



REPORT SUMMARY

Tammy Sample & John Doe

Inspection Address: 1 Home Quest Way, Shelton, CT 06484.

Inspection Date: 05/18/2017

The following items are extracted from the full report and are presented here as a summary for the readers convenience only. No presentation is made that this is an all inclusive list of conditions that are important for consideration. We highly recommend that the entire report is read as there may be other facts or conditions that you may find important for review.

INTERIOR ROOMS

GENERAL NOTES

WALLS/CEILINGS

There was evidence of past leaking observed on the kitchen ceiling. Inquire with the owner as to the reason for these stains and what actions were taken to prevent a reoccurrence.

There was also evidence of active leaking observed at the garage ceiling (as indicated with a moisture meter). The source of the moisture or leaking should be identified and repaired as required to prevent consequent water damage.

GENERAL NOTES & ENVIRONMENTAL

CLOSING COMMENTS

RADON TESTING

This house has been fitted with a radon mitigation system. The system appears to be in need of repairs. We recommend you contact the mitigation company to consult with them about the system. It is also recommended that the radon level in this house be tested periodically to insure the system's effectiveness.



HOME INSPECTION REPORT

Property Address: 1 Home Quest Way, Shelton, CT 06484.

This confidential Home Inspection report has been prepared for:

Tammy Sample & John Doe



All directional references to left, right, front, or rear assume the reader is facing the front doors of the building being referenced.

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INTRODUCTION

INSPECTION INFORMATION:

PREPARED FOR:

Tammy Sample & John Doe.

DATE OF INSPECTION:

May 18, 2017 at 9:00 am.

INSPECTION ADDRESS:

1 Home Quest Way, Shelton, CT 06484.

INSPECTOR

John F. Koch III
Home Quest, LLC.
8 Huntington Street, Suite 140
Shelton, CT 06484
(203) 929-9900

HomeQuestInspection.com.

BUILDING CHARACTERISTICS:

BUILDING TYPE:

The building is a one family, two story, colonial styled, wood framed building.

ESTIMATED AGE OF HOUSE:

It was indicated that the building is 14 years old.

WEATHER CONDITIONS:

WEATHER:

It was raining during at least part of this inspection.

APPROXIMATE TEMPERATURE:

The exterior temperature was approximately 60 degrees (F) at the beginning of this inspection. Overnight before inspection 40-50 degrees F.

GROUND CONDITIONS:

The ground was wet at the time of this inspection.

OTHER INFORMATION:

HOUSE OCCUPIED?

The building was furnished at the time of this inspection. The floors, walls and closets contained owner's belongings, preventing a thorough inspection of those areas. We recommend that you inspect these areas; walls, floor etc. when the property is vacant and you do your final walk through.

PHOTOS

Your report includes some photographs. Some pictures are intended as a courtesy and are added for your information only. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas. These are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see.

GROUNDS

LANDSCAPING:

SHRUBS

The shrubbery needs pruning. Trim all plantings away from the foundation and building. There should be a minimum of twelve inches of clearance between the shrubs and siding to prevent moisture from being trapped against the structure and causing a rotting condition.



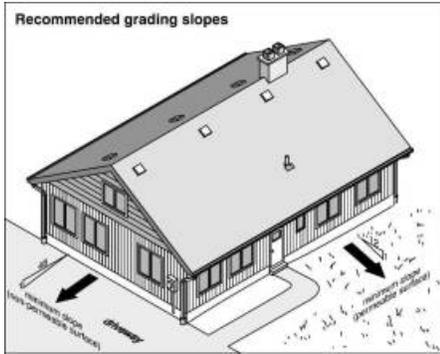
LAWN

The lawn was in generally acceptable condition, although spotty areas were observed. With an open tree canopy and proper, consistent maintenance, the lawn's appearance would likely improve over the next year or two.

GRADING & DRAINAGE

The grading is negative adjacent to portions of the foundation and water or moisture entry will remain a possibility.

Proper grading is important to keep water away from the foundation. Soil should slope approximately 1 inch per foot in a direction away from the building for at least six feet to prevent problems caused by excess water. Excess water close the foundation can cause settlement of the soil and lead to cracking of the foundation and water entry into the building. The water discharged from the gutters and leaders should be directed away from the foundation for the same reason.



DRIVEWAY:

TYPE

The driveway surface is gravel and pavers.



CONDITION:

The driveway gravel surface should be redressed. Borders and edges should be defined and the surface regraded as necessary. The pavers were settled and will eventually need to be reset.





DRAINAGE:

The driveway drainage appears to be adequate.

WALKS:

TYPE:

The front walk surface is slate.

CONDITION:

The front walk appears to be generally in acceptable condition.



ENTRANCES

RAILINGS:

We recommend the installation of handrailings at all exterior steps with two steps or more for your safety and for your convenience. For example, consider installing railings at the front entrance steps.



MISCELLANEOUS COMMENTS

Keep the lower rear entrances clear of leaves, debris and snow accumulations to help prevent seepage into the living area.



OTHER:

SPA

There is no evaluation of the spa, its equipment and surrounding structure included in this report. We suggest you have the service company or persons responsible for the spa's maintenance render an opinion as to its condition. We also recommend that you consult with the local municipality to determine the spa safety requirements.



ROOF SYSTEM

ROOF EXTERIOR

ROOF TYPE

The roof is gable and shed styled.

ROOF COVERING

It has been covered with architectural styled asphalt shingles. The ventilation installed is soffit and ridge vents.

ACCESS TO ROOF

The roof surfaces were inspected from the ground with binoculars.

ASPHALT ROOF CONDITION

Where visible, the roof surfaces were showing normal wear and appeared to be generally in acceptable condition.

FLASHINGS

Portions of the flashings were concealed and were inaccessible for inspection. The visible flashings were in acceptable condition.

CHIMNEY:

LOCATION

The chimney is located at the right side of the building.

MATERIAL:

The chimney has been constructed of masonry.

CONDITION:

The chimney flues were inaccessible and could not be inspected from their top, therefore the interiors of the chimney flues could not be inspected. The visible chimney was generally in acceptable condition.

The chimney flue did not have a cap. We recommend installing a screened cap to prevent animals from nesting in the chimney and to prevent water from affecting the structure.



ATTIC

ATTIC / INTERIOR ROOF

ATTIC ACCESS

Portions of the attic have been finished inside the rafters. Because of this, the rafters, ventilation, insulation and other attic components in these areas were inaccessible for inspection. The attic is accessed by a wall hatch. Access could not be gained to portions of the attic. Therefore, no evaluation of these portions of the attic or their components could be included in this report.



ROOF RAFTERS

The visible roof rafters are 2" x 10" 's - 16" on center. The visible roof rafters appeared serviceable.



FLOOR FRAMING

Due to the installed insulation, portions of the floor joists are not visible for inspection. The accessible floor joist are 2" x 8" 's. The visible floor joist are generally in acceptable condition, no improvement is necessary at this time.

For your safety, only walk on the floored areas of the attic. There is no flooring installed in some areas above the floor framing. In these areas, there is only insulation and the sheetrock from the ceiling below. These areas cannot support any weight. Standing or storing items in these areas can result in falling through the ceiling and you could be injured.

ROOF SHEATHING

The visible roof sheathing is plywood. The visible sheathing appears serviceable.

It is virtually impossible for anyone to detect a roof leak except as it is occurring or by specific water tests, which are beyond the scope of your home inspection. Even water stains on ceilings, or on the framing within the attics, will not necessarily confirm an active leaking. Naturally, the sellers or the occupants of the residence will generally have the most intimate knowledge of the roof and of its history. Therefore we recommend that you ask the sellers about the history of any and all leaks, and that you include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

VENTILATION

The amount of ventilation supplied to the attic area is sparse. Evidence of condensation was observed in the attic area. Additional ventilation is recommended to help prevent premature aging of the roof.

INSULATION

The visible insulation is approximately 8" of fiberglass type insulation. Where visible, the vapor barrier was installed properly. The amount of insulation in the attic floor was adequate.

MISCELLANEOUS

The attic is a utility type attic and will probably not be useful as a storage area. If your plans for the finished attic include using the area as a bedroom, we recommend that you inquire with the local municipality to determine the requirements for safe emergency egress, prior to using the room as a bedroom.

BUILDING EXTERIOR

GUTTERS

OBSERVATIONS

The gutters were generally in acceptable condition, however, the section of gutters at the front of the house appears to be sagging and will not drain as designed. The gutter should be remounted as required to ensure proper drainage. Gutters require regular maintenance. Periodically check all joints for leaks and caulk where it is required. All gutters should be pitched toward the leaders. Gutters and rain leaders must remain free flowing at all times.

Some of the leaders drain onto the roof surfaces. We recommend extending them past the roof surface.

The rain leaders are terminating into an inground pipe and must remain free flowing at all times. Underground systems are vulnerable to clogging and should be checked annually.



WINDOWS

TYPE

The primary windows are vinyl-clad wood framed, insulated (double glazed), double hung sash windows.

CONDITION

All of the readily accessible windows were opened and closed during this inspection, they were found to operate as designed. All window tracks should be kept clean and lubricated for ease of operation.

It is common, after a period of time, for insulated glass panels to lose their seals and develop condensation and/or fogging between the layers of glass. This is normal and eventually happens to all insulated glass. While we make every effort to identify these panels, the identifying characteristics can vary in magnitude from totally fogged windows to barely visible fogging. Weather conditions, sunlight (direct sunlight or the lack of sunlight), curtains, shutters, and other obstructions contribute to making identification of these panels difficult at times and sometimes impossible. Therefore, Home Quest cannot, and does not, assume responsibility for the seals of insulated glass panels.

Be sure to take the proper precautions to help prevent small children from falling out of a window. For example, consider only opening the top window sashes. Window screens are not adequate to prevent a child from falling out.

OTHER WINDOW COMMENTS

There were missing window screens. Verify with the owner as to the availability of screens for all the windows.

SIDING:**SIDING MATERIAL:**

The siding on this building is vinyl siding and stone veneer.

TRIM MATERIAL

The trim material on this building is wood, metal and vinyl.

CONDITION:

The siding was generally in acceptable condition and should be maintained as required. This would include maintaining all penetrations and siding joints as required to insure a weathertight seal.

EXTERIOR FINISH

The exterior finish was stained in some areas. Although the siding material is relatively low maintenance, portions of the trim are wood and will require periodic maintenance, including repainting.

**WOOD ROT****OBSERVATIONS**

There was some wood rot observed. For example at: the front door trim. It should be pointed out that damage may exist that is not apparent because of the visual nature of this inspection. All rotting wood should be repaired as necessary. The rotted wood should be removed, and the subsurfaces should be repaired as necessary. When the subsurface is repaired, new wood should be installed, caulked and painted. Rotting wood, that is not repaired, would be an open invitation to insect infestation. When the subsurface is exposed, if any insect activity is found, it should be

treated as necessary at that time.



DECKS/PORCHES

REAR DECK

The deck appears to be adequately built. However, we were unable to determine if there is flashing installed between the deck and the siding and there is substantial staining at the ledger board. Flashings will help prevent water from penetrating into the building causing consequential damages.

The right portion of the deck appears to have settled a bit.



BASEMENT & FRAMING

ACCESS

BASEMENT:

Approximately 75% of the basement has been finished into a living space. Therefore, we were unable to visually inspect all of the first floor framing components.



FLOOR

TYPE:

The visible floor is concrete.

CONDITION:

The visible cracks in the basement concrete floor appear to have been caused by normal expansion and contraction. They do not pose a problem at this time. The cracks have been sealed to minimize moisture and radon levels in the basement.

FOUNDATION

TYPE:

Poured concrete.

CONDITION:

Where visible (limited view), the foundation walls were in acceptable condition.

FRAMING/STRUCTURE

SUPPORTS:

The girders are supported by the foundation walls and concrete filled, steel cased Lally columns.

JOISTS:

The visible floor joists are 2" x 10" 's.

CONDITION:

This is a wood framed building that has been constructed in a conventional platform style frame design. Because of the finished ceiling and the insulation installed between the joists we were unable to visually inspect all of the first floor framing components. Where visible, they were found to be in acceptable condition. No improvement to the framing components is considered necessary at this time.

VENTILATION & INSULATION

VENTILATION:

We recommend, in order to control any basement area dampness, that you run a dehumidifier, especially in the summer months.

INSULATION:

There was insulation visible in the floor joists.

DRAINAGE

BASEMENT DRAINAGE:

There were no signs of significant previous water seepage in the lower level at the time of this inspection. It must be noted that any area below grade is susceptible to water seepage during certain weather conditions. It is not unusual for an area to remain dry for many years to then eventually develop a leak. Maintaining proper grades around the foundation and carrying roof water away from the structure are the best preventative measures that can be employed.

Naturally, the sellers or the occupants of the building will generally have the most intimate knowledge of basement seepage history. Therefore, we recommend that you ask the sellers about the history of any and all leaks or seepage in the lower level.

HEATING SYSTEM

HEATING SYSTEM

ENERGY SOURCE

The system is fueled by heating oil.

TYPE OF SYSTEM

The heat is supplied by a Lennox brand, forced hot air furnace, approximately 14 years old. This type of furnace has an average design life of 15-20 years.



FORCED HOT AIR OPERATION

The furnace fired successfully at the time of this inspection. The following observations were made:

Seal the air filter compartment as required for added heating efficiency.

The draft control on the smoke pipe has been sealed closed. This device controls the draft at the combustion chamber and should operate freely. Its proper operation could result in fuel economy. It should be noted that sometimes it is sealed because enough draft is not produced in the chimney, but verify this with the service company.

The service record indicated that the system was last serviced 1/2017

Regular Maintenance - Furnaces require regular service. The items noted above should be checked and repaired as necessary when the furnace is serviced. Annual service should be done by a qualified HVAC technician. During the regular service, all components should be checked and adjusted as needed to operate at peak performance. All safety devices should be checked. This service work should be performed on an annual basis in the future. The replaceable air filter should be changed every four to six weeks during operation. If it cannot be verified that the furnace has been serviced within the past year, arrangements should be made for that servicing.

The furnace has a heat exchanger. The heat exchanger is a critical part of the furnace; it serves as the separation

between the combustion gasses and the air circulated in the home. The heat exchanger should be inspected for cracks and/or leaks. The heat exchanger is an internal part of the furnace that can only be totally inspected by dismantling the furnace (which is beyond the scope of a Home Inspection). Therefore, we recommend that the furnace is serviced and the heat exchanger is inspected by a qualified service technician. This servicing should be professionally performed. If it cannot be verified that the furnace has been serviced and the heat exchanger inspected within the past year, arrangements should be made for that servicing prior to your closing.

We recommend that all heating and air conditioning ducts be insulated for better energy efficiency.

All forced air systems, including ducts should be cleaned as required to help prevent possible accumulations of dust, dirt, allergenic substances, pathogenic substances and/or toxigenic substances.



HEAT DISTRIBUTION

The heat distribution in this house is two zones of forced hot air. There is only one register in the basement and it was missing a register cover. There were no returns observed in the basement.

FUEL SYSTEM

OIL TANK

The oil tank is above ground and is located in the basement. Where visible the oil tank appeared to be generally in acceptable condition. There were no signs of significant rust or leaking observed on the exterior tank. However, oil tanks deteriorate from the inside out. Because the interior is not visible, its condition cannot be determined.



MAIN FUEL SHUT-OFF VALVE LOCATION:

The main oil shut off valve is located at the base of the oil tank.

HOT WATER

WATER HEATING SYSTEM

ENERGY SOURCE

The system is electric.

TYPE OF SYSTEM

The hot water is supplied by a Rheem brand independent water heater, approximately 14 years old. Generally, water heaters have an average design life of 10-15 years. This average life of the system can vary depending on variables such as the periodic maintenance of the equipment and the chemical make up of the water. Generally, water heaters have an average design life of 10-15 years. This average life of the system can vary depending on variables such as the periodic maintenance of the equipment and the chemical make up of the water.



CAPACITY

The system has a 120 gallon capacity.

TEMPERATURE

The hot water temperature was 124 degrees. It is recommended that the undiluted hot water temperature remain between 118 degrees and 125 degrees Fahrenheit for your comfort and to prevent scalding. Make the appropriate adjustments as necessary.

OBSERVATIONS

The hot water supply system was evaluated at the time of inspection and was found to be in acceptable working order.

RECOMMENDATIONS

It is recommended that water heaters be flushed periodically to help prevent internal rusting and to maintain an efficiency level.

Most water heaters are equipped with an anode rod or anode rods that serve as "sacrificial" material to help prevent the water heating tank from corroding. Replacement of depleted rods can extend the life of your water heater, so periodic inspections are recommended. Most water heater manufacturers recommend that the inspections are conducted by a qualified technician and at a minimum should be checked annually after the warrantee period expires.

COOLING

AIR CONDITIONING SYSTEM

TYPE OF SYSTEM

The air conditioning is provided by a Lennox brand system, that appears to be 13 years old. Air conditioning systems that are properly maintained have an average useful life expectancy of 10-15 years.



OPERATION

The system, was not activated due to the low exterior temperatures. To avoid damage, it is recommended by most manufacturers, that these units not be activated when exterior temperatures fall below 65 degrees Fahrenheit. Therefore, no evaluation of the air conditioning system could be included in this report.

Regular Maintenance - To maintain efficiency, air conditioning systems should be professionally serviced on an annual basis. Air conditioning systems require special tools and equipment to evaluate their efficiency and to definitively evaluate their condition. Obtain some type of guarantee from the seller that this unit will be in good working condition when needed. If it cannot be verified that the system has been serviced in the last year, we recommend that it is serviced when the weather warms and annually in the future. This servicing will maximize the life of the system and ensure that safe and proper performance is maximized.

Air conditioning systems have an average life expectancy of 10-15 years.

PLUMBING

FRESH WATER SYSTEM

WATER SOURCE

The water is supplied to this house by a private well. The well was observed in the front left yard.

At your request I have subcontracted C&J Pump & Filtration to evaluate the well system. Please refer to the C&J report for more information on the well system. Feel free to contact C&J directly at (203)-732-4314 with any questions you may have.



WATER TESTING & FILTRATION

The water was discolored which may indicate a high chemical or mineral content in the water. At your request, water samples were drawn and sent to the lab for testing. You have selected the following:

- Test the **basic water profile**, which includes: Coliform (total), E. coli (fecal), Chlorine, pH, Turbidity, Color, Odor, Fluoride, Chloride, Nitrite Nitrogen, Nitrate Nitrogen, Sulfate, Calcium, Magnesium, Hardness, Sodium, Copper, Iron and manganese.
- Test for the **radon** level in the water.
- Test for the **arsenic** level in the water.

- Test for the total **uranium** level.
- Test for the **lead** content of the water. This is a "flush" sample.

These results will be forwarded directly to you under separate cover in about one week by Aquatek Labs (203) 787-6662. You may also want to check with the local health department, as to whether or not any abnormalities have been reported in the well water in your location. Unless you specifically requested it, these sample will not determine the sulfates or volatile organic chemicals (VOC's) in the well water.



LOCATION OF MAIN

The main water supply enters the house in the basement. The main shut off valve is also located in the basement.



MATERIAL OF MAIN

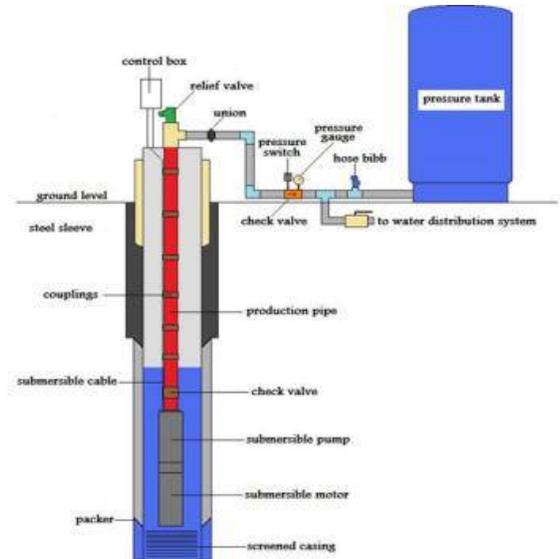
The main supply piping is plastic.

WATER SUPPLY PIPING

The visible and primary water supply pipes are copper. They were in acceptable condition. We recommend that all water supply pipes be insulated for better energy efficiency, to limit condensation, and to protect them from the elements.

WELL PUMP

The well pump is submersible and it was not accessible for visual inspection. After running the water for a period of time, there were no indications of any well pump malfunctions.



WATER PRESSURE

There was good water pressure at all fixtures that were checked. We did not perform a capacity or yield test. It is simply a statement of water flow at various faucets at the time of inspection and over a measured period of time.

WASTE SYSTEM

SEPTIC SYSTEM

This house is serviced by a private septic system. This septic system was not inspected by Home Quest, LLC. We recommend that you have a septic contractor evaluate this system prior to your closing. We recommend that you acquire, from that septic contractor, some type of assessment of the system, which includes the tank, free flow of lines and general condition of the system. Properly sized septic systems should be cleaned and inspected every two years.

Video: We've located a video to provide you with a basic understanding of how a septic system works:

<http://sheltonhomeinspectionnews.com/conventional-septic-systems>.

WASTE PIPING SYSTEM

WASTE PIPING

The visible waste system is made up of PVC plastic piping. The visible pipes were in acceptable condition.

DRAINAGE

Water flow and drainage were found acceptable at all plumbing locations that were tested.

ELECTRICAL SYSTEM

ELECTRIC SERVICE

SERVICE DROP

The electrical system enters the building via underground cables.

METER LOCATION

The meter is located at the exterior of the building.



MAIN DISCONNECT

The main disconnect is located in the basement.

SERVICE SIZE

The service is a 200 amp, 120/240 volt service.

GROUND

The system appears to have been grounded to a driven rod.

GENERAL NOTES

WIRING METHOD

Where visible the distribution wires are copper Romex wiring.

OBSERVATIONS

All circuit breakers in the electrical panel should be properly labeled for your safety and for your convenience. The electrical breaker switches in the panel should be tested on an annual basis.

Smoke detectors were observed, but not tested. The smoke and fire alarms throughout this house should be tested frequently and kept in good working condition. Carbon monoxide detectors, fire extinguishers, and additional smoke detectors should be installed pursuant to local regulations and for your safety as required for your safety and for your convenience.

SWITCHES

There were a few switches at the front entrance that did not appear to operate anything. Inquire with the seller about the operation of all light switches.

MAIN PANEL

MAIN PANEL LOCATION

The main panel is located in the basement.



MAIN PANEL FEEDER

The main panel has been fed with aluminum feeders. The panel is a circuit breaker panel.

MAIN PANEL NOTES

The panel has been wired adequately.

SUB PANEL

SUB PANEL LOCATION

The panel is located in the basement.

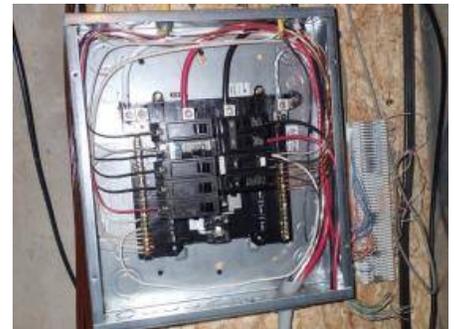


SUB PANEL FEEDER

The panel has been fed with aluminum feeders. The panel is a circuit breaker panel.

SUB PANEL NOTES

The panel has been wired adequately.



GARAGE

GARAGE

SIZE

The garage is an attached three car garage.

FLOOR TYPE

The floor in the garage is concrete.

WALL TYPE

The walls have been covered with gypsum board.

CEILING TYPE

The ceiling has been covered with gypsum board.

OBSERVATIONS

Due to the car and the amount of materials being stored in the garage, portions of the garage were inaccessible for

inspection. Where visible the garage appears serviceable.

We recommend installing a handrailing at the steps for your safety and for your convenience.



DOORS

The overhead doors operated as designed and appeared to be serviceable.

OPENERS

The garage door openers operated as designed including the safety reversing function. The openers reversing actions should be tested frequently and kept in good working order.

INTERIOR ROOMS

The interior rooms were checked for major flaws, including significant cracks, patches, and evidence of past leaking. Typical wall and ceiling cracks, nail pops, visible taping seams, etc. are considered cosmetic damage and are not noted in this report. Patches, staining and evidence of past leaking should not be taken lightly. We recommend that you ask the owner about the history of any of the patches, stains, or evidence of leaking noted in this report, ie when they occurred, and what actions were taken to prevent a reoccurrence.

Floors were checked for humps or severe pull aways. The inspection of appliances is beyond the scope of a standard home inspection. However, as a courtesy, the appliances were spot tested to see that they operated. Not all functions of the appliances were tested. Windows were checked for cracked panes and a representative number of windows, doors, electrical switches, and electrical outlets were individually tested. Chimney and fireplace flues are not checked for drafting ability. This testing is beyond the scope of a conventional home inspection.

GENERAL NOTES

INTERIOR DOORS

The rear center bedroom door will require refitting for ease of operation.

WALLS/CEILINGS

There was evidence of past leaking observed on the kitchen ceiling. Inquire with the owner as to the reason for these stains and what actions were taken to prevent a reoccurrence.

There was also evidence of active leaking observed at the garage ceiling (as indicated with a moisture meter). The source of the moisture or leaking should be identified and repaired as required to prevent consequent water damage.



FLOORS

The hardwood floor in part of the family room the was found to have cupped. Floors cup like this from moisture. The source of moisture should be identified and repaired as needed to prevent further damages to the floor. We recommend repairing the floor as needed.



MAINTENANCE

Areas around water, such as caulk and grout joints at sinks and counter tops, toilet areas, bathtubs and showers, and tiled kitchen and bathroom floors require regular maintenance to maintain their ability to deflect water. We encourage regular inspections of these areas to identify leak vulnerable areas. Make regular repairs as required to help prevent consequent water damage.

Video: We have located a video to help provide a basic understanding of how to caulk water areas:

<http://sheltonhomeinspectionnews.com/learn-to-caulk-like-a-pro/>

LAUNDRY AREA

The clothes dryer was operated and appeared to be operating as designed. The dryer exhaust seemed to be backing up into the laundry room. The dryer hose and its components will require cleaning now and regular maintenance to help prevent clogging of the hose and to help prevent a fire hazard.

The washing machine was not inspected during your home inspection. It was indicated that it was in need of repairs. Therefore no evaluation of the washing machine or its components could be included in this report.

We recommend that all washing machines in a living area have a drain under them to help prevent damage in the event of spillage, leaking, or an overflow.

We believe it is a good idea to change the washing machine's rubber water supply hoses to the more durable braided steel type, and to turn off the water supply to the washing machine after each use. This will help prevent damage in the event that the water supply hoses break, tear, crack or split.

KITCHEN

EXHAUST

The exhaust fan recirculates into the room. We recommend that kitchen fans exhaust to the exterior to help remove

smoke and moisture from the air.

DISHWASHER

The dishwasher is loose and should be secured in place for your convenience and to help prevent future leaking caused by movement.

MASTER BATHROOM

BATHTUB

RegROUT and recaulk the bathtub area as required to insure a watertight seal.

JETTED TUB

There was water dripping from the bathtub spout. The bathtub valves should be repaired or replaced as required.

FIREPLACES & WOOD STOVES

FAMILY ROOM FIREPLACE

OBSERVATIONS

The fireplace is masonry. The fireplace appeared serviceable and should be maintained as required. This would include periodic cleaning and inspections by a qualified chimney sweep. There is a gap in the lintel joint in the fireplace. We recommend that repairs be made by a reputable and accredited chimney expert prior to further use for your safety.



GENERAL NOTES & ENVIRONMENTAL

CLOSING COMMENTS

GENERAL CONDITIONS

This house visually appears to have been adequately built and maintained. It is free of any visible signs of serious defects. It does need normal repair and homeowner-type maintenance as mentioned throughout the report. The cost of repair for any of the items or conditions mentioned in this report should be estimated by local, reputable contractors, prior to closing, so that you, the buyer, are fully aware of all costs.

No wood destroying insect report is contained in this inspection report. This house was not inspected for any type of wood destroying insects by HOME QUEST, at the time of this inspection. However, a wood destroying insect report has been provided by Envirocare Pest Control, LLC. Contact Info: Toll free 203-529-7021, envirocarepestcontrol.net

Because we cannot use destructive testing methods, we have no means of determining the extent of any wood destroying insect damage that may exist in the finished walls. This home inspection is therefore limited to the accessible areas of the home.

OTHER PHOTOS



RADON TESTING

This house has been fitted with a radon mitigation system. The system appears to be in need of repairs. We recommend you contact the mitigation company to consult with them about the system. It is also recommended that the radon level in this house be tested periodically to insure the system's effectiveness.



OTHER COMMENTS

Evidence of rodent activity was observed in the basement. From our observation of droppings, rodent bait stations or rodent traps, we cannot determine if there has been an occasional rodent in the home or if there has been a rodent infestation. We recommend that you inquire with the current owner about any previous rodent infestation and what actions have been taken to control this condition. If the owner is unaware of this condition, then a rodent inspection by a qualified exterminator is recommended.

STANDARDS OF PRACTICE

You were issued a copy of relevant sections of the State of Connecticut Regulation Concerning Home Inspectors (the "Standards of Practice & Code of Ethics"). We recommend that you retain this copy of the Standards of Practice & Code of Ethics in the event that you need to better understand the scope and purpose of your home inspection. The Standards of practice are also located at <http://homequestinspection.com/sitebuildercontent/sitebuilderfiles/ctstandards032608.pdf>.

HELPFUL LINK & VIDEOS

Check out our website for useful tips, home owner projects, "Do it yourself" videos, and for contact information for

contractors we know.
<http://sheltonhomeinspectionnews.com>,

Like us on Facebook:
<https://www.facebook.com/HomeQuestInspections?ref=hl>.

ALSO...

Home Quest, LLC has accepted no fee for, therefore offers no assurance and accepts no liability for, any comments and observations in, or omissions from your inspection report that exceed the State of Connecticut's Home Inspection Standards of Practice or the Standards of Practice of the American Society of Home Inspectors. If the information, findings or disclaimers contained in this report, or the limitations of the State of Connecticut Regulation Concerning Home Inspectors (the "Standards of Practice and Code of Ethics") do not address your need for information, we encourage you to contact a qualified, license specialist in the area of your concern for further insight and evaluation.

Determining the presence or absence of mold, pathogenic and/or toxic substances inside or outside the dwelling is also beyond the scope of the home inspection we have conducted for you. All references to or omissions of references to mold, pathogenic and/or toxic substances inside or outside the dwelling must not be construed as an authoritative evaluation or identification by HOME QUEST. In this regard, please note that mold follows water/moisture and water follows gravity, consequently any area that is moist, wet or damp or is in proximity to or below an area that has had past leaking or exposure to moisture or water has the potential for mold growth and amplification. The determination to have a mold test or evaluation performed or to correct an identified mold condition is entirely yours, and should be done based upon the full scope of information available to you through your own due diligence. For some basic information on mold, visit the EPA's web site at <http://www.epa.gov/iaq/molds/moldguide.html>.

Thank you for the opportunity to serve you. Should you have any questions, comments or concerns regarding your inspection or this report, or if we can help you in any way at all, please do not hesitate to contact our office.