



INDEPENDENT HOME INSPECTIONS

115 Deerfield Drive, Trumbull, CT 06611
Building Inspectors-Consultants-Managers

Phone: 203-248-6336

www.ihl-ct.com

Fax: 203-880-4165

03/17/2011

Peter Smith

RE: 123 Your Street.

Anytown, CT. 06666

Dear Mr. Smith

At your request, and in your presence, a visual inspection of the above referenced property was conducted on **3/15/2011**. This inspection report reflects 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. 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, expressed as a result of the inspection. Please take time to review limitations contained in the inspection report.

REPORT SUMMARY

Overall, the home appeared to be in **Good** condition structurally and mechanically, was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has had average maintenance over the years. However the following items should be considered structurally or otherwise significant and should be addressed:

INSPECTION CONDITIONS

PAYMENT INFORMATION:

SEPTIC INSPECTION:

NOT INCLUDED-As there is the potential for a major expenses, we highly recommend a full inspection/cleaning be preformed by a licensed septic contractor prior to closing on the home. At a minimum a septic system inspection should include: Pumping and disposal of tank contents, inspecting tanks, inlet/outlet pipes & baffles as well as locating and probing leaching fields. Additionally we routinely recommended visiting the local health department to review/copy the property file should one exist.

U G TANK INSPECTION:

NOT INCLUDED-Evidence of a former Underground Storage Tank (UST) was observed. As major expenses are possible if fuel oil has leaked into surrounding soils, we highly recommend having the existing owner provide documentation that this tank was properly removed or abandoned consistent with all local and/or DEP regulations prior to closing on the property. Additionally an inquiry with the local fire marshal to obtain any related documentation is advised.

LEAD INSPECTION:

NOT INCLUDED- Lead inspections or testing were not preformed . As this home were constructed prior to 1978 the year paint containing in excess of 1% lead was banned from use, it would be best to assume some paint and or finishes in the home may contain lead in excess of that level and could be hazardous particularly if sanded or disturbed during remodeling efforts. It is recommended lead safe practices consistent with all current local and/or EPA guidelines be established & observed when performing any work that may result in disruption of wall, ceiling or trim finishes. Additionally, solder used in plumbing connections of this era are likely to contain lead as well. As a precaution, bottled water or a filtration system could be employed here for water used drinking purposes.



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GROUNDS & LANDSCAPING

GRADING:

SITE:

Earth-to-wood contact and/or improper grading conditions were observed primarily at or around the rear of the garage, home and storage shed. Also, grade was too high at or around the basement hatchway and appears to be contributing to the basement water infiltration noted below and later in this report. Optimally lowering grade at least 4" inches below the hatchway as well as any wooden building components and re-pitching the slope of the soils away from foundation in these areas would be the desired approach. Cost is dependent upon approach, however at least \$1200 should be budgeted for re-grading only.

EXTERIOR STAIRS/STOOPS:

CONDITION:

The steps appear to have pulled away from the building. This condition has created a large gap at the building/step juncture, and is currently allowing water to infiltrate in to the basement, subjecting the underlying wooden components to water damage and/or rot. Recommend, consulting with a foundation/landscaping contractor in regards to removing and/or re-setting these steps as required to facilitate repairs and prevent future damage to wooden components. Budget \$600+ for removing & re-setting stairs only. Noting cost for this work is if completed in conjunction with above site work

BUILDING EXTERIOR

EXTERIOR WALLS & SIDING:

AREAS OF DETERIORATION:

Several sections of siding primarily limited to areas abutting the front door casings, front porch, first level window casings, garage roof, and chimney were rotted and in need of partial replacement. Additionally, a number of loose and/or damaged clapboards were noted primarily common to the upper southern exposure of the main portion of the home. It is estimated that 300 L.F. of 6" grade "A" cedar clapboard will be need for siding repairs, these repairs should be completed sometime in the near future to prevent further damage. Budget \$2500+

RECOMMENDED MAINTENANCE:

In addition to the aforementioned items the home is in need of painting in the near future in effort to prevent further deterioration to siding and trim. Budget \$5500+

CHIMNEY:

TYPE/CONDITION:

The left flue liner serving the boiler was damaged and will need to be at least partially replaced. Also, no chimney caps are currently installed, caps should be installed on both flues to prevent water/pest infiltration. Additionally, the concrete brick cap is cracked and will need to be addressed as well. At a minimum, it appears the upper portion of the chimney will require at least some demolition and reconstruction in order to facilitate appropriate repairs. Therefore consulting with a masonry contractor or chimney specialist for further evaluation/repair is advised. Budget \$2800+

WINDOWS:

OVERALL CONDITION:

Many windows are showing signs of advanced weathering, with a number of rotted casing and sills as well as most being in need of re-glazing/painting. Also, most first level windows are less than 18" off the floor and require safety glazing to prevent possible injury. Additionally, most sash balances appear to have failed, several panes of glass were broken and storm units were also in need of work. It appears the overall cost of repairs would ultimately exceed the restored value of the existing units. Budget \$15000+ To replace all.



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ENTRY DOORS:

MAIN ENTRY:

Moderate rot and/or deterioration was noted common to the door casings, jambs & threshold. Also, the head casing lacks a proper drip-cap/flashings and is subject to water infiltration/rot. As repairs would likely exceed or be comparable to a similar replacement door unit, installing a new door unit here appears to be the best approach and is so advised. Budget \$800+

OTHER EXTERIOR FEATURES:

TRIM ELEMENTS:

Wood rot/damage is noted at the following locations: A number of the lower level window casings/sills, front door pilasters/casings, rear fascia common to the garage/breezeway valley area, lower portion of the corner boards common to breezeway/house juncture, upper northwest corner rake return, shed fascia & siding, and lower portions of the garage door casings & jambs. Replacement of all damaged trim components would be best and most cost efficiently completed prior to exterior painting and in conjunction with siding/roof & window work. Budget. \$3500+

ROOF SYSTEM

ROOF:

ROOF COVERING STATUS:

General condition of the roof coverings appear to be fair only, with advanced signs of weathering and aging consistent with like materials 20+ years of age. Although no sign of significant active leakage were observed at this time, we are of the opinion that this roof surface is nearing the end of its serviceable life and should be stripped and replaced sometime in the next several years. Budget \$9500+

EXPOSED FLASHINGS:

TYPE AND CONDITION:

The potential for water entry is present at chimney and plumbing vent stacks due to the use of composition type flashing (Roofing cement) which has a limited life span and must be maintained and or re-coated every few years. Currently these areas were showing signs of deterioration and are in need of attention. However, it should be noted, new flashings are normally installed in these locations with any quality roof replacement and can be addressed at that point if replaced within completed the next year or so. Cost included in roof replacement.

GARAGE - CARPORT

GARAGE DOOR(S):

CONDITION:

Overhead door, opener and auto reverse-feature common to the left door as viewed from the exterior appeared to be in serviceable condition. Although the right side overhead door was in serviceable condition the opener and/or auto-reverse feature failed to function properly. Recommend having existing owner make appropriate repairs and demonstrate operation prior to closing.

BASEMENT/CRAWL SPACE

BASEMENT/CRAWL SPACE:

BEAMS:

This beam has been cut almost completely through on both ends and is no longer relying or bearing on the foundation walls as was originally intended. Although, no sign of significant deflection or signs of active movement were observed at this time, it was unclear at this point why this structurally significant alteration was made, or if the overall structural integrity of the floor support has been compromised in any way. As the original owners should be fully aware of this issue, we recommend inquiring with them as to the reasoning for this alteration. Consultation with a structural engineer would also be advised.



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FLOOR SUPPORT CONDITION:

A small section of plywood subflooring common to the crawl area just below the refrigerator was water damaged/rotted. Also, one floor joist just above the electrical panel has been compromised when cut to facilitate the installation the electrical service entrance cable conduit. Although repairs are recommended at some point, they do not appear to be particularly significant and are somewhat discretionary at this point.

WATER PROBLEMS OBSERVED:

Signs of moderate water seepage were observed primarily at or around base of the east foundation wall and basement hatchway. Recommend consulting with a waterproofing contractor for further evaluation and/or recommendations. However, in this case, remedial efforts to effectively eliminate any future basement water concerns would generally involve installing sub-slab de-watering system around the interior perimeter of the basement. Budget \$6000+ for this system

ELECTRICAL SYSTEM

SERVICE:

TYPE AND CONDITION:

The service entrance cable has pulled away from the building at the weatherhead and signs of water infiltration through the service entrance conduit were observed within the electrical panel. These conditions represent significant safety hazards and need to be addressed immediatly. A licensed electrical contractor will need to be called in for further evaluation and repair. Budget \$400+

CONDUCTORS:

BRANCH WIRING:

The 110-volt wiring located within the attic pull-down stairway opening needs to be re-routed around the opening to a safe location. Also, the ceiling fixture common to the second level stairwell ceiling is overheating/deteriorated and a possible fire hazard. An electrician will be needed for these repairs. Budget \$250

SWITCHES & OUTLETS:

CONDITION:

No GFCI protection is currently employed in this home. Ground Fault Circuit Interrupter outlets are recommended for installation at all exterior, garage, bathroom & any kitchen outlets within 6' of the sink. Also, the dimmer switches located in the kitchen adjacent to the microwave outlet and in the dining room are missing the control knobs. Budget \$750+

PLUMBING SYSTEM

WASTE LINES:

CONDITION:

Moderate corrosion was noted on the bathroom sink traps and will likely begin to leak in the not too distant future. Recommend replacing all chrome sink traps with PVC plastic as soon as possible. Budget \$300

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

PRIMARY UNIT:

The baseboard radiators common to the rear entry foyer were missing the enclosures and fins were damaged. Recommend replacing these radiators. Budget \$400

KITCHEN

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Combination electric Jenn-air cook-top/oven was not fully operational and at or near the end of life. Recommend replacement. Budget \$1000+



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BATHROOMS

MAIN BATHROOM

TUB/SHOWER PLUMBING:

The mechanical drain stopper is not operational at tub. A plumber will be needed to make corrections as needed. Budget \$200+

VENTILATION:

None or inadequate ventilation noted. Consider installing an exhaust fan to provide additional ventilation. Budget \$600+

SWITCHES AND OUTLETS:

No outlets were observed, at least one GFCI outlet should be added. See outlets & switches above

MASTER BATHROOM

TUB/SHOWER PLUMBING:

Valve was not fully operational, lacks pressure balancing and is a potential scald hazard. Recommend replacing shower valve with pressure balanced unit. Budget \$600+

VENTILATION:

None or inadequate ventilation noted. Consider installing an exhaust fan to provide additional ventilation. Budget \$600+

SWITCHES AND OUTLETS:

No outlets were observed, at least one GFCI outlet should be added. See outlets & switches above

OTHER BATHROOM

VENTILATION:

None or inadequate ventilation noted. Consider installing an exhaust fan to provide additional ventilation. Budget \$600+

SWITCHES AND OUTLETS:

No outlets were observed, at least one GFCI outlet should be added. See outlets & switches above

Each of the items mentioned in this summary will likely require further evaluation and repair by licensed professionals or tradespeople. Obtain competitive estimates for these items. Prices quoted for repairs are to be considered guide lines only that are based on our experience and should not be considered to be proposals or exact quotes. Actual costs could be substantially more or less depending on varying grades of materials and the actual work involved, some of which may not be apparent until repairs started. ***Please review the entire inspection report carefully, other items contained here may also be considered significant and should be addressed as well.***

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

Sincerely,

Lawrence Mingrone

Lawrence Mingrone

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