- Foundation Walls:** Concrete block. Foundation walls were not visible for inspection due to the installation of drywall. Drywall and base trim were inspected for evidence of moisture staining, bubbling, or mold.
- Interior Finished Walls:**  Drywall. Stains, physical growth, suspected mold noted at basement finished walls, visible at on the lower portions of the wall in the basement bathroom behind the toilet, and on the same wall in the room to the right of the bathroom. Stains, deterioration and moisture are all signs of active and/or ongoing water entry at these locations and at the rear basement wall at the entrance to the basement steps. Address exterior downspouts and drainage. Consider consulting with a water proofing contractor for adding or improving a sump system.. Recommend testing and remediation by qualified contractors for health safety. Address water entry and moisture issues.





Interior Finished Ceilings

Drywall.

Beams:

Beams are not visible due to finished surfaces. No signs of structural issues noted.

Posts/Columns:

Columns are not visible due to finished surfaces. No signs of structural issues noted.

Joists:



Most not visible due to finished surfaces. Limited view in boiler room. Termite shelter tubes noted. See termite inspection report ordered with this report.



Subfloor:

Boards.

Floor:

Laminate flooring.

Windows:

The windows as installed appear to be satisfactory. Difficult operation is typical of basement windows.

ELECTRICAL SYSTEM

Inspectors are not electricians and do not perform load-calculations. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, **because an electrician could reveal additional deficiencies or recommend additional upgrades that are hidden during our inspection.** Any electrical repairs or upgrades should be made by a licensed electrician. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels.

Service:

Grounding Equipment: Grounding provided by ground rod(s). Ground rods are typically not visible above ground but can be.

Main Service Panel:

Main Panel Location: Garage.
Main Circuit Breaker Rating: 200 amps.
Entrance Cable Size: 4/0 Aluminum: 200 amps.
Main Panel Rating: 200 amps.
Main Panel Observations: Circuit breaker rating and wire sizing appears correct for present usage.

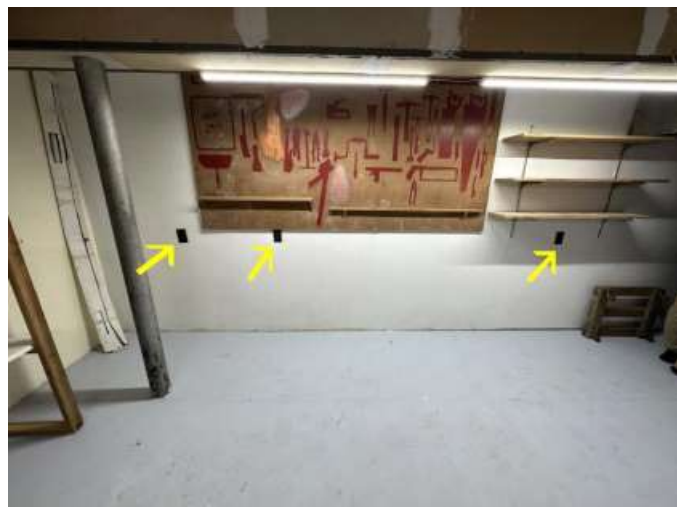
Visible Branch Wiring:

Branch Wiring: Copper.

Electrical Outlets:

Exterior Walls: Proper GFCI (ground fault circuit interrupter) shock protection noted at required outlets; tested functional. Test and reset GFCI outlets monthly to prolong life.

Garage Interior: ⚠ Ground Fault Circuit Interrupter (GFCI) protection is required at all garage outlets. Recommend evaluation for installation or repair as needed by qualified electrician for safety. Outlet(s) at the right side wall require upgrade. Damaged or missing outlet cover noted at left of electrical panel. Recommend installation for safety.



Basement: ⚠ Damaged or missing outlet cover noted at interior closet . Recommend installation for safety.



Laundry:

Proper GFCI (ground fault circuit interrupter) shock protection noted at the laundry area and tested functional. Test and reset GFCI outlets monthly to prolong life.

Kitchen Outlets:



Missing GFCI protection noted at kitchen at all countertop outlets.. Ground Fault Circuit Interrupter (GFCI) protection is required at all outlets above kitchen counters and outlets for use related to kitchen counters. Recommend evaluation for installation or repair as needed by qualified electrician for safety.



Bathroom

Proper GFCI (ground fault circuit interrupter) shock protection noted at required outlets; tested functional. Test and reset GFCI outlets monthly to prolong life.

Interior:

A representative number of accessible outlets were tested. As a whole, outlets throughout the house functioned properly.

Wiring And Fixtures

Exterior Walls:



Exterior lights on either side of the side door next to the well room did not function. Recommend replacing light bulb prior to hiring an electrician.



Wiring, Switches & Fixtures:

Garage Interior:

Visible wiring appears proper and functional in the garage.

Attic Wiring:

Attic & Insulation:

Visible wiring appears intact and proper.

Wiring:

Basement:

Visible wiring appears intact and proper.

Type & Condition:

Service:



Aluminum, 110/220 Volt, Circuit breakers. Overhead, Overhead wires are contacting tree limbs. Recommend reporting this to the local power company for trimming in future.



HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual if there is a concern. Normal service and maintenance is recommended on a yearly basis.

Heating Equipment:

<i>Fuel Source:</i>	Oil. Oil heat requires yearly service by a qualified technician.
<i>Heat Type:</i>	Hydronic; circulating hot water boiler. Location- Basement.
<i>Brand:</i>	Lennox brand.
<i>Age / Date Manufactured:</i>	Manufactured/installed in 2022.
<i>Furnace Efficiency:</i>	Conventional efficiency system. The expected life of a conventional efficiency system in this area is 15 to 25 years. Yearly routine maintenance and cleaning by a qualified technician is suggested.
<i>General Operation & Cabinet:</i>	Heating system showed proper response to controls and appears to be functional as designed. (see comments in thermostat section below)

! Power kill switch for the boiler on the wall was not marked and could easily be mistaken for a light switch. Recommend replacing with a proper red switch and cover plate.



<i>Burners / Heat Exchangers:</i>	Closed System - Unable to inspect interior of heat exchanger.
<i>Pump / Blower Fan:</i>	Proper operation noted.
<i>Combustion Air:</i>	Interior combustion air supply.
<i>Flue, Vent, Connector Pipe:</i>	The flue connector pipe is metal Terra cotta flue, The masonry flue appears to have been relined with metal.

⚠️ There are multiple thermostats. The structure is divided into zones. The basement thermostat was malfunctioning and difficult to operate however it was possible to at least manage to activate the system to test for heat in the basement radiators which was operative. The thermostat located in the rear sunroom was inoperative and the radiators could not be tested in that room. Recommend replacing the thermostats with modern style thermostats and re-testing the heat systems by a qualified hvac technician.



Air Conditioning:
Primary Type:

Window type A/C noted. There is no way to determine if this type of unit is operating efficiently or as designed. Unable to properly test unit during a home inspection. Recommend monitoring electric bills before and during use.

PLUMBING SYSTEM

All underground, under slab, and hidden piping related to water supply, waste, or sprinkler use are excluded from this visual inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not tested if not in daily use. The inspector cannot state the effectiveness or operation of any water conditioning equipment, fire and lawn sprinkler systems, on-site well water quality and quantity, on-site waste disposal systems, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

Main Water Supply:

Water Source:

Well water, Shut off is located in the utility well room.

Main Supply Pipe Material:

Plastic.

Well System:

Water pump is submersible type, located at bottom of well. Active water in the floor of the well room may be entering the well. See comments in the accompanying well inspection report order in conjunction with this one.

Water Treatment System:

A water treatment system was noted. These systems and their function are not within the scope of a home inspection. Water testing is available. Recommend consulting seller for more info and a qualified well plumber or treatment specialist for testing and adjustment as needed.

Secondary Supply Pipes:

Material:



Plastic, CPVC. Small leak noted in cold water supply line under the kitchen sink. Recommend repair by a qualified plumber.



Waste Pipes:

Material:

Plastic, PVC.

Hose Bibs:

General:

Where accessible, hose bibs were tested. Frost proof type hose bibs noted.

Water Heater:

Type:

Hot water is provided by a Winter/Summer hookup at boiler. This can provide an unlimited amount of water at a reasonable rate.

FIREPLACE

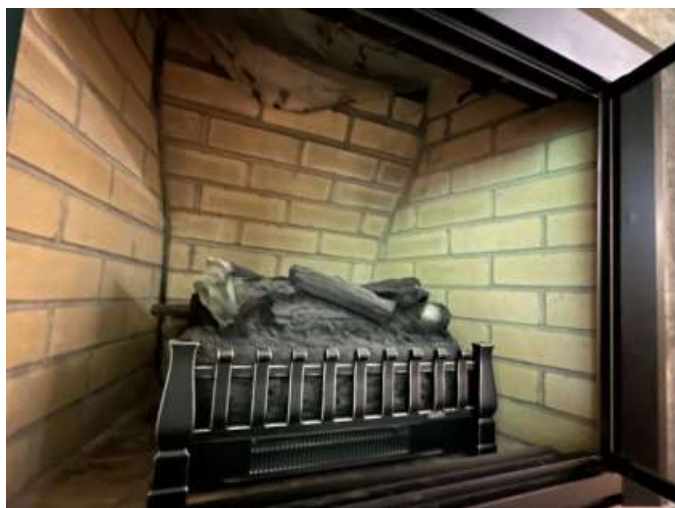
Fireplace and wood stove inspection is limited to the visible portions of the unit and flue. Drop lights, specialized cameras, mirrors, and smoke testing are not used in this inspection. Visibility in the flue is limited to as little as 20 percent. If further investigation is desired, a full inspection by a qualified professional chimney sweep is recommended. Gas fireplaces are tested when pilot light is found lit.

Fireplace:

Masonry



Brick. An electric fireplace was inserted with hardwiring into the masonry chimney. This produces minimal heat and is for aesthetics only. A plastic sheet was installed over the damper. If the fireplace is to be used for wood burning or a gas insert in the future, the electrical wiring and any hole produced from it would need to be removed and sealed, the plastic removed from the damper, the metal plate inserted into the chimney rain cap removed, and the damper, smoke chamber, and flue should be properly inspected by a qualified chimney specialist.



LAUNDRY

Laundry appliances are tested when requested, or disclosed as inclusions. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

Laundry:

Laundry Floors:

Laminate type wood flooring.

Washer Hookups:

Hot and cold supplies noted for washing machine. Using high pressure braided steel supply hoses is recommended. Washer drainage is provided by a standpipe.

Dryer Hookup:

240 volt electric outlet is provided for dryer.

Dryer Vent:

Dryer is vented to the exterior. Recommend cleaning dryer vent of lint annually.

Wash Tub/Sink:

Plastic washtub noted.

Clothes Washer:

Clothes washer was tested; run through one cycle. Unit appears functional.

Clothes Dryer:

Clothes dryer was tested; run until heated up. Unit appears functional.

KITCHEN

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor test all of their settings or cycles. Appliances are not moved during the inspection.

Kitchen Floor:

Type:

Ceramic tile flooring, General condition of flooring appears good with only minor wear noted.

Kitchen Sink:

Sink:

Stainless Steel, Undermounted sink noted. Sink has been glued to the underside of the countertop and additional support has been added from underneath to carry the weight of use.

Sink Fixture:

Kitchen faucet and supply plumbing is functional. Hand sprayer is functional.

Sink Drain:

Monitor kitchen sink trap and drain lines for future drips or leak.

Kitchen Counters:

Counters Material:

Stone: quartz, granite or marble.

Kitchen Cabinets:

Cabinets Material:

Wood.

Cooktop / Oven/Stove:

Type & Condition:

Burners and oven were tested and found functional, Electric.

Ventilation:

Type & Condition:

Exterior venting. Clean vent filters regularly. Cooktop hood.

Refrigerator:

Type & Condition:



Side by side unit. Appliance was non-functional. Recommend repair or replace.

Dishwasher:

Condition:



Dishwasher was tested through one cycle. Unit appears to be functional. Dishwasher hoses should have a high loop at least 20 inches above the finished floor to prevent wastewater from entering the appliance if the drain clogs.



Microwave Oven:

Condition:

Microwave tested. Unit appears functional. Never run microwave empty.

BATHROOMS

We inspect bathrooms for function and not necessarily form. We do not leak test shower pans and do not test tub vents as overflow drains. We recommend regular inspection of caulk and grouted surfaces for resealing as needed.

Floors:*Bathroom*

The floor covering material is ceramic tile. The floor covering is in good condition for its age and nature.

Sink:*Bathroom*

Bathroom sinks and faucets were tested and found functional.

Toilet:*Bathroom*

Toilets were inspected and tested and found functional and tight to the floor.

Tub/Shower Fixtures:*Bathroom*

Shower and tub fixtures were tested and found functional.

Tub/Shower And Walls:*Bathroom*

Ceramic Tile. Shower walls appear serviceable.

Bath Ventilation:*Bathroom*

Openable window for ventilation noted. Bathroom exhaust fan noted for ventilation.

Switches & Light Fixtures:*Bathroom*

Tested operable.

INTERIOR

Our inspection of living spaces includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. These are typically caused by minor movement, such as wood shrinkage, and common settling, and will often reappear if they are not correctly repaired. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.

Interior:

Stairs/Railings:



Opening from the kitchen to the basement stairs is low to the ground and a potential fall risk for children or impaired occupants. Use caution or add a rail for safety.



Wiring:

Interior:

Visible wiring appears intact and proper.

INTERIOR ROOMS

Windows:

Bathroom

Type: Wood frame, All bathroom windows were tested where accessible and found operable with only minor sticking noted. Window require seasonal attention to remain operable.

Interior:

Type: Wood frame, Single glazed, Type #2: Wood frame, Single glazed with storm windows, Most windows were tested where accessible and found operable with only minor sticking noted. Windows require seasonal attention to remain operable.



Fogged windows, blown thermal seals noted at two large upper panels in the sunroom. Seal at double pane insulated windows has failed, allowing moisture between the panes. Not all blown seals are visible in all seasons and visibility can vary with other factors such as temperature. This inspection can only mention those that are clearly visible at time of inspection. Repair typically is the replacement of the glass unit. Recommend evaluation for repair as needed by qualified window contractor.



Floors:

Interior:

Wood flooring, General condition of flooring appears good with only minor wear noted.



A depression is noted in the rear sunroom in front of the right rear door (facing outward). It appears that this formed after the floor was installed as there is a consistent line crack through the tiling at one side. The room is sloped towards the back and towards the southeast corner of the addition. No other defects in the room were noted except for superficial wall cracks on the interior wall. It appears the floor in this room was not level when the addition was added as the walls, radiators, and ceiling were level and plumb. Consult seller for more information or have a foundation contractor review the flooring as desired.



Walls:

Interior:

Plaster. Cracks noted in the sunroom interior wall appear to be settling cracks only. No moisture was noted at this location from the attic or interior side. Patch and paint as needed.



Ceilings:*Interior:*

Plaster.

Doors:*Interior:*

Hollow core wood, Doors are in generally good condition and found functional.

Switches & Fixtures:*Interior:*

A representative number of switches and lights were tested. 3 way switches are not verified and mystery switches may exist.

Ceiling Fans:*Interior:*

Ceiling fan(s) tested and found functional.

Heat Sources:*Interior:*

Hot water/steam radiators.

Smoke / Fire Detector:*Interior:*

Missing smoke detectors noted at some locations. Quantity and location requirements for smoke detectors is determined by the local fire marshal. Recommend installing units as needed. Batteries should be changed twice a year.

No carbon monoxide detectors were noted anywhere in the home. The International Association of Fire Chiefs recommends a carbon monoxide detector on every floor of your home, including the basement. A detector should be located within 10 feet of each bedroom door and there should be one near or over any attached garage.