



**255 Mandel Drive
Southington, CT 06489
Phone: 860-622-1110**

Home inspection report prepared by:
Bruce C. Walsh, Senior Inspector

INSPECTION REPORT

For Property Located at:
[address withheld]
Southington, CT 06489

Date of Inspection:
October 8, 2014

Home Inspection Report #10111

A MESSAGE TO THE HOME BUYER

This building inspection is being conducted in accordance with nationally recognized standards of practice and is for the purpose of identifying major deficiencies which might affect your decision whether to purchase. Although minor problems may be mentioned, this report does not attempt to list them all.

You are urged to attend the inspection and accompany the inspector during his examination of the building. The information you will gain from this will be of great value to you. This report is a summary of that information.

It is important that you understand exactly what your professional building inspector is able to do for you and what the limitations are in his inspection and analysis. The inspection is of readily accessible areas of the building and is limited to visual observations only. The inspector cannot report on obscured or concealed defects and he may not move furniture, lift carpeting, remove panels or dismantle any items or equipment.

Homebuyers, after settlement and occupying the building, sometimes overlook important information and warnings contained in their reports. This can result in failure of equipment or other damage which could have been prevented if the inspector's advice and recommendations had been followed.

Repair or service to components mentioned in this report should be completed or satisfactorily negotiated with the seller prior to purchasing this home.

After occupancy, all buildings will have some defects which are not identified in the inspection report. If a problem occurs that you feel the inspector's report did not give you sufficient warning of, call him. A phone consultation may be helpful to you in deciding what corrective measures to take and the inspector may be able to advise you in assessing proposals offered by building contractors for remedying the problem.

This report is not a guarantee or warranty; we cannot eliminate all your risk in purchasing.

SUMMARY

Remarks:

Dear [client],

Your realtor informed me that this Colonial home was constructed in approximately 2000. Considering the age of the home, where visible and accessible, the building and its major components such as the wooden framing, siding, trim, roof, foundation, heating system, air conditioning system, electrical system, floors, windows, ceilings and walls – all looked to be in mostly satisfactory condition for their age. Where visible and accessible, I did not note any major functional or structural deficiencies as they pertained to this home. The home appears to be basically in move in condition. The various components create a livable atmosphere!

All homes will have issues regardless of age or usage. It is not the purpose of this report to compile a complete, definitive or exhaustive list of items that need attention, but to document the general condition of the home and note visible and apparent defects in the systems and components that are readily visible and accessible at the time of my inspection. Not all minor and/or cosmetic items, such as marred finished or minor drywall settlement cracks, will be identified during this inspection. Minor and/or cosmetic items may be mentioned as a courtesy during your discussions with me as we both examine the home, but may be omitted from this written report. Components such as wooden framing

behind the vinyl siding, above unfinished attic areas or above closed, fixed ceilings – cannot be seen, probed or evaluated.

It is the goal of the inspection to put a home buyer in a better position to make a more informed buying decision. Unexpected or routine maintenance repairs should still be anticipated after purchasing this home. All conditions reported are as they existed at the time of the inspection and may be subject to change or deterioration any time after the inspection.

As I explained to you at the time of my inspection, certain conditions existed that prevented me from accessing and observing items that I often can see and inspect. Examples of such were that the home was fully furnished. The exterior of the home and its trim encapsulated with vinyl or aluminum. The storage shed located in the back yard was padlocked. The attic was approximately 25% floored and could be evaluated only from floored area. The attic had fiberglass insulation in between the floor joists and had stored items, insulated ductwork and clothing racks covering approximately 50% of the floored area. The basement had extraordinary storage, equipment, shelving, appliances, benches, exercise equipment, floor mats and furniture covering approximately 65% of the flooring and 75% of the foundation walls. The basement also had fiberglass insulation in the ceiling and against the sill plates and headers. Most of the basement's wooden framing could not be seen, accessed or probed. The wood that I could probe did feel solid. The garage had a closed finished system covering the walls and floor. The garage floor had a finished floor system covering it and had stored items, shelving, a truck and motorcycle parked inside of it at the time of my inspection.

To your surprise, based on the construction that I noted in the basement and attic, I pointed out to you that this home appeared to have been a pre-constructed modular type home. Attached at the side base cabinet, under the kitchen sink I pointed out to you the manufacturer's informational tag that gave some particulars as to whom manufactured this home, etc. You should read this tag and keep a copy of it in your closing paperwork file.

You should ask the sellers whether there are any existing warranties for any of the appliances or components within this home. Ask the sellers for copies of all permits issued by the town officials for work conducted on this home and for any service records for the major systems of the home.

Unless otherwise noted, my inspection of the exterior of this home was conducted from ground level.

Weather conditions during my inspection of this property consisted of a mix of clouds and sun with temperatures in the low 70's. Weather conditions in days leading up to my inspection of this property consisted of mild, cool days with temperatures in the low 60's and 70's with a couple of days of considerable rainfall in the past week.

All recommendations made by me within this report, pertaining to further evaluation, repair or replacement of particular components or systems should be completed by a qualified, licensed and insured specialized contractor. Repair or service to components mentioned in this report should be completed or satisfactorily negotiated with the seller prior to purchasing this home.

Due to conditions beyond my control, I could not fully inspect all areas of the property. Extraordinary storage or blocked access, once removed, may warrant re-inspection. A re-inspection fee will apply.

Please review this report for information, suggestions and recommendations as they pertain to this home. Below is a listing of items that you and I noted and discussed during

my inspection and evaluation of this home.

EXTERIOR



Street view of your new home

EXTERIOR DOORS: All of the exterior doors opened, closed and locked satisfactorily.

SKYLIGHTS: I noted a fixed skylight located in the master bathroom that appeared to be in satisfactory condition at the time of my inspection. The glass looked clean and clear and the thermo pane seal did not appear broken. The walls and ceiling around the skylight appeared clean and dry and free of moisture stains.

EXTERIOR WALL COVERING: I noted the exterior wall covering on this home is constructed of vinyl siding and stone veneer that appeared to be in mostly satisfactory condition. I noted a couple areas of vinyl siding material that had minor damage in the form of holes. I also noted what appeared to be dirt and staining on the vinyl siding material. The stone veneer material showed signs of deterioration and areas where it had fallen off of the home. I recommend that a qualified building contractor be contacted to further evaluate the condition of the siding material on this home and make repairs as deemed necessary. Once the repairs are completed I recommend that the siding be given a thorough cleaning to revive its newer appearance and to enhance the homes curb appeal. (Please, see another exterior wall covering photo on next page).



Apparent damage to siding material and staining on siding



Stone veneer wall covering falling off of home

EXTERIOR TRIM: I noted vinyl, wood and metal trim on this home that appeared to be in mostly satisfactory condition with some signs of damage and dry rot at the time of my inspection of this home. I noted metal trim in several areas around the home that appeared to have sustained some minor damage and wood trim that showed signs of dry rot and paint peeling. I recommend that a qualified building contractor be contacted to further evaluate the condition of the exterior trim on this home and make repairs as deemed necessary. Once the repairs are completed, I recommend that a qualified painting contractor be contacted to give all exterior wood surfaces a fresh coat of paint or stain. Doing so may help prolong the life of the exterior wood surfaces.



Apparent damage to metal trim and dry rot in wood trim and paint peeling

CHIMNEY: I noted a chimney that services a wood burning fireplace on this home that appears to be in satisfactory condition with no significant signs of deterioration noted at the time of my inspection. The chimney appeared to be securely fastened to the home with no sign of leaning or pulling away. Prior to the wood burning season, I recommend that a qualified chimney sweep contractor be contacted to further evaluate the condition of the flue liner in this chimney to determine if cleaning is needed at this time.

GARAGE: I noted a two bay attached garage on this home with steel insulated garage doors with an extension spring, lift assist system and safety cables correctly running through the center of the springs. The garage doors had electric garage door openers with safety reverse features that performed satisfactorily when tested. The garage has a closed, finished system, covering the walls and ceiling and an epoxy flooring system covering the floor. The garage also had a truck and motorcycle parked in it and shelving and stored items covering approximately 60% of the floor and 25% of the walls. What was visible and

accessible inside the garage appeared to be in satisfactory condition with no noticeable sign of significant damage to the walls. The garage floor showed normal signs of small settling cracks and appeared to be in satisfactory condition.

PORCH/STEPS TO BUILDING: I noted a custom stone front porch and steps leading up to the front entry of the home that appeared to be in mostly satisfactory condition. I noted some minor deterioration of the mortar joints between the stone. I also noted a safety handrail system on both sides of the steps and porch is missing, presenting a serious safety hazard. Due to the height of the steps and porch, I highly recommend that a safety handrail system be installed on both sides of the steps and porch by a qualified building contractor prior to closing on this home. I also recommend that a qualified stone mason be contacted to further evaluate the condition of the steps and porch and make repairs as deemed necessary.



Front porch and steps missing safety handrail system and showing minor deterioration

ROOFING



Architectural style asphalt roof

Inspection of Roof

Many roofs are hazardous to walk on and in most cases can be satisfactorily inspected from the ground, with or without binoculars or from a window with a good view of the roof. Some roofs, such as asbestos cement, slate, clay or concrete tile, shingles and shakes, may be seriously damaged by people walking on them. Accordingly, the building analyst will base the inspection report on visible evidence which can be seen without walking on the roof.

When the report indicates that a roof is "satisfactory" that means that it is satisfactory for its age and general usefulness. A roof which is stated to be satisfactory may show evidence of past or present leaks, or may soon develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age.

In cold and temperate climates, **architectural asphalt shingle roofs** have a normal life of 30 to 50 years. If a new roof is required, it may be installed over the original roof unless prohibited by local building codes. If two layers of roofing have already been installed, most building codes require that both layers be removed before installing a new roof.

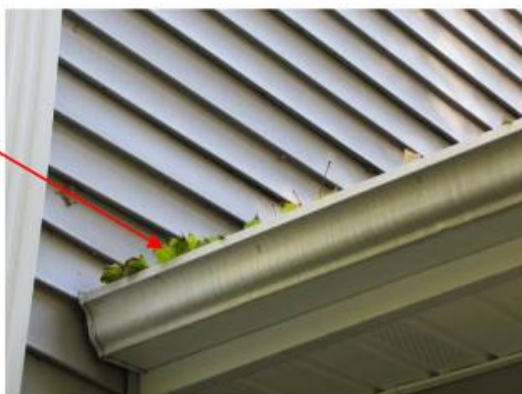
ROOF COVERING: It appears that the architectural shingles currently on the home were installed approximately (14) years ago in 2000, when the home was built. Statistically, the roof is approaching the middle of its expected life cycle. After further evaluation of the roof, from the ground I would tend to agree with the stated age. The roof appeared to be in satisfactory condition for its age. At the time of my inspection, the roof lines looked straight and even. The particulate covering the shingles showed a moderate loss that one might expect to see on a roof of this age. The shingles appeared to be lying flat to the roof deck with no sign of dips or depressions noted. There were no noticeable signs of missing or damaged sections of roofing material at the time of my inspection.

ROOF LEAKS: The ceilings and walls within the home appeared dry and clean with no signs of moisture intrusion. At the time of my inspection no active rain water leak was noted in the home.

FLASHING: The metal roof penetration flashing material that was viewed from the ground appeared to be in satisfactory condition with no sign of damaged or missing metal. The ceilings and walls within the home showed no sign of active moisture intrusion and appeared clean and dry where the metal flashing was installed.

GUTTERS AND DOWNSPOUTS: The gutters and downspouts on this home appeared to be in mostly satisfactory condition with no sign of missing or damaged gutters or downspouts. I did note some leaf and twig debris sticking out of the vast majority of the gutters on this home. I also noted an area in the back of the home, at the base of the concrete foundation, that appeared to have rain water erosion occurring. It appears that the gutter in the back of the home may be filled with leaf and twig debris, clogging the downspout, causing the rainwater to overflow the gutter and fall to the ground beneath. I recommend that the gutters be cleaned of any debris as needed to eliminate the potential for clogged gutters, downspouts and underground rain water drainage systems. Due to numerous mature trees in close proximity to the home, you should consider having a gutter guard system installed on the gutters to help keep leaf and twig debris out of the gutters, downspouts and underground rain water drainage system.

(Please, see photos of gutter issues on next page)



Gutter showing leaf and twig debris



Apparent rainwater ground erosion

GROUNDS



Backyard view of your new home

Roof and Surface Water Control

Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splash blocks and or building up the grade near the house so that roof and surface water are diverted away from the building. A proper slope away from a foundation is 1" per foot for the first five feet.

GRADING: In general: Pitches from right to left

Condition: Satisfactory

Near foundation: I noted an area in the back of the home where the grading slopes toward the foundation of the home. As discussed in the "GUTTERS AND DOWNSPOUTS" section of my report, it appears that the negative pitch in this area of the home may be caused by rainwater overflowing the clogged gutter from above. I recommend that once the gutters and downspouts are cleaned of leaf and twig debris, a qualified building contractor be contacted to further evaluate the condition of the grading on this home and make changes as deemed necessary. Proper grading around the foundation of a home may help keep moisture intrusion from entering the lower level of your house. I also recommend that you monitor the flow of rain and ground water near the foundation during a heavy sustainable rainfall. If you note water pooling near the foundation, provisions should be implemented

to channel this water away from the home.

Sidewalks and driveways

Chipped or broken concrete cannot be patched with concrete because the new concrete will not bond to the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of damaged sections is recommended.

SIDEWALK OR WALKWAY: I noted a custom stone walkway leading up to the front steps and porch of this home that appeared to be in mostly satisfactory condition. I noted areas where mortar joint failure has occurred and areas where mortar was missing all together allowing rainwater to enter the voids and potentially erode the soil beneath the stone walkway. Soil erosion beneath the walkway may cause further deterioration of the stone walkway. I recommend that a qualified stone mason be contacted to further evaluate the condition of the stone walkway and make repairs as deemed necessary.



Mortar deteriorating in between stones and voids in mortar where rain water can enter

DRIVEWAY: The driveway is made of asphalt and in satisfactory condition. No major cracks, heaving or depressions were noted at the time of my inspection. I recommend that the driveway be patched where necessary and sealed to protect the surface and prolong the life of the asphalt.

Window Wells

The amount of water that enters a window well from falling rain is generally very slight, but water will accumulate in window wells if the yard is improperly graded. Plastic covers are useful for keeping out leaves and debris.

WINDOW WELLS: I noted one window well on this home that appeared to be in satisfactory condition with no sign of rainwater entry into the lower level of the home where the window well is located at the time of my inspection.

Retaining Walls

Retaining walls deteriorate because of excessive pressure build-up behind them, generally due to water accumulation. Often conditions can be improved by excavating a trench behind the wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls also sometimes suffer from pressure due to tree roots or from the movement of top soil down the slope. Normally, these conditions require rebuilding the retaining wall.

RETAINING WALL: I noted a retaining wall along the steps to the stone walkway that appeared to be in mostly satisfactory condition showing some signs of mortar joint deterioration and failure between the stone. As with all the custom stonework on this

home, I recommend that a qualified stone mason be contacted to further evaluate the condition of the stone retaining wall and make repairs as deemed necessary.



Stone retaining wall showing some signs of mortar joint deterioration and failure

TREES AND SHRUBBERY: I noted numerous mature shrubs and trees surrounding this home. I recommend that trees and shrubs up against and in close proximity to the home should be trimmed back away from the structure, making it possible to maintain the integrity of the exterior of the home. Allowing sunlight and air flow on all sides of the home will minimize the potential for moisture buildup, extending the life of the siding, trim and roofing materials.

Exterior Wood Surfaces

All surfaces of untreated wood require regular applications of oil based paint or special chemicals to resist rot. Porch or deck columns and fence posts which are buried in the ground and made of untreated lumber will rot in a year or two. All posts and wood members with ground contact should be of treated wood or constructed of wood which has natural resistance to rot, such as redwood or cedar. Decks should always be nailed with galvanized or aluminum nails.

WOOD DECK: I noted a large wood deck in the back of the home that appeared to be in satisfactory condition, securely fastened to the home with no sign of leaning or pulling away noted at the time of my inspection. The decking and stairs felt solid underfoot and the safety handrail system appeared to be securely fastened to the structures by which they were attached. From beneath the deck I could visibly see that the rim joist was securely lag bolted to the home and that the 4x4 support columns were securely resting on concrete piers with no noticeable sign of deterioration to the wood members or concrete piers noted at the time of my inspection.

OUTBUILDINGS: I noted a wood shed located in the back yard that appeared to be in mostly satisfactory condition with no sign of significant deterioration to the wood siding material or roofing system. The wood siding appeared to be in need of a fresh coat of stain and the trees in close proximity to the structure appeared to be in need of trimming to help keep leaf and twig debris from landing on the sheds roofing system. The shed access door was padlocked with no key available to inspect the interior of the shed.

(Please, see photo of shed on next page)



Wood shed in need of a fresh coat of stain and tree trimming

INTERIOR



Fireside Room

Asbestos and Other Hazards

Asbestos fiber in some form is present in many homes, but it is often not visible or cannot be identified without testing. If there is reason to suspect that asbestos fiber may be present and if it is of particular concern, a sample of the material in question may be removed and examined in a testing laboratory. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection. Also excluded from this inspection and report are the possible presence of and danger from lead paint, urea formaldehyde, toxic or flammable chemicals and all other similar or potentially harmful substances or environmental hazards.

Flooring

Always attempt to clean wood floors first before making the decision to refinish the floors. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove deep stains. Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the

floor.

Where carpeting has been installed, the material and condition of the floor underneath cannot be determined.

FLOORS: Ceramic tile, hardwood and carpet flooring were noted in this home. All of the floors felt solid underfoot and looked level. The flooring appeared to be in satisfactory condition.

Walls and Ceilings

Drywall nail pops are due to normal expansion and contraction of the wood members to which the drywall is nailed, and are of no structural significance.

WALLS: Drywall

Condition: Satisfactory

Some minor cracks were noted but no major cracks

CEILINGS: Drywall

Condition: Satisfactory

Some minor cracks were noted but no major cracks

STAIRS: Stairs and handrails felt secure

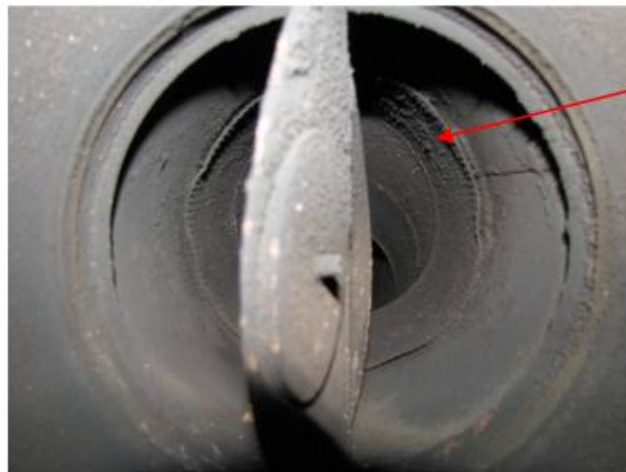
Condition: Satisfactory

Fireplace

It is important that a fireplace be cleaned on a routine basis to prevent the build up of creosote in the flue, which may cause a chimney fire. Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8" of masonry surrounding each flue in order to be considered safe and to conform to most building codes.

During a visual inspection, it is not uncommon to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper or lack of access from the roof.

FIREPLACE: I noted a wood burning fireplace in this home that had a metal firebox with a firebrick veneer insert in place that appeared to be in satisfactory condition. The metal damper door opened and closed as it should and a tight seal was noted. I did note what appeared to be a buildup of black soot or possibly creosote in the flue liner. I recommend that prior to the wood burning season a qualified, licensed chimney sweep company should further evaluate the condition of the chimney and its flues to determine whether cleaning at this time is necessary.



Metal flue liner showing buildup of black soot or creosote

INTERIOR DOORS: All of the interior doors opened, closed and locked satisfactorily.

WINDOWS: This home has double hung, casement and fixed casement thermo pane, windows installed. During random testing, the windows seemed to open, close and lock satisfactorily. The glass looked clean and clear and the thermo pane seal did not appear broken. I noted window screens in place on the windows that appeared to be in satisfactory condition with no significant signs of damage to the screens and metal frames. I showed you the basic operation of the windows and where to find the warranty information on the window placard.

KITCHEN AND APPLIANCES



Kitchen showing wood cabinets and modern appliances

KITCHEN: I operated the kitchen appliances and they all seemed to be working and in satisfactory condition. The kitchen cabinets and countertops also appeared to be in satisfactory condition with all of the doors and drawers opening and closing as they should. I ran water in the kitchen sink and at the time of my inspection no plumbing leaks were detected. The ventilation for the kitchen is an above range, outside air, hood vent that performed satisfactorily when tested. I recommend that the ventilation filter be cleaned as needed to minimize the buildup of grease and oil.

Clothes Washers and Dryers

Clothes washers and dryers cannot be properly inspected without a load of laundry, so these appliances are not tested, other than to determine if they are operating. A washer or dryer has a normal life expectancy of approximately 6 to 12 years. When hooking up a dryer, it must be kept vented to the exterior to prevent excessive amounts of moisture from building up in the house. Washers and dryers are often not included in the sales contract, or are included in "as is condition".

CLOTHES WASHER: Washer not included with sale of home. Washer hookups are located in the laundry room and appeared to be in satisfactory condition.

CLOTHES DRYER: Dryer not included with the sale of the home. Dryer hookups are located in the laundry room and appeared to be in satisfactory condition.

BATHROOMS



Full Master Bathroom

Bathrooms

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceiling below. Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wall board. Special attention should be paid to the areas around faucets, other tile penetrations and seams in corners and along the floor.

BATHROOMS: I noted one half bathroom and two full bathrooms in this home, that appeared to be in satisfactory condition. All of the plumbing fixtures performed satisfactorily when tested and no plumbing leaks were detected at the time of my inspection. All of the bathrooms have ceiling mounted electric exhaust fans that appeared to perform satisfactorily when tested.

BASEMENT (OR LOWER LEVEL)



Full unfinished basement showing metal lolly columns and main carrying beam

Basement Dampness

Basement dampness is frequently noted in houses and the conditions which cause it are usually capable of determination by an experienced building analyst. Often, however, in houses which are being offered for sale, the visible signs on the interior of a basement which would indicate a past or present water problem are concealed. For example, an area may be painted over, or basement storage may be piled against a wall where a problem has occurred. If there has been a dry period before the time of the inspection, signs of past water penetration may not be visible. In such cases, the building analyst may not be able to detect the signs of basement dampness or water penetration.

Elimination of basement dampness, whether slight or extensive, can usually be accomplished by one or both of the following actions: realigning gutters and extending downspouts to discharge some distance from the house; re-grading in the vicinity of the house so that the slope goes away from the house rather than toward it.

A proper slope away from the house for a distance of approximately 5 feet is 5 inches (one inch per foot).

Expensive solutions to basement dampness problems are often offered, and it's possible to spend many thousands of dollars for such unsatisfactory solutions as a system for pumping out water that has already entered the basement or the area around or under it. Another solution sometimes offered is the pumping of chemical preparations into the ground around the house. This has been found to not be of any value.

Independent experts try to recommend solutions that prevent water from entering the basement around or under the building, and their solutions can be as simple as purchasing a splash block for \$5 and placing it under a downspout outlet, or the purchasing of a load of fill dirt for building up the grade around the house.

If you have a basement dampness problem that persists in spite of efforts you have made following the instructions of your building analyst, call him for further consultation and advice.

BASEMENT: The home has a full basement that is unfinished. The basement had extraordinary storage, equipment, shelving, appliances, benches, exercise equipment, floor mats and furniture covering approximately 65% of the flooring and 75% of the foundation walls. The basement also had fiberglass insulation in the ceiling and against the sill plates and headers. Most of the basement's wooden framing could not be seen, accessed or probed. The wood framing that was visible and accessible in the ceiling felt solid when probed and looked clean and dry. The foundation floor and walls that I could see appeared to be made of concrete. Where visible and accessible, no major structural cracks were noted on the foundation walls or floors. The metal support columns that were visible and accessible appeared to be in satisfactory condition with no signs of rust or deterioration. Where visible and accessible no noticeable sagging of the main carrying beam was noted.

BASEMENT DAMPNESS: At the time of my inspection the basement did appear dry and free of excessive moisture. The basement air did not smell damp and musty and the basement storage appeared clean and dry with no sign of mold or moisture stains. At the time of my inspection, it did not appear that water intrusion into the basement was evident and this after several days of recent, heavy, sustainable rainfall. It is very difficult to determine on the basis of a onetime visit, if rain water has entered into the basement in the past or may enter into the basement in the future. However, you should ask the seller of any past history of water entry into the basement. You should consider operating a dehumidifier within the basement.

STRUCTURAL

TYPE OF BUILDING: Single family Colonial

Building Frame: Wood

STRUCTURE: Foundation wall: Concrete

NOTE: Where visible and accessible, no major structural defects were noted.

Floor Framing: 2X10 floor joists 16" on center

Wall Framing: 2X6 wall studs 16" on center

Roof Framing: 2X8 roof rafters 16" on center

Signs of Insect Damage: I was hired to conduct a wood destroying insect inspection. Please, reference separate report, Form NPMA-33 for my findings relating to wood destroying insect damage found in this home.

HEATING AND COOLING



HEIL forced air, oil fired furnace



Matching HEIL A/C condensing unit

Normal Life Expectancies

Oil, gas and propane forced air furnaces have a normal life expectancy of approximately 15 plus years.

HEATING SYSTEM: Forced Hot Air

ZONES: Single zone heat distribution

FUEL: Propane

MAKE: HEIL

CAPACITY: Appears to be ample.

Age: Based on a hand written date on the furnace of 04/2000, the existing furnace appears to be the original system that was installed when the home was built in 2000, making the furnace approximately (14) years old. Statistically the furnace is approaching the end of

its expected life cycle. I noted the forced air furnace vent pipe was satisfactorily vented to the outside of the home. When I fired up the furnace and looked into the firebox through the site glass window, I noted blue flames with a hint of orange and yellow mixed in. I also noticed that service tags were not hanging from the furnace, so for these reasons, I recommend that the furnace be further evaluated by a qualified heating contractor prior to closing on this home. I also recommend that a service contract with a qualified heating and cooling contractor be implemented to ensure that proper maintenance of the heating system can be conducted at regular intervals to insure that it is operating at optimal efficiency.

When turned on by thermostat: The furnace fired and heat was felt in each room at each supply register.

DISTRIBUTION: Metal ductwork as seen in the basement ceiling and attic floor that appeared to be in satisfactory condition with no sign of missing or damaged sections of ductwork.

Filters

Air filters should be changed approximately every 30-90 days to provide proper air circulation throughout the house. Oil filters, usually located at the base of the oil tank, should be replaced at every furnace cleaning, at least annually.

TYPE: The disposable furnace filter appeared to be in satisfactory condition at the time of my inspection. I recommend that the air filter be changed out when needed and at regular intervals thereafter. Changing the air filter out at regular intervals may help keep the ductwork and heating system clean and free of dust, lint and debris.

Heat Exchanger

The heat exchanger in a gas or oil furnace is hidden from view; it cannot be examined and its condition determined without being disassembled. Since this is not possible during a visual inspection, it is recommended that a service contract be placed on the unit and a service call made prior to settlement to check the condition of a heat exchanger.

☒ Have condition checked before settlement

FUEL SUPPLY: I noted two leased, propane tanks in the rear of the home that appeared to be in satisfactory condition at the time of my inspection, with no sign of significant rust or damage to the metal tanks. I recommend that prior to closing on this home, the company that is leasing the propane tanks to the current homeowner be contacted to further evaluate the condition of the tanks.

The Air Conditioning System

An air conditioning compressor has a normal life expectancy of approximately 10 plus years. If the outside temperature has not been at least 60 degrees for the past 24 hours, an air conditioning system cannot be checked without possibly damaging the compressor. In this situation, it is suggested that the present owner of the property warrant the operational status of the unit on a one time start-up and cool-down basis when warmer weather allows.

COOLING: Central Air

MAKE: HEIL

COMPRESSOR AGE: Based on a hand written date on the furnace of 05/22/2000, the existing A/C condenser appears to be the original system that was installed when the home was built in 2000, making the A/C system approximately (14) years old. Statistically the A/C condenser is past the end of its expected life cycle. I recommend that a service

contract with a qualified heating and cooling contractor be implemented to ensure that proper maintenance of the A/C system can be conducted at regular intervals to insure that it is operating at optimal efficiency.

I ran the air conditioning system and cool, frigid air did register on my infrared thermometer gun at the time of my inspection.

PLUMBING



Well water bladder tank showing main shutoff valve

WATER SERVICE: Private water service per real estate agent, I suggest you call the Southington town hall to verify. Try the Assessor's office first.

Condition: Satisfactory

TYPE OF PIPE: Appears to be: Plastic

Condition: Satisfactory

Water Pipes

Copper pipes usually have more life expectancy than most metals used for water pipe and may last as long as approximately 60 years before they need to be replaced.

INTERIOR PIPES: Copper

Condition: Satisfactory

As various faucets were running at the same time, no significant drop in water pressure was noted.

Hose Bibbs

During the winter months it is necessary to make sure the outside faucets are turned off. This can be done by means of a valve usually located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibbs cannot be tested when turned off.

HOSE BIBBS: Two hose bibbs were noted on this home, of which both were on and in satisfactory condition at the time of my inspection.

WASTE DISPOSAL: Private waste disposal per real estate agent, I suggest you call the Southington town hall to verify. Try the assessor's office first.

Waste Discharge Pipes: White plastic waste discharge pipes were noted in this home. At the time of my inspection, all of the disposal drains flowed as they should and appeared to be in satisfactory condition with no signs of clogged pipes. The various waste pipes that were visible appeared to be in satisfactory condition with no signs of leakage or cracking at the time of my inspection.

Hot Water Heater

The normal life expectancy of a gas, propane or electric hot water heater is approximately 12 plus years. Hot water heaters generally need not be replaced unless they leak.

HOT WATER HEATERS: Propane

Condition: Satisfactory

BRAND: Rheem

Capacity: 75 Gallons

Age: Based on the age of the home and the appearance of the unit and its copper plumbing pipes, I would tend to believe that the existing hot water heater is the original unit that was installed when the home was built in 2000, making the unit approximately (14) years old. Statistically the hot water heater is past the end of its expected life cycle.

I noted that the pressure relief valve and extension pipe were properly installed on the hot water tank. Hot water was felt at all plumbing fixtures and no plumbing leaks on the hot water heater or any of its related components were noted at the time of my inspection.

ELECTRICAL



Main electrical panel showing main disconnect

SERVICE: Main panel: 200 amps per main disconnect label

Service line entrance: Overhead

Condition: Satisfactory

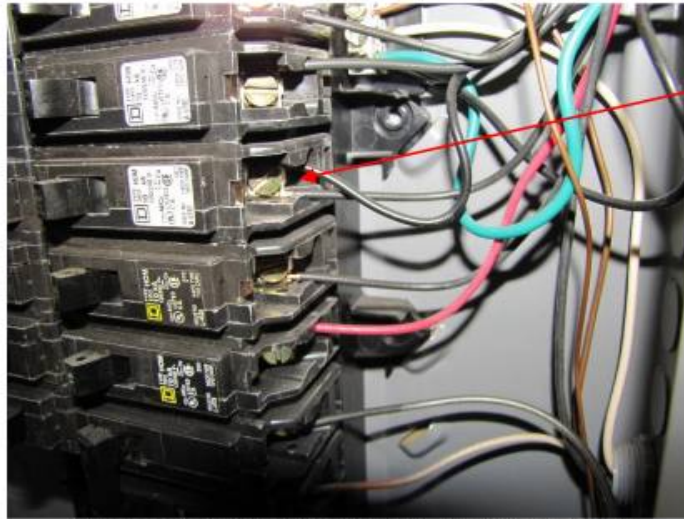
TYPE: Circuit breakers

Condition: Satisfactory

CIRCUITS: Quantity: Ample

Condition: Satisfactory

I removed the cover from the electrical panel box and noted what appeared to be copper wiring coming into the home from the street. No corrosion was noted on the copper wiring or lugs. I noted what appeared to be plastic coated copper branch wiring. The wiring looked to be sized proportionately to its amperage. The interior of the electrical box appeared to be clean and dry. No water damage or moisture intrusion was noted at the time of my inspection; however I did note double tapping on one circuit breaker. For your safety, prior to closing on this home, I recommend that a qualified electrical contractor be contacted to further evaluate the condition of the electrical system in this home and make repairs and or upgrades as deemed necessary.



Apparent double tap in main electrical panel

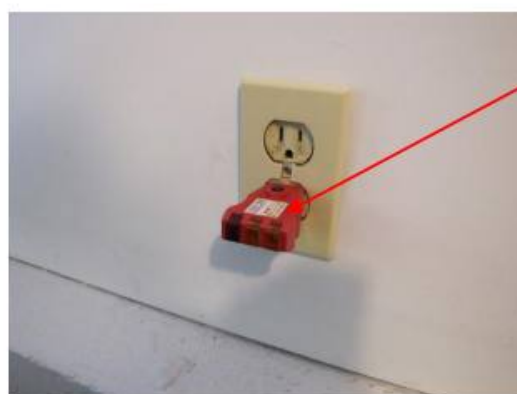
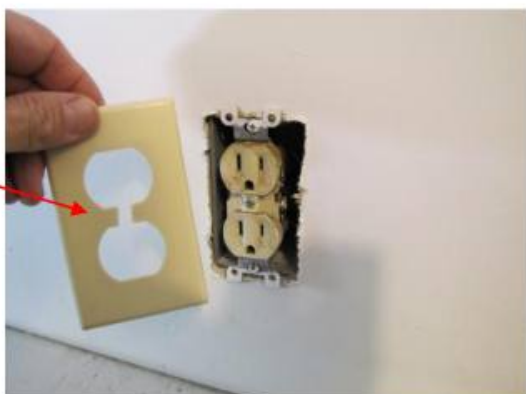
Ground Fault Circuit Interrupter Circuits

Ground Fault Circuit Interrupters (GFCIs) are recommended on all outdoor outlets and on interior outlets in wet areas, such as bathroom and kitchen counter areas. GFCIs should be tested monthly to ensure they are working properly.

GFCI'S: Ground fault circuit interrupter circuits were installed in all wet areas of this home and the GFCI's that were in place did all perform satisfactorily when tested at the time of my inspection.

OUTLETS AND FIXTURES: Random testing of outlets with an Ecton CT101 electric tester revealed that the outlets and fixtures appeared to be wired correctly; however I did note that the garage had a damaged protective cover plate on one of the electrical outlets and that the two wall mounted electrical outlets were not energized. I checked the main electrical panel to determine if a circuit breaker was tripped, but that was not the case. I recommend that a qualified electrical contractor be contacted to further evaluate the condition of the electrical system in this home and make repairs and or upgrades as deemed necessary.

(Please, see photos of electrical problems on next page)



Protective electrical cover plate damaged and garage electrical outlets not energized

Smoke Detectors

If no smoke detectors are presently installed in the building, it is recommended that a minimum, smoke detectors be installed in the ceiling of the basement near the mechanical equipment, as well as in the hallway outside sleeping rooms. Smoke detectors should be tested every 2 - 3 weeks to ensure that they are functioning.

SMOKE DETECTORS: Tested with artificial smoke

Condition: Satisfactory

NOTE: I recommend that smoke and CO detectors be installed by a qualified electrical contractor throughout the home per the town of Southington building code. A copy of the building code guidelines may be obtained at your local town building department.

ATTIC



Attic showing 2X8 framing, stored items, fiberglass insulation and insulated ductwork

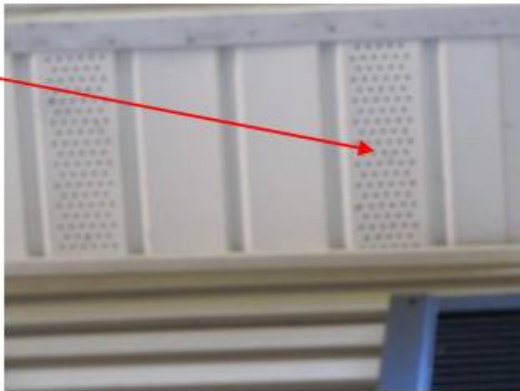
ACCESS: The attic in this home was accessed through a set of pull down stairs located off the bedroom hallway. The attic was approximately 25% floored and had stored items covering approximately 50% of the floored area. What was visible and accessible of the attic space appeared clean, dry and free of moisture stains, mold or mildew.

WOOD FRAMING: What I could see of the 2x8 wood framing within the attic space appeared to be in satisfactory condition with no sign of failing damaged or twisted wood

framing.

INSULATION: I noted that there is approximately 8" to 16" of insulation in the attic floor. The insulation that was visible in this attic appeared to be in satisfactory condition with no sign of missing or under insulated areas.

VENTILATION: From outside the home I could visibly see gable end and soffit ventilation on the main home and soffit and ridge ventilation on the fireside room. Once inside the main attic space I could visibly see daylight shining through the gable end and soffit vents, properly allowing air flow to circulate throughout the attic space. The ventilation on this home appeared to be in satisfactory condition.



Gable end and soffit vent as seen from outside the main home



Ridge vent as seen from outside the fireside room

END OF REPORT