



# Premier

## HomeInspectionLLC

### Inspection Report

**Mr. Robert Smith**

**Property Address:**



Date of Inspection 12/31/2010

**Premier Home Inspection, LLC**

**James Enowitch License #396  
34-3 Shunpike RD #236  
Cromwell, CT 06416**

## **Table of Contents**

[Cover Page](#)

[Table of Contents](#)

[Intro Page](#)

[1 Exterior](#)

[2 Roofing](#)

[3 Garage](#)

[4 Basement or Lower Level](#)

[5 Heating / Central Air Conditioning](#)

[6 Electrical System](#)

[7 Plumbing System](#)

[8 Built-In Kitchen Appliances](#)

[9 Interior Rooms](#)

[10 Bathroom One](#)

[11 Attic Insulation and Ventilation](#)

[Invoice](#)

[Agreement](#)

<b>Date:</b> 12/31/2010	<b>Time:</b> 09:00 AM	<b>Report ID:</b> PD20032
<b>Property:</b>	<b>Customer:</b> Mr. Robert Smith	<b>Real Estate Professional:</b>

### **A Message to the Home Buyer**

This building inspection is being conducted in accordance with the State of Connecticut Department of Consumer Protection (of which you were given a copy of and I highly recommend that you read thoroughly) home inspector regulations recognized standards of practice and is for the purpose of identifying major deficiencies which might affect your decision whether to purchase. Although major 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 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 the inspector's advice and recommendations had been followed.

After occupancy, all building 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.**

All buildings 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 building and note visible and apparent defects in the systems and components that are readily visible and accessible at the time of the inspection. Not all minor cosmetic items, such as marred finishes or minor drywall settlement cracks, will be identified during this inspection. Minor cosmetic items may be mentioned as a courtesy during your discussions with me as we both examine the home, but may be omitted from the written report. Components such as wooden framing behind the wooden shingled siding, finished attic areas, or above closed, fixed ceilings - cannot be seen, probed, or evaluated.

It is the goal of the inspection to put a 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.

### **Comment Key or Definitions**

All comments by the inspector should be considered before purchasing this home. Some recommendations as noted by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

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

Please review this report for information, suggestions, and recommendations as they pertain to this home.

As I explained to you at the time of the inspection, certain conditions existed that prevented me from accessing and observing items that I often can see and inspect. Examples are as follows:

The exterior of the home and its trim appeared to be approximately one hundred percent encased with stucco and stone.

The house is completely furnished and in some areas (bedrooms, basement and garage) visibility and movement was partially restricted. The attic was approximately 15% floored. Movement was restricted to the walkway down the center of the attic. Visual inspection was restricted in several sections on the attic.

There is a crawlspace towards the rear of the house that was inspected visually from a ladder in the basement. No meaningful access was possible.

The garage was filled with storage, so movement and visibility within the bay towards the back of the house was greatly restricted. The remaining area of the garage was able to be inspected.

The garage has closed ceiling and walls. Inspection was limited due to that fact.

Due to the recent snow storm, the grounds have anywhere from six inches to 12 inches of snow cover. Inspection was limited in several areas due to this condition. I could not inspect the rear patio due to snow cover.

The central air was not run at the time of the inspection as the temperature was below 60 degrees. The client was instructed to handle this issue with his real estate agent.

Inspection of the basement floor in several sections was limited due to carpet and wood covered flooring.

<b>Type of building:</b> Single Family (2 story)	<b>Standards of Practice:</b> Connecticut	<b>In Attendance:</b> Client and their agent
<b>Style of Home:</b> Contemporary	<b>Approximate age of building:</b> Under 15 years	<b>Water Source:</b> Well - Per Client
<b>Sewage Disposal:</b> Septic - Per Client	<b>House Occupied:</b> Yes	<b>Client Present:</b> Yes
<b>Temperature:</b> Below 40	<b>Weather:</b> Clear	<b>Ground/Soil surface condition:</b> Frozen
<b>Rain in last 3 days:</b> No	<b>Radon Test:</b> Test Performed	<b>Water Test:</b> Test Performed
<b>Date of inspection:</b> 12/31/2010	<b>Start Time:</b> 9:00am	<b>Stop Time:</b> 3:30pm
<b>Year Built:</b> 1996	<b>Furnished:</b> Fully	<b>Outside the scope of Inspection:</b> Pool
<b>Is Basement Heated:</b> Appears to be heated	<b>Is basement Air Conditioned:</b> Appears to be Air conditioned	

# 1. Exterior

## Styles & Materials

**Foundation:**  
Poured concrete

**Chimney:**  
Stone Exterior

**Siding Style:**  
Stone  
Stucco

**Exterior Trim:**  
wood  
metal

**Basement Entrance:**  
Glass sliding door

**Windows and Wells:**  
Thermopane

**Hose Bibs:**  
ran water (active flow)

**Exterior Outlets:**  
GFI

**Walkways:**  
Stone

**Exterior Entry Doors:**  
Wood

**Exterior Rear Doors:**  
Metal

**Exterior Side Doors:**  
Metal

**Siding Material:**  
Stone  
Stucco

**Driveway:**  
Asphalt

## Items

**1.0 Foundation**  
**Comments:** Inspected



1.0 Picture 1 Foundation

The foundation is a poured concrete and where visible and accessible seems to be in good condition for its age. No major structural cracks were noted at the time of inspection. Most of the foundation is covered with stone, so inspection was greatly restricted.

**1.1 CHIMNEYS AND ROOF PENETRATIONS**  
**Comments:** Inspected



1.1 Picture 1 Chimney

(1) The chimney is located on the right side of the house (as seen when facing the front of the home).

Condition of the chimney appears that no immediate need for major repairs are required. Such as repointing.

The chimney is tight to the home and no major cracking was noted.

(2) Chimney safety should be a concern for every homeowner. Each year, lives and property are lost due to improper care and maintenance of chimneys. A home inspection checks some parts of the chimney, but other parts need to be checked by a professional. You should determine if your chimney has been cleaned within the last year. If it has not, I recommend that it be cleaned and serviced before use. You should have your chimney checked at least once a year by a chimney professional, and cleaned if necessary.

### 1.2 FLASHINGS (Chimney & Skylight)

**Comments:** Inspected

The flashing at the time of inspection was in good condition tight to the chimney and no leaks were visible within the home.

### 1.3 Siding

**Comments:** Inspected

The siding is a mix of stone and stucco, where visible and accessible the siding appears to be tight up against the house and the lines of the house are straight. There are several sections of the stucco that show signs of staining. This was determined by the pest control company to be from mud dauber wasps. The recommendation was to power washing the affected areas.

### 1.4 Exterior Trim (soffit, fascia, eaves)

**Comments:** Inspected

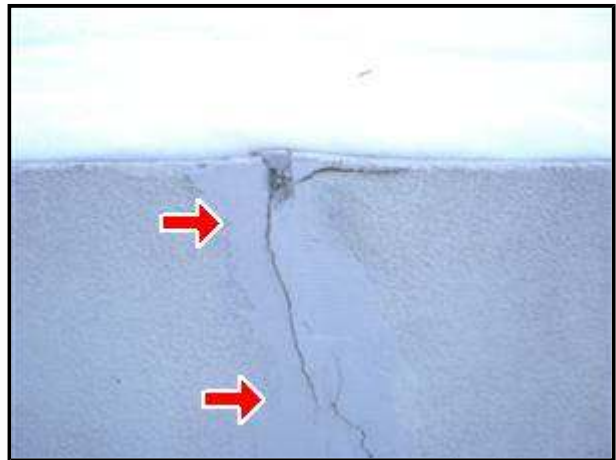
Trim appears to be in good condition at the time of inspection.

### 1.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

**Comments:** Inspected



1.5 Picture 1 Front retaining wall cap loose



1.5 Picture 2 Rear retaining wall crack in stucco

The grading where visible and accessible around the house appears to be acceptable. It had snowed several days before my inspection. The ground was frozen and felt solid under foot.

The retaining wall in the front of the house has a stone cover cap that is loose. Recommend having this secured.

The rear retaining wall has a crack in the stucco covering. I was able to determine that the wall is poured concrete. Recommend having this crack in the stucco repaired to prevent anymore additional damage.

### 1.6 Basement Entrance

**Comments:** Inspected

The basement entrance was dry and there were no signs of water intrusion at the time of the inspection.

### 1.7 Windows and Window Wells

**Comments:** Inspected

A representative number of windows have been tested for function and to determine their condition. I opened and closed the windows that were inspected and they seemed to function properly. The locks worked and their hardware functioned correctly.

### 1.8 Exterior Faucets

**Comments:** Inspected

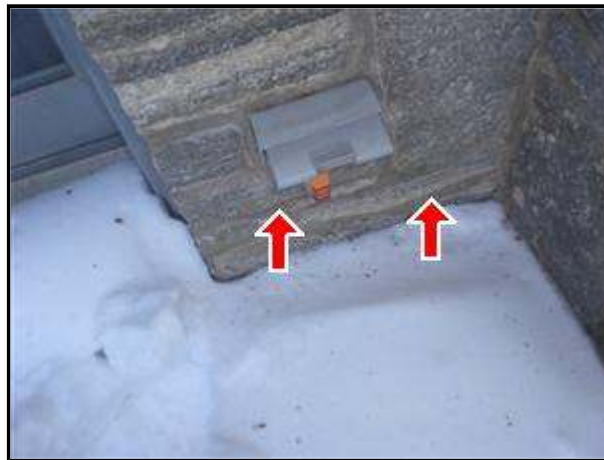


1.8 Picture 1 Frozen hose

The hose faucets were tested and water flowed from them. The exception being one at the rear of the house. This was most likely caused by the fact that the hose attached was frozen solid. They should be turned off as cold temperatures could cause freezing pipes.

### 1.9 Exterior Outlets

**Comments:** Inspected



1.9 Picture 1 No power to outlet

The outlets on the exterior of the house are GFCI and they were tested and all were functional at the time of the inspection. The exception being one on the left front of the house. Recommend having a certified electrician make necessary repairs.

### 1.10 Exterior Lighting

**Comments:** Inspected

The exterior lighting seemed to function properly.

### 1.11 Walkways

**Comments:** Inspected



1.11 Picture 1 Front Walkway

The front walkway seems to be stone and is in good condition. I did not note any major cracking or depressions.

**1.12 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**

**Comments:** Inspected



1.12 Picture 1 Snow cover patio

There is a stone patio at the rear of the house. Inspection was extremely limited due to snow cover.

**1.13 Driveway**

**Comments:** Inspected



1.13 Picture 1 Driveway cracking



1.13 Picture 2 More Driveway cracking



1.13 Picture 3 Driveway Cracking

The driveway for the most part is in good condition. There is minor cracking in several sections noted and that should be sealed to prevent anymore damage. Recommend having a certified paving contractor evaluate and make necessary repairs.

#### 1.14 DOORS (Front)

**Comments:** Inspected

The front door was more difficult to open than I normally see. It did function, but took extra effort to open as it seemed to stick. Recommend having this door serviced.

#### 1.15 DOORS (Rear)

**Comments:** Inspected



1.15 Picture 1 Rear door framing rotting

The rear door appears to be functional at the time of the inspection. I opened it and it did close properly. The rear door off the garage at the back of the house has a section that has some rot at the base of the frame. Recommend repair of rotting frame.

#### 1.16 DOORS (Side)

**Comments:** Inspected

The side door seemed to function properly at the time of my inspection.

#### 1.17 Electrical Service Entry

**Comments:** Inspected



1.17 Picture 1 Electrical Service Entry

The electrical service entry is below ground and could not be inspected.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered prior to purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Roofing

### Styles & Materials

**Stlye:**  
Hip

**Roof Covering:**  
Architectoral

**Viewed roof covering from:**  
Ground  
Binoculars

**Roof Ventilation:**  
Ridge Vent  
Soffit

**Roof Age:**  
Midlife

**Sky Light(s):**  
Motorized

**Chimney (exterior):**  
Stone

**Flasing Type:**  
Copper

### Items

#### 2.0 Roof Style

**Comments:** Inspected

This appears to be a hip style roof.

#### 2.1 Roof Coverings

**Comments:** Inspected



2.1 Picture 1 Roof



2.1 Picture 2 Roof



2.1 Picture 3 Roof

The roof is performing its intended function at the time of the inspection. The roof lines were straight and the shingles did not show any signs of lifting, cupping or substantial particulate loss. This architectural shingle has a life expectancy of 18-25 years. As house was built in 1996, I would place this roof statistically at midlife.

## 2.2 Roof Ventilation

**Comments:** Inspected

The roof utilizes ridge and soffit vents for ventilation and they run the length of the house. This was also confirmed in the attic visually.

## 2.3 Roof Framing

**Comments:** Inspected

From inside the attic the framing for the roof looks to be in good condition. The framing appears to be straight and even and there appears to be no major gaps between the joints.

## 2.4 SKYLIGHTS

**Comments:** Inspected

There are many skylights on the roof. From the inside of the house there appeared to be no signs of leaking or water staining.

## 2.5 Roof Leaks

**Comments:** Inspected

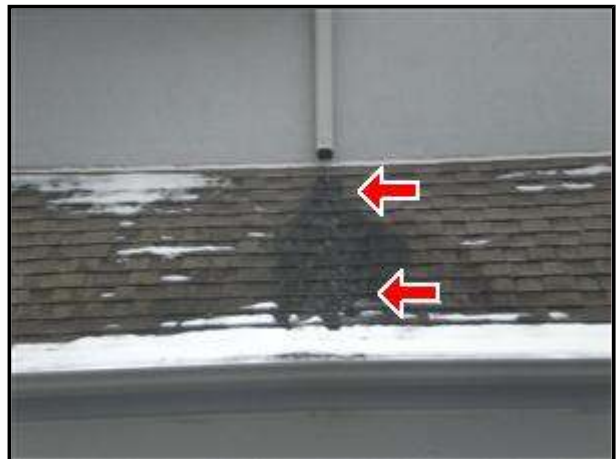
The inspection from the inside of that attic, where visible, shows no signs of leaking or water stains.

## 2.6 ROOF DRAINAGE SYSTEMS (Gutters & Downspouts)

**Comments:** Inspected



2.6 Picture 1 Missing gutter Extension



2.6 Picture 2 Gutter Extension recommended



2.6 Picture 3 Missing extension

The gutters were viewed from the ground so it could not be determined if there was debris in the gutters. There were no leaks at the time of the inspection. The downspouts in several sections were missing extensions at the bottom and it is recommended that new ones be placed to move water away from the house.

In two or three areas of the roof gutter extensions are recommended to prevent possible damage to the roof covering.

### 2.7 Door Bell

**Comments:** Inspected

The intercom functioned at the time of the inspection

---

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered prior to purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 3. Garage



Garage storage



Garage storage



Garage

**Styles & Materials**

**Garage Foundation Type:**  
Poured Concrete

**Garage Electrical Outlets:**  
GFCI

**Garage Roof Surface:**  
Same as house

**Garage Floor Type:**  
Concrete

**Garage Door Type:**  
Three automatic

**Siding and Trim:**  
Same has house

**Garage Walls:**  
Finished Dry wall

**Garage Door Material:**  
Metal

**Garage Ceiling:**  
Dry Wall

**Items**

**3.0 Foundation Type**

**Comments:** Inspected

The garage foundation appears to be poured concrete. The floor is painted, so inspection was limited. No major cracking was noted.

**3.1 GARAGE FLOOR**

**Comments:** Inspected

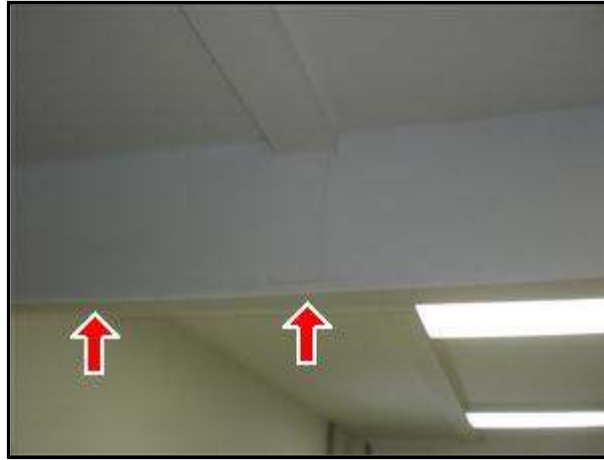


3.1 Picture 1 Garage Floor

There are several concrete 'shrinkage cracks' noted in the garage. These common cracks are cosmetic only and are not indicative of any significant issues at this time.

**3.2 GARAGE WALLS**

**Comments:** Inspected



3.2 Picture 1 Drywall cracking

The garage walls were completely enclosed with drywall. Access was limited due to storage in one area of the garage. The walls where visible seemed in good condition. The exception being the ceiling where there are several minor cracks in the drywall.

### 3.3 Garage Electrical Outlets

**Comments:** Inspected

The garage outlets functioned properly are are GFI.

### 3.4 GARAGE DOOR (S)

**Comments:** Inspected

There is a three bay garage. I tested all the garage doors and all functioned properly. The sensors functioned properly on all the garage doors. The resistance of the garage doors functioned but was stronger than I normally see. I recommended at the time of the inspection to the buyer that they be adjusted, he informed me that he could adjust the doors.

### 3.5 Ventilation

**Comments:** Inspected

The garage appears to utilize a ridge vent for ventilation, this could not be confirmed as the ceiling is finished with drywall.

### 3.6 GARAGE CEILINGS

**Comments:** Inspected

The garage has a finished drywall ceiling, no major defects or cracking was noted at the time of the inspection.

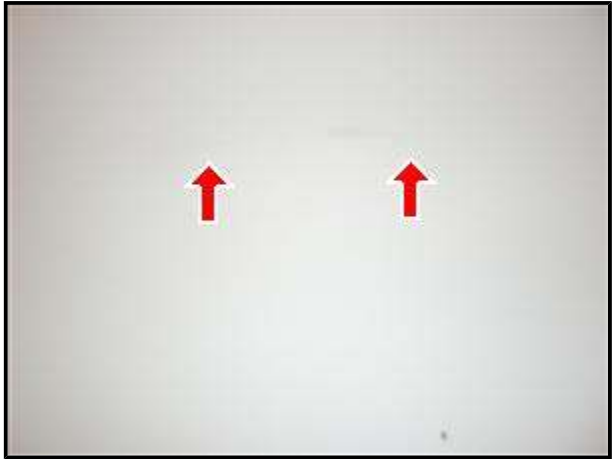
## 4. Basement or Lower Level

The room where the radon was set in the basement has a minor crack. This looks to be a tape joint. Recommend repair to prevent more damage.

There are also some exposed wires in the utility room. Recommend having a junction box installed to enclose wires.



Basement Floor



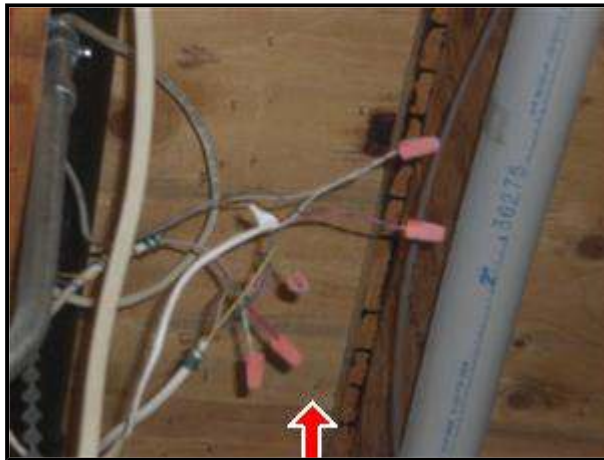
Basement wall minor crack



Basement Storage



More basement storage



Basement utility room exposed wires

**Styles & Materials**

**Basement Floor:**

Concrete  
Carpeting  
Wood flooring

**Method used to observe Crawlspace:**

Limited access

**Floor drain or Sump:**

Hole in floor

**Basement Dampness:**

None Noted

**Access:**

Interior Door  
Exterior Door

**Support Columns:**

Metal

**Sill Type:**

**Joists:**

Wood

Wood

**Items****4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES****Comments:** Inspected

4.0 Picture 1 Crawlpace



4.0 Picture 2 Crawlpace

At the time of my inspection, the basement looked clean and dry and free of excessive moisture. The basement air smelled dry. The basement ceilings and walls, boxes and storage all looked clean and dry and free of mildew or moisture stains. **At the time of my inspection**, it did not appear that water intrusion into the basement was of major significance.

Within the last week we have not had any significant rain.

There is a crawlspace to the rear of the house. Inspection was limited to a visual inspection as access was not possible.

The area looked dry and clean with no active leaking present.

**4.1 Basement Floor****Comments:** Inspected

The basement floor appears to be poured concrete and where visible and accessible there were no major cracks noted.

**4.2 Basement Window****Comments:** Inspected

The basement windows appear to be functioning in their proper manner.

**4.3 Load Bearing Girders****Comments:** Inspected

The load bearing girders could not be inspected as the basement is approximately 85% finished.

**4.4 Support Columns****Comments:** Inspected

I was able to view the support columns in the unfinished section of the basement. They appear to be acceptable. They were not loose and they were tight up against the floor and floor joist above. They appeared to be clean and free of rust. The exception being one by the fish tank filters. This column has rust at the base, but the column was solid and seems to be performing its intended function.

**4.5 Joists****Comments:** Inspected

Appear straight and solid. Portions of the beam(s) are concealed due to finish/obstruction to viewing. Comments pertain only to those portions that can be viewed.

**4.6 Chimney & Clean Out****Comments:** Inspected

No chimney cleanouts were noted at the time of my inspection.

**4.7 Basement Dampness****Comments:** Inspected

At the time of my inspection, the basement looked clean and dry and free of excessive moisture. The basement air smelled dry. The basement ceilings and walls, boxes and storage all looked clean and dry and free of mildew or moisture stains. **At the time of my inspection**, it did not appear that water intrusion into the basement was of major significance.

**4.8 Floor Drain or Sump Pump****Comments:** Inspected

There is a small drainage hole in the basement. At the time of the inspection no water was noted in the hole.

**4.9 % of Basement Finished****Comments:** Inspected

Approximately 85% finished.

Basement dampness is frequently noted in houses and the conditions which cause it are usually capable of being determined by an experienced building analyst. Often, however, in houses which are being offered for sale, the visible signs on the interior of the 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 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 gutter 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 a house for a distance of approximately 5 feet is five 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 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 not to 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 \$5.00 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.

## 5. Heating / Central Air Conditioning

**Styles & Materials****Heat Type:**

Gas Furnace  
Hydronic System

**Energy Source:**

Gas

**Number of Heat Systems (excluding wood):**

Two

**Heat System Brand:**

BRYANT

**Filter Type:**

Disposable

**Types of Fireplaces:**

Gas/LP Log starter

**Operable Fireplaces:**

Four

**Number of Woodstoves:**

None

**Cooling Equipment Type:**

Central Air

**Cooling Equipment Energy Source:**

Electricity

**Central Air Manufacturer:**

Allegiance

**Number of compressors:**

Four

**Items****5.0 NORMAL OPERATING CONTROLS****Comments:** Inspected



5.0 Picture 1 Heating System



5.0 Picture 2 Heating System

(1) There is a five-zone hydro system in the house. Two Bryant gas fired boilers supply the system. I did fire the units and they did heat the house accordingly. The units did not make any unusual noises. I did not note any leaking from the units at the time of the inspection. They appeared dry and clean. The life expectancy of this type of unit is anywhere from 20 - 30 years. The units functioned normally at the time of the inspection, I would place these units at the middle of their life expectancy.

With cold temperatures outside the house felt comfortable and warm.

(2) Hydro-air heating systems use water (hydro) and air to heat. A boiler produces hot water that is sent by a pump through piping to hot water coils in one or more air handling units. The fans in the air handling units pass air over the hot water coils creating warm air to heat the house. Once the water passes through the hot water coil, it cools somewhat and returns to the boiler to be reheated. After the warm air heats the room it cools somewhat and is returned to the air handling unit(s) to be reheated by the hot water coil(s). Hence, the air returned to the air handling unit(s) is called "return air". The air leaving the air handling unit(s) is called "supply air".

### 5.1 Fuel Supply

**Comments:** Inspected



5.1 Picture 1 Gas Supply

The fuel supply is public gas.

### 5.2 When turned on by thermostat

**Comments:** Inspected

The unit did fire and heat the house when turned on by its thermostat.

### 5.3 Filter

**Comments:** Inspected

There are disposable filters for the air handlers. The size of the filter is 20x25x1 and 13x12x1 in the attic all appeared clean at the time of the inspection.

### 5.4 Humidifier Type

**Comments:** Inspected

There are humidifiers attached to the air handling units. A qualified heating technician should be brought in to service the unit if they have not been in the past.

**5.5 COOLING AND AIR HANDLER EQUIPMENT****Comments:** Inspected

There is a central air system in the house. I was unable to run the central air as the temperature was below 60 degrees. Recommend having the units run when the weather permits.

**5.6 Cooling Compressor****Comments:** Inspected

5.6 Picture 1 Air Compressors

(1) The Allegiance AC compressor did show a manufacturing date of 2005. The life expectancy of an AC compressor is 12 years. I would place this unit at the beginning of its expected life cycle. The three other compressors do not show the name of the manufacturer or the date they were manufactured. I would say from a visual inspection that these units are original to the house and past their expected life cycle. This is not to say that when they are run they will not function properly.

(2) The compressors sat level on the slabs. Vegetation did not seem to be a problem at the time of the inspection.

**5.7 Electric Disconnect****Comments:** Inspected

The electrical disconnect is located on the house in back of the compressor.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered prior to purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Electrical System

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation if missing at exterior, garage, bathrooms and kitchens.

Recommend: upgrade as needed

### Styles & Materials

**Electrical Supply:**

200 per main shut off

**Electrical Service Conductors:**

Below ground

**Branch wire:**

Copper

**Panel capacity:**

200 AMP per main disconnect breaker

**Panel Type:**

Circuit breakers

**Wiring Methods:**

Romex

**Type of Breakers:**

Circuit Breakers

**Electric Panel Manufacturer:**

Unknown

### Items

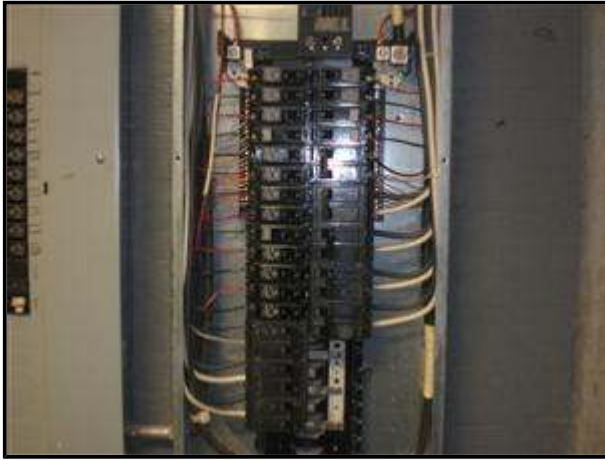
## 6.0 SERVICE LINE ENTRANCE

**Comments:** Inspected

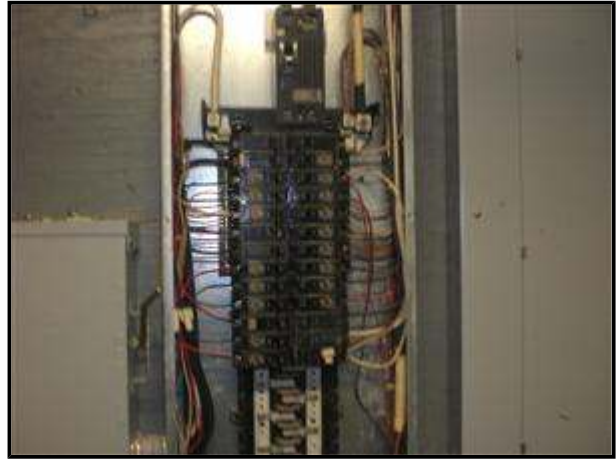
The electrical service entry is below ground and could not be inspected.

### 6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

**Comments:** Inspected



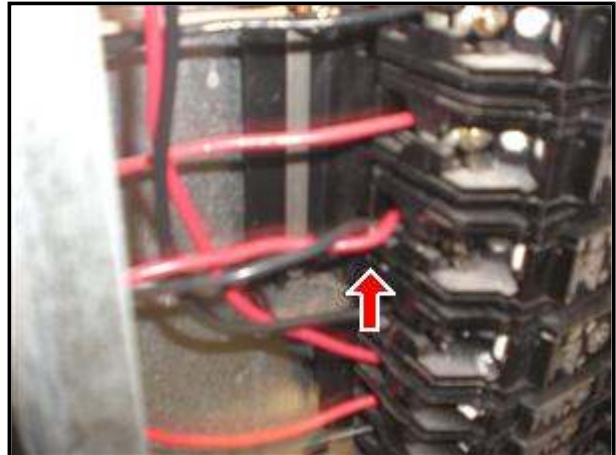
6.1 Picture 1 Electrical Box



6.1 Picture 2 2nd Electrical Box



6.1 Picture 3 Electrical Boxes



6.1 Picture 4 Double Tap

There are two main panels. The main disconnect breakers read 200 amps on each. The interior of the boxes looked clean and free of rust or corrosion. I noted what appeared to be aluminum wiring coming into the home from the street. The branch wiring looked to be copper. The branch wires did look proportionally sized to their amperage. There was no corrosion noted on any of the wiring. There also appears not to be any double tapping. The exception being one double tap on the box to the left. Recommend having a licensed electrician make necessary repairs.

### 6.2 Circuits

**Comments:** Inspected

The electrical circuits appear to be in functioning condition and there appears to be an extra space for an additional circuit to be added.

### 6.3 Service Panel Box

**Comments:** Inspected

The main panel box is located in the basement.

### 6.4 Service Ground Location

**Comments:** Inspected



6.4 Picture 1 Service Ground Location

The service ground location is in the basement utility room.

### 6.5 SMOKE DETECTORS

**Comments:** Inspected

There are smoke detectors in each room and they seem to be connected to an alarm system so they were not tested.

### 6.6 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

**Comments:** Inspected

I turned on many lights and switches throughout the house. Ceiling fans and other lighting appeared to function properly during the inspection. The ceiling fans in the living room were not tested as I could not find a switch or controller to activate them. Recommend asking the homeowner how these fans turn on.

### 6.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

**Comments:** Inspected

(1) Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation if missing at exterior, garage, bathrooms and kitchens.

Recommend: upgrade as needed

(2) I tested electrical outlets throughout the house, the kitchen and bathroom outlets are GFCI and appeared at the time of the inspection to function properly.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Plumbing System

It is recommended you ask the owner/occupant about any known current or prior issues with the property.

### Styles & Materials

**Water Source:**

Private per client

**Plumbing Water Distribution (inside home):**

Copper

**Water Heater Capacity:**

80 Gallon (plenty)

**Water Filters:**

Sediment filter

**Plumbing Waste:**

PVC

**Manufacturer:**

Amtrol

**Plumbing Water Supply (into home):**

Plastic Tubing

**Water Heater Power Source:**

Electric

**Water Heater Location:**

Basement

### Items

### 7.0 Water Service

**Comments:** Inspected



7.0 Picture 1 well head



7.0 Picture 2 well head wiring open to elements

Water appears to be supplied by a well. I strongly recommend having the well evaluated by a certified water company as a well flow test was performed and there results were not what I normally see. Please see attached well flow test form.

The well head also has a section that protects the wiring from the elements. The wiring is currently exposed so I recommend correcting this issue.

#### 7.1 Waste Disposal

**Comments:** Inspected

The house per the client appears to be serviced by a septic system. Recommend having a licensed septic company inspect the system.

#### 7.2 Visual Condition of Interior Pipes

**Comments:** Inspected

The interior pipes where visible appear in serviceable condition and no leaks were observed.

#### 7.3 Water Flow

**Comments:** Inspected

The water flow throughout the house is below normal. Recommend having a water company come out an evaluate the system.

#### 7.4 Waste Discharge

**Comments:** Inspected



7.4 Picture 1 waste pipes

I ran the toilets and the kitchen sink, all appear to function properly.

#### 7.5 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

**Comments:** Inspected



7.5 Picture 1 water storage tank

At the time of the inspection the water storage tank appears to be in good condition with no signs of leaks or physical damage. The estimated life cycle is approximately 12-15 years. This unit looked in newer condition. I was unable to determine a date of manufacturing. I am placing this unit approaching the end of its expected life cycle, although, at the time of the inspection the unit is performing its intended function of supplying domestic hot water.

#### 7.6 Accessible Well Equipment

**Comments:** Inspected

A visual inspection of the outside well head was conducted. The accessible and visual controls appear normal and in functioning condition. In the basement an extensive water treatment and water handling system is installed. A professional water specialist should be consulted for possible service and instruction on how your system functions.

#### 7.7 Pressure Relief Valve Extension

**Comments:** Inspected

The pressure relief valve extension is of adequate length.

#### 7.8 MAIN FUEL SHUT OFF (Describe Location)

**Comments:** Inspected

The main fuel shut off is at the outside gas meter.

#### 7.9 MAIN WATER SHUT-OFF DEVICE (Describe location)

**Comments:** Inspected

The main water shut off is in the basement in the utility room.

---

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Built-In Kitchen Appliances

**There is a section of the kitchen that has under cabinet lighting. Also located under the cabinets, are kitchen outlets. None of these outlets are GFI. Recommend having an electrical contractor make upgrades as necessary.**



Kitchen outlet not GFI

**Styles & Materials**

**Kitchen Cabinets:**  
Laminate

**Range/Oven:**  
DAYCOR

**Ventilation:**  
Vented to Outside

**Built in Microwave:**  
GENERAL ELECTRIC

**Kitchen Countertops:**  
Granite

**Refrigerator:**  
SUB ZERO

**Disposer Brand:**  
UNKNOWN

**Trash Compactors:**  
GENERAL ELECTRIC

**Dishwasher Brand:**  
BOSCH

**Floor:**  
Sheet Goods

**Exhaust/Range hood:**  
VENTED

**Items**

**8.0 Sink Hot water Temperature**

**Comments:** Inspected

The faucet ran water, The water volume appears light. I ran the hot water and it was hot to the touch.

**8.1 COUNTERTOPS**

**Comments:** Inspected



8.1 Picture 1 Loose Counter top

Counter tops seem secure and there appear to be no major defects. The exception being a section of the granite in front of the stove top that is loose. Recommend having this secured.

**8.2 REPRESENTATIVE NUMBER OF CABINETS**

**Comments:** Inspected

I opened and closed the cabinets and they appeared to operate adequately. The exception being some of the doors need their hinges tightened.

**8.3 Walls**

**Comments:** Inspected

No major cracking was noted at the time of the inspection.

#### 8.4 Ceilings

**Comments:** Inspected

At the time of the inspection there was no major cracks in the ceilings.

#### 8.5 Windows

**Comments:** Inspected

A representative number of windows have been tested for function and to determine their condition. I opened and closed the windows that were inspected and they seemed to function properly. The locks worked and their hardware functioned correctly.

#### 8.6 Floor

**Comments:** Inspected

No major deterioration was noted.

#### 8.7 Lightening and Switches

**Comments:** Inspected

At the time of the inspection the lighting and the switches appeared to turn on and off and work properly.

#### 8.8 Heat Source

**Comments:** Inspected

There is an air vent in the kitchen and hot air did come out of it. The kitchen was warm and inviting.

#### 8.9 RANGES/OVENS/COOKTOPS

**Comments:** Inspected



8.9 Picture 1 Stove top not functioning

Appears to function properly, the range did heat up and all cook top burners heated up. The exception being the one stove top at the back wall. This seemed to have power but I could not get the burners to heat up. Recommend having a appliance repairman make necessary repairs.

#### 8.10 Ventilation

**Comments:** Inspected

The kitchen utilizes an exhaust fan for ventilation, this appears to be vented to the outside.

#### 8.11 DISHWASHER

**Comments:** Inspected

I ran the dishwasher through a cycle and it appears to function normally.

#### 8.12 Disposal

**Comments:** Inspected

I ran the kitchen disposal and it did run at the time of the inspection.

#### 8.13 Refrigerator

**Comments:** Inspected

The food felt cold and frozen in the freezer section. The ice maker did not make ice. Recommend asking the home owner if this is an issue of a defect or was the system shut off.

**8.14 MICROWAVE COOKING EQUIPMENT****Comments:** Inspected

I ran the microwave with a cup of water in it and the water was warm when removed.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**9. Interior Rooms**

There is a hot tub on the main level which was not run during the inspection. Client informed me that he is aware of its disrepair.



Hot tub

**Styles & Materials****Interior Doors:**Solid  
Wood**Wall Material:**

Drywall

**Interior Fire Place:**

Brick

**Ceiling Materials:**

Drywall

**Floor Covering(s):**Carpet  
Wood**Window Manufacturer:**

UNKNOWN

**Window Types:**Tilt feature  
Casement**Interior Stairs:**

Wood

**Cabinetry:**

Wood

**Items****9.0 DOORS (REPRESENTATIVE NUMBER)****Comments:** Inspected

I opened and closed the majority of the doors in the house, they appear to function properly.

**9.1 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)****Comments:** Inspected



9.1 Picture 1 Fireplace

The liner on both chimneys that were able to be inspected (basement, living room) are mainly visible and appear in good condition except for creosote dust that may conceal a hairline crack which can not be determined until it is cleaned and inspected by a licensed chimney sweep. For a detailed inspection of liner, I recommend a qualified chimney sweep inspect for safety.

#### **9.2 STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

**Comments:** Inspected

The interior stairs appear to be in good condition, they felt solid under foot and no major deterioration was noted.

#### **9.3 Halls**

**Comments:** Inspected

The halls throughout the house appear in good condition, no major cracking or deterioration was noted.

#### **9.4 Skylight Location**

**Comments:** Inspected

There are many skylights in the house, there were not opened at the time of the inspection. No water intrusion was noted during the inspection.

#### **9.5 WINDOWS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected

A representative number of windows have been tested for function and to determine their condition. I opened and closed the windows that were inspected and they seemed to function properly. The locks worked and their hardware functioned correctly.

#### **9.6 FLOORS**

**Comments:** Inspected

The general condition appears in good condition. They are solid under foot and level, Rugs and floor coverings prevent viewing of most of the living room floor.

#### **9.7 CEILINGS**

**Comments:** Inspected

At the time of the inspection there was no major cracks in the ceilings.

#### **9.8 WALLS**

**Comments:** Inspected

No major cracking was noted at the time of the inspection.

#### **9.9 Electric Outlets/switches/lights**

**Comments:** Inspected

I tested a representative number of outlets and switches and lights all appeared to function properly at the time of inspection.

---

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Bathroom One

There seems to be a steam system for the master bathroom. I was unable to run the unit. Recommend asking th home owner if the unit is functional and how it works.



Steam control for master bath

### Styles & Materials

#### Tub:

Built in Tub  
Fiberglass surround  
Jacuzzi Tub  
Stall Shower

#### Ventilation:

Fan  
Window

#### Floor Covering:

Tile  
Laminate

#### Leaks:

None Noted

### Items

#### 10.0 Bathroom

**Comments:** Inspected

No leaks were noted in any of the bathrooms at the time of the inspection.

#### 10.1 Sink and Hot water Temp.

**Comments:** Inspected

Water volume appears light in all the bathrooms, the exception being the basement which was adequate, I ran the hot and cold water in all the bathrooms in the house and found no major defects.

#### 10.2 Tub

**Comments:** Inspected

I ran water into the bath tubs, in all the bathrooms that have tubs, and they held water. The water temperatures were acceptable for both hot and cold. The tubs also drained at a normal rate.

#### 10.3 Toilet

**Comments:** Inspected

I flushed the toilets throughout the house and they did function properly, and are tight to the floor. The exception being one toilet on the main floor that has some movement. Recommend having this toilet tightened to the floor.

#### 10.4 GFCI/Electrical/Fan

**Comments:** Inspected

The bathroom outlets throughout the house are GFCI and did test properly during the inspection.

#### 10.5 Ventilation

**Comments:** Inspected

The bathrooms utilize fans which did function properly at the time of the inspection.

#### 10.6 Floor Covering

**Comments:** Inspected

The floor coverings for the bathrooms throughout the house are a combination of sheet goods and tile. No major defects were noted **at the time of my inspection**.

**10.7 Window**

**Comments:** Inspected

A representative number of windows have been tested for function and to determine their condition. I opened and closed the windows that were inspected and they seemed to function properly. The locks worked and their hardware functioned correctly.

**10.8 Ceiling**

**Comments:** Inspected

General condition of the bathroom ceilings: no cracking or leaking was noted.

**10.9 Functional Flow**

**Comments:** Inspected

The bathroom water pressure did not seem satisfactory **at the time of my inspection**. Recommend having a water company come and evaluate the water systems in the house and the well.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**11. Attic Insulation and Ventilation**

**Styles & Materials**

**Access:**  
Stairs

**Attic Insulation:**  
Fiberglass

**Ventilation:**  
Ridge vents  
Soffit Vents

**Exhaust Fans:**  
None

**Roof Backing:**  
wood

**Items**

**11.0 Access**

**Comments:** Inspected



11.0 Picture 1 Attic



11.0 Picture 2 Attic



11.0 Picture 3 attic



11.0 Picture 4 attic

The access to the attic are stairs and they appear to be in good condition.

### 11.1 Roof Rafters

**Comments:** Inspected

The structural supports in the attic appear to be tight up against the ridge beam, they appear to be even and are not showing signs of rot.

### 11.2 Roof Decking

**Comments:** Inspected

The roof backing is wood and where visible and accessible there is no visible signs of water leaking or damage. At the time of the inspection, I did not notice mildew or mold and there appeared to be no darkening of the roof decking.

### 11.3 ROOF STRUCTURE AND ATTIC

**Comments:** Inspected

On the visible and accessible portions of the attic there were no water stains noted during the inspection. All exhaust pipes exit outside. The air handlers have drip pans and no water was present at inspection.

### 11.4 INSULATION IN ATTIC

**Comments:** Inspected

The attic has six to twelve inches of fiberglass insulation on the floor, half the floor is finished with plywood and I could not get access to see if there is insulation under the sub-floor.

### 11.5 Evidence of Water Penetration

**Comments:** Inspected

There is no visible evidence of water penetration at the time of the inspection.

### 11.6 Storage

**Comments:** Inspected

The attic is a completely unfinished space with not the access to have any meaningful storage.

### 11.7 Walls

**Comments:** Inspected

The attic walls appear to be in good condition with no evidence at the time of the inspection of prior water penetration.

---

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# INVOICE



# Premier HomeInspectionLLC

**Premier Home Inspection, LLC**  
34-3 Shunpike RD #236  
Cromwell, CT 06416  
Inspected By: James Enowitch

**Inspection Date:** 12/31/2010  
**Report ID:** PD20032

Customer Info:	Inspection Property:
Mr. Robert Smith  <b>Customer's Real Estate Professional:</b>	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
			<b>Tax \$0.00</b>
			<b>Total Price \$0.00</b>

**Payment Method:** Check  
**Payment Status:**  
**Note:**

## **Inspection Agreement**

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.