



Comprehensive Inspection Report -*SAMPLE*

- ◆ **Date:** August 31, 2007

- ◆ **Inspection Started:** 10:00 AM **Inspection Ended:** 1:20 PM

- ◆ **Weather Conditions:** Clear 75 degrees

- ◆ **Present at Inspection:** Jerry McSorley (Shorelands)

- ◆ **Approximate Age of Dwelling:** 80 years old

REQUESTED INSPECTION –

- ◆ **Type:** ■ Resale

- ◆ **House:** ■ Single Family

- ◆ **Status:** ■ Owner Occupied

- ◆ **Specific Requested Inspection - In Addition To A Complete Shorelands Home Inspection (Shorelands) Performed the Following Tests:**

■ **Radon in Air Test**

CT LICENSE NO. HOI.447 NY LICENSE NO. 16000009916

ASHI MEMBER NO. 244405

Shorelands Home Inspections LLC
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Summary

This summary section is an overview of the home. Every home buyer has different concerns as to what may be of significance in a home inspection.

- 1) This house was found to be in good condition.
- 2) The house was found to be constructed with good quality materials and installed in a workman like manner for its age.
- 3) Major Concerns: None
- 4) Safety Issues: Add railings to the two set of stairs to the 2nd floor.
- 5) Deferred Cost Items: a) Several of the skylights have lost their seal and should be replaced.
b) Some electrical outlets need repair/replacing.

Please read the field notes for other important information about the condition of the property

STRUCTURAL COMPONENTS

FOUNDATION

◆ **Type:** ■ Stone ■ Concrete Block

Findings: The foundation consists of stone and concrete block. Where visible, Shorelands inspected the foundation and noted the following:

- The foundation showed no signs of buckling and only normal signs of settlement.

Recommended Actions: None.

FRAMING

◆ **Type:** ■ Wood Frame

◆ **Siding:** ■ Stucco ■ Brick

◆ **Interior Walls/Ceiling:** ■ Sheetrock

Findings: The structural framing for this home consists of wood. At the time of the inspection Shorelands noted the following:

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the ground, in the attic space and by observing interior ceilings. During these observations Shorelands noted the following:

- a) The roof consists of two layer of roofing material and was in good condition. The estimates the age of the top layer of shingles is between 10 and 13 years old.
- b) Roofs of this type have an average life of 15-20 years but may be shorter due being a second layer of shingles. Most local codes allow two layers of roof shingles on a house. When re-roofing in the future, it is recommended you remove both layers of shingles.
- c) The roof showed no signs of interior water seepage in the attic or on any of the interior ceilings at the time.
- d) The chimney flashings have been tarred, which probably indicates past roof water seepage. Keeping the tar in good condition will help protect against further water seepage. Fresh tar should be applied every couple of years, or as necessary to help protect the roof structure and interior spaces from potential water damage.
- e) Roof has ridge and soffit vents for ventilation.
- f) Home has aluminum roof gutters and leader drains in good condition. Shorelands was unable to test buried lines, or to determine were they terminate.

Recommendation: The roof gutters and leader drains are an integral part of the home's drainage system and require regular maintenance. This maintenance program should include the following: Have all gutters and leader drains cleaned on a regular basis. Divert all leader drains away from the foundation. If not properly maintained, roof water run-off can damage the exterior siding, seep into the foundation or cause roof water seepage.

CHIMNEYS

◆ **Type:** ■ Brick ■ Metal

Findings: There are two chimneys for this home. Because of the chimneys' height, Shorelands was only able to inspect this chimney from the ground. During these observations Shorelands noted the following:

- 1) The chimneys serve as a vent for the home's heating system and fireplaces.
- 2) The chimney's exterior showed only normal signs of weathering.
- 3) Portion of the masonry chimney require re-pointing to refresh the deteriorating mortar and masonry components and to help maintain the integrity of the structure.

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- 4) The chimney flue clean-outs are in the basement
- 5) The flues were not covered with protective weather guards. Weather guards prevent rain, snow and animals from entering the chimney and causing damage.

Recommended Actions: 1) As noted above have qualified person/company re-point the bricks noted above. 2) As part of normal maintenance, have the chimney flues cleaned and inspected on a regular basis. 3) Consider the installation of weather guards on the chimney flues.

BASEMENT

- ◆ **Type:** ■ Un-Finished Area ■ Utility Area ■ Concrete Slab Floor
- Sump-Pump ■ Crawl Space

Findings: The basement consists of an un-finished/utility area and two crawl spaces. In addition, Shorelands noted the following:

- 1) The basement showed no current signs of water seepage.
- 2) The crawl spaces have insulation in the ceilings.
- 3) Where visible, the concrete floor showed no signs of heaving or excessive settlement.
- 3) A basement system was installed around the interior perimeter for drainage.
- 4) The sump pump is discharging into the sewer system which is not allowed by most municipalities. Sump pump should discharge into storm drains or onto the ground surface as far away from the house as practical.

Recommended Actions: Have a qualified company divert the drainage for the sump pump to outside the house.

GARAGE

- ◆ **Type:** ■ Attached
- ◆ **Floor:** ■ Concrete
- ◆ **Features:** ■ Automatic Doors ■ Electric Available ■ Electric Eyes
- GFCI Outlet Installed

Findings: The garage consists of an attached one-car garage. There was a lot of clutter (bikes, etc.) on the floor.

- 1) The automatic garage doors were functioning including their emergency reverse features (electric eyes).
- 2) The area showed no current signs of water seepage.
- 3) The door to the house is fire rated (metal).

Recommended Actions. Consider changing the door to the house with a fire rated metal door.

WINDOWS/DOORS

◆ **Window Type:** ■ Casement Style ■ Skylights

Findings: The windows consist of double insulated casement windows. There are several fixed double insulated skylights. The exterior doors are wood (older) and metal (new). The interior doors are wood (original). Shorelands randomly tested these windows and doors and noted the following:

- 1) Windows tested were operational and in good condition except one window in the blue bathroom was difficult to open. According to the owner, the windows were recently installed.
- 2) All interior and exterior doors were operational with operating locking mechanism and in good condition.
- 3) No windows showed signs of damage or vacuum seal leaks.
- 4) Several of the skylights have lost their seal and should be replaced, i.e. attic.

Recommended Actions: Insulated glass skylights with two or more panes of glass are susceptible to seal failure, which can cause condensation between the glasses. The only way to correct this problem is to replace the glass.

MECHANICAL SYSTEMS

ELECTRICAL

◆ **Type:** ■ 200 Amperage ■ Circuit Breakers ■ Overhead

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- 120/240 Volts
- Copper Wiring
- Remote Panels
- Security System

Findings: The electrical service for this home consists of a 200-ampere single-phase overhead service. Shorelands evaluated this service and noted the following:

- 1) The service disconnect consist of a 200-amp breaker that is located in the main service panel.
- 2) The main service panel is located in the garage. In addition, two remote panels are located in the basement. Shorelands removed the protective covers from the main service panel and the remote panel and noted the following conditions:
 - a) No signs of water seepage were noted in the panel.
 - b) One circuit breaker in one of the remote panels has been “doubled tapped”. Doubling refers to a wiring method where a single breaker is wired with multiple feeds. These wires should be separated onto separate circuit properly sized. This will assure the proper use and distribution of electrical power. This is in addition to reducing the chance of unequal torque on the separate wires which can cause overheating and potential fire hazard.
 - c) Where visible the wiring is Romex (non-metallic sheathing) and BX (metallic sheathing).
 - d) All circuit breakers in the main panel have been properly labeled in the directory. The remote panels have limited directories.
 - e) There are three circuit breakers in the main panel that have no wires (not in use).
 - f) The service is adequate for the home’s electrical demands.
 - g) The ground for the electric service is an in-ground electrode near the driveway.
- 3) Most of the outlets tested showed normal function except one exterior outlet near the Luxaire condensing unit had not electrical power. This outlet is marked with green tape.
- 4) Safety “Ground Fault Circuit Interrupter” (GFCI) type electrical outlets were installed in the bathrooms, in the kitchen, in the garage, and at exterior outlets attached to the home. This safety outlet breaks the flow of electricity in the event of a short, preventing electrical shock. These safety outlets were tested and found to be operational at the time except the GFCI outlet in the yellow bathroom and the exterior GFCI in the back marked with green tape.
- 5) If not done so already, smoke detectors should be located near or in any room used as a bedroom. Carbon monoxide warning devices should be installed and properly maintained throughout the house where necessary. Shorelands did not inspect the devices.
- 6) The central alarm system was not inspected as part of this inspection.

Recommended Actions: 1) Have an electrician repair/replace the defective outlets and double tap, and comment on the two wires noted in 2h. 2) Make sure smoke and carbon monoxide detectors are installed and functioning. Shorelands does not test these devices.

HEATING

- ◆ **Type:** ■ Gas ■ Electric
- ◆ **Medium:** ■ Forced Air
- ◆ **Zones:** ■ Two Thermostats
- ◆ **Air Cleaners:** ■ In Line Filters
- ◆ **Humidifier:** ■ Water Pad

Findings: Heat is provided by one Lennox gas-fired furnace (air-handler) in the basement and one Luxaire gas fired furnace (air-handler) in the attic that heats and circulates hot air throughout the home. Shorelands evaluated this system and noted the following:

System Testing:

Shorelands was unable to test this system because the air-conditioning was on and heating and air-conditioning share common ductwork. Switching from one system to the other without sufficient lag time could cause damage.

Shorelands did note the following:

- 1) The furnaces showed no signs of damage or water seepage.
- 2) The air-handlers are located in the basement and attic.
- 3) Flue pipes were operational with a good pitch. The attic unit vents directly out of the roof.
- 4) Electric baseboard heat was noted in the sun room. These electric radiators were operational and are controlled by a wall thermostat.
- 4) Gas shut off valves noted near each air-handler.

Recommended Actions: The furnace/ air-handlers, the filters and the humidifier should be serviced on a regular basis (yearly) to ensure a long and efficient life.

HOT WATER

◆ **Type:** ■ Gas Fired

Findings: The hot water is heated by two State Select gas-fired hot water heater located in the basement. Shorelands evaluated this system by running hot water at all plumbing fixtures and by physically inspecting the system. During these evaluations, Shorelands noted the following:

- 1) The water heater was supplying a functional flow of hot water to all plumbing fixtures.
- 2) The system showed no signs of water seepage.
- 3) A test of the hot water temperature found it to be within normal (approximately 100-120 degrees).
- 4) The units are 5-7 years old. Typically hot water heaters last about 10-12 years. .
- 5) The tank size is 50 gallons.
- 6) The gas line shut off is located at the bottom of the units.

Recommended Actions: None.

AIR-CONDITIONING

◆ **Type:** ■ Central Air

Findings: Air-conditioning is provided by one Luxaire and one Unitary Product Group outdoor condensing units. These systems operate in the following manner:

- When the system's thermostats are lowered, the outdoor units switch on and supply refrigerant to indoor copper coils.
- These coils are located in air-handlers (same air-handlers as the heating system).
- Finally, high-speed blower motors blow air across the cooled copper coils delivering cool air to the system's ductwork.

System Testing and Evaluation:

- 1) The systems were operational and providing cool air throughout the house.
- 2) The Luxaire outdoor condensing unit is relatively new and the Unitary Product Group unit (smaller) appear to be over 10 years old. Outdoor condensing units have an average life of 12 to 15 years, if maintained.
- 3) Filters for the units are in the return.
- 4) The attic Luxaire air-handler is also recent. The unit is on a protective pad and has an emergency shut off switch in the pan in the event the unit leaks water.

5) The condensation line for the basement unit drains into the sump pump which drains into the sewer line.

Note: Common system components for heating and air-conditioning: Air-handlers, supply and return ducts, filters and thermostats. The humidifiers should only be used for heating.

Recommended Actions: Air-conditioning systems require regular maintenance. Filters should be changed on a periodic basis. Therefore, a service maintenance contract is recommended.

INTERIOR PLUMBING

◆ **Water Supply:** ■ Copper ■ Town Water Supply

◆ **Waste Disposal:** ■ Plastic ■ Copper ■ Galvanized steel ■ Town Sewage System

Findings: The interior plumbing consists of copper water supply lines and plastic and some galvanized steel waste lines where visible. Shorelands evaluated the plumbing system by running water at all plumbing fixtures for several minutes, by inspecting plumbing fixtures and by evaluating exposed plumbing lines. During these evaluations, Shorelands noted the following:

- 1) A functional water supply was noted at all plumbing fixtures
- 2) Functional waste drainage was noted at all plumbing fixtures.
- 3) The main water supply line was not accessible. It is located under the stairs to the basement. The initial line coming into the house is steel which is attached to a copper line. The water main has a shut off valve.
- 4) No visible leaks were noted.
- 5) Copper vent pipes visible through the roof.

Note: A homeowner is responsible for the main water supply line and the sewer line from the house to the street.

Recommended Actions: Galvanized steel water mains and pipes eventually rust out. This normally happens from the inside out and is not observable during a home inspection.

INTERIOR FEATURES

MASTER BATHROOM

- ◆ Features: ■ Shower ■ Toilet ■ GFCI Outlet
- Single Sink ■ Ventilation Fan ■ Tile Floor ■ Window

Findings: This bathroom was found to be in good condition. All plumbing fixtures were functioning with no signs of leaks. Missing toilet paper holder.

Recommended Actions: Install a toilet paper holder.

2nd FLOOR BATHROOM - YELLOW

- ◆ Features: ■ Tub& Shower ■ Toilet ■ GFCI Outlet
- Double Sink ■ Ventilation Fan ■ Tile Floor ___ Window

Findings: This bathroom was found to be in good condition. All plumbing fixtures were functioning with no signs of leaks. The GFCI outlet was defective.

Recommended Actions: Refer to Electric

2nd FLOOR BATHROOM - Blue

- ◆ Features: ■ Tub& Shower ■ Toilet ■ GFCI Outlet
- Double Sink ■ Ventilation Fan ■ Tile Floor ___ Window

Findings: This bathroom was found to be in good condition. All plumbing fixtures were functioning with no signs of leaks. The vanity has a chip in the back.

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Recommended Actions: None.

1/2 BATH – ATTIC

- ◆ **Features:** ■ Single Sink ■ Toilet ■ Wood Floor
 ■ Ventilation Fan ■ GFCI Outlet ■ Skylight

Findings: This bathroom was found to be in good condition. All plumbing fixtures were functioning with no signs of leaks.

Recommended Actions: None.

1/2 BATH – 1st FLOOR

- ◆ **Features:** ■ Single Sink ■ Toilet ■ Tile Floor
 ■ Ventilation Fan ■ GFCI Outlet

Findings: This bathroom was found to be in good condition. All plumbing fixtures were functioning with no signs of leaks.

Recommended Actions: None.

KITCHEN

- ◆ **Features:** ■ Gas Stove ■ Electric Oven ■ Refrigerator
 ■ Microwave ■ Dishwasher ■ Garbage Disposal
 ■ GFCI Outlets ■ Ventilation Fan ■ Island
 ■ Wood Floor ■ Wood Cabinets ■ Granite/Copper Countertops

Findings: All appliances tested were operational. The area was in overall good condition.

Recommended Actions: None.

FIREPLACES

- ◆ **Type:** ■ Masonry

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Findings: This home has two brick/masonry fireplaces located in the family and living rooms. Shorelands examined these fireplaces and noted the following conditions:

- 1) The flue dampers for the both fireplaces were operational. .
- 2) The fireplaces showed only normal signs of wear.
- 3) The fireplace in the family room needs a cleaning.

Recommended Actions: Have a qualified person clean the fireplace.

LAUNDRY ROOM

◆ **Features:** ■ Washer ■ Electric ■ Ventilation

Findings: The laundry room is located on the 2nd floor. The appliances were operational. The washer does not have a protective pan in the event the washer leaks water.

Recommended Actions: Consider adding a pan under the washer.

ATTIC

◆ **Features:** ■ Pull Down Stairs ■ Walk-In

Findings: There are two attics. One attic is finished with a bedroom. The other attic (addition) was accessed by a pull down stairs. Louvered vents noted.

- 1) The addition attic has flooring and 7-9" of insulation. Roof rafters are 2 X 10's.
- 2) The attic with the bedroom has full stairs but they are steep. Limited attic storage area with flooring and insulation. Insulation may be covering the soffit vents which lets air in for the outside. The removal of all visible insulation blocking the soffits will improve ventilation.

Recommended Action: Remove insulation that may be blocking the soffits vents.

FINAL NOTES:

- 1) Install a safety handrail for the stairs going to the 2nd floor (each side).
- 2) Termite inspection performed by Western Pest Services. Refer to their report. One of the rafters (joist) in the basement had old termite damage.

- 3) The fan in the attic at the top of the stairs did not operate.
- 4) Back patio is blue stone in good condition.