



Cornerstone Home Inspection
111 Edward Street
Fairfield CT 06824
203-259-6363
cornerstone@optonline.net

Page 1

Report: blaze, gina **Address:** 22 South Park Avenue, Easton

Confidential Inspection Report

22 South Park Avenue
Easton, CT 06612



Prepared for: Gina Blaze

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July 20, 2022

Gina Blaze
22 S Park Ave
Easton, CT 06612

RE: 22 South Park Avenue
Easton, CT 06612



Dear Gina:

It was a pleasure meeting and working with you and Dan today. At your request, a visual inspection of the above referenced property was conducted on July 20, 2022. An earnest effort was made on your behalf to discover and report on the major visible defects. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects are not and cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty.

IMPORTANT: The complete report includes information of concern to you. It is recommended that you read the complete report and contact us if there are any items that need clarification. The entire Inspection Report, including the Connecticut Regulations for Home Inspection, limitations and scope of Inspection, and Pre-Inspection Agreement (contract) must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting your attorney.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Thank you for selecting Cornerstone to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us, and we wish you the best in your new home.

Sincerely,

Robert Camarda
Cornerstone Home Inspection



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GENERAL INFORMATION

Client & Site Information:

Inspection Date:

July 20, 2022 9:30 AM.

Client:

Gina Blaze
22 S Park Ave
Easton, CT 06612

Inspection Site:

22 South Park Avenue
Easton, CT 06612

People Present:

Occupant and Inspectors
Bob & Joe.

Building Characteristics:

Year Built:

1963.

Building Style & Type:

1 family, Ranch.

Stories:

2

Space Below Grade:

Basement.

Water Source:

Public.

Sewage Disposal:

Private.

Utilities Status:

All utilities on.

Climatic Conditions:

Weather:

Clear.

Soil Conditions:

Wet.

Outside Temperature (f):

78.

About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

OK = "Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

MM = "Marginal/Maintenance" = Item warrants attention, repair, monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. The cost of repair/replacement is *usually* under \$1000. Further evaluation or repair is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system prior to purchase.

RR = "Repair or Replace" = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system prior to purchase.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with State of Connecticut Regulations, a copy of which has either been emailed to you prior to the inspection or has been given to you at the inspection.



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Systems and conditions which are not within the scope of the inspection include, but are not limited to: urea-formaldehyde, lead paint, asbestos, toxic or flammable materials, chemicals or gasses, water and airborne hazards, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, buried fuel storage tanks, various molds and spores, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

In the event of a dispute, Client will not repair any alleged deficiencies without first providing the Company with an opportunity to re-inspect the portion of the home that has an alleged issue, absent an emergency situation. If any dispute is not resolved as a result of a re-inspection, the Parties agree that they will attempt, in good faith, to resolve the dispute. If the Parties cannot resolve the same within fifteen (15) days of the re-inspection, then the Company and Client agree that the entire dispute (all claims) shall be submitted to binding arbitration solely by submitting the same to arbitration. The Parties further agree that a single arbitrator shall hear all claims against the Company of \$7,000.00 or less. A panel of three (3) arbitrators shall hear all claims against the Company over \$7,000.00. When a three (3) person panel is used, one (1) arbitrator shall be a Connecticut licensed home inspector, one (1) arbitrator shall be a licensed tradesperson, and one (1) arbitrator shall be a licensed Connecticut attorney. The arbitrator or panel of arbitrators shall render their decision by determining if the Company adhered to the Connecticut Home Inspection Standards of Practice in effect at the time of the inspection. No other criteria shall be used to determine the outcome. If the Client commences an action in Court and the Company has to compel arbitration, then the Client shall pay the Company's attorneys fees and costs incurred in order to compel arbitration, approximately \$1,200.00.



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GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the presence or condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and landscape lighting or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

Driveway:

OK	MM	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The driveway material consists of asphalt. The driveway is old and worn, and needing attention (seal coating, crack repair, etc.) in the short term. We recommend that you budget to replace it over time.



Walks:

OK	MM	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The walks are made of flagstone. Common cracks were observed. Repair as needed. There is some wear noted at the sidewalk or material. Some attention is suggested.





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Exterior Steps / Stoops:

☐ ☒ ☐

Stairs in front are made of concrete, flagstone, and stone. Some deterioration was observed, and attention will be needed. The riser heights or tread depths are irregular, and there is a greater risk of tripping with less uniformity, and especially with unconventionally high steps. Loose steps were found. The hand rail is deteriorated. It should be repaired or replaced. The handrail is loose. We recommend improvement. The guardrail is too low. We recommend improvement for safety.



OK MM RR

☐ ☒ ☐

Stairs at the rear are made of flagstone and stone. Some deterioration was observed, and attention will be needed. The riser heights or tread depths are irregular, and there is a greater risk of tripping with less uniformity, and especially with unconventionally high steps. Loose steps were found. The hand rail is deteriorated. It should be repaired or replaced. The handrail is loose. We recommend improvement. The guardrail is too low. We recommend improvement for safety. Flashing is not visible between the steps/stoop and the siding. Flashing is used to prevent water seepage from infiltrating the siding at this joint. Monitor for now and repair as needed. Calcification was observed. This occurs when water gets into the masonry, dissolves minerals in the mortar or masonry, and then seeps out. This is to be expected with most exterior masonry stairways, patios, etc. We recommend that you consult with a competent mason to determine a solution to minimize this in the future.



Grading:

Site:

☒ ☐ ☐

The lot appears to have positive pitch away from the house on all sides and surface drainage looks functional.



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Patio

Slab:

OK MM RR
☐ ☒ ☐

The patio type and materials include concrete and flagstone. Typical cracks were found. Irregular surfaces and settlement were observed - possibly from poor drainage, frost heaving, or inadequately prepared substrate.



Landscaping:

Condition:

☐ ☒ ☐

Shrubs are too close and touching the siding. Keep plantings trimmed away from structure.





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EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that an inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Exterior Walls:

Materials & Condition:

The walls are covered with wood siding and masonry.

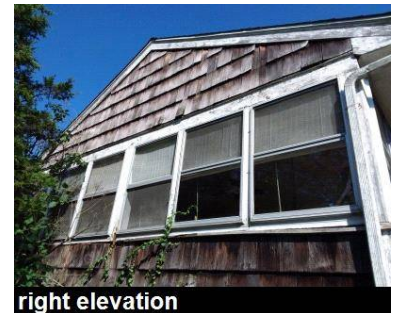


OK MM RR

☐ ☐ ☒

Much of the siding is worn and damaged.

We recommend replacing the siding and much of the trim. The masonry and mortar need to be touched up.



right elevation



close up of right side



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more siding damage on right side



right rear elevation



rear

The siding has been left to weather naturally and it has developed fungus-like discoloration throughout. This can be cleaned off for now but it doesn't have any protective coating. To minimize staining and deterioration and to maximize its longevity, the siding should be waterproofed, stained or painted. Painting/staining and/or routine repairs are recommended.



Some common cracks were found.





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Damage that might be from woodpeckers was observed.



Earth-to-siding contact was observed. The siding should be a comfortable distance from the soil or mulch (6" or more is ideal). Close contact with the ground increases the likelihood of deterioration or wood-destroying insect infestation.



Flashing & Trim:

OK MM RR
☐ ☐ ☒

The trim materials include wood. Some deterioration was observed. We recommend that you replace deteriorated sections with new or pressure treated wood, or composite material; then seal and paint. Chipped, worn, or peeling paint was observed. Painting and finishing are recommended.

There is evidence of carpenter bees and some damage. We recommend that you repair damage and consult with a qualified exterminator for treatment options.

Because of the age of the house, there is a possibility that some of the paint could contain lead. Inspecting for lead paint is outside the scope of this inspection. Take precautions when renovating.



rot around porch



more deterioration around porch



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There is damaged or improper flashing over various trim pieces. This may allow water seepage into that area and can lead to damage.





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Chimney #1:

Please Note:

Our inspection of chimneys conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability, and we recommend that they be more thoroughly evaluated by a specialist before the close of escrow.

Chimney Exterior:

A stone chimney is located on the left.



OK MM RR



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- ☐ ☒ ☐ Some of the mortar between the bricks is deteriorated. We recommend repairing to prevent water intrusion and further deterioration to the chimney.



Flue:

The flues were not visible because cap are installed over them that blocked our view.



Flashing:

- OK MM RR
☒ ☐ ☐ The visible flashing around the chimney stack is serviceable. Monitor and maintain seals at all junctions.



- ☐ ☒ ☐ We recommend adding a cricket behind the chimney to divert water around it in an effort to avoid leaks in the future. This is best done during your next re-roof.





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Chimney Crown:

The chimney crown or cap is made of concrete. Its function is to keep water from entering the stack and causing deterioration.



OK MM RR

☐ ☒ ☐

The crown is in satisfactory condition with minor cracks. Some attention is needed.



Height & Clearance:

☒ ☐ ☐

The chimney installation appears to meet exterior clearance requirements.

Foundation:

Materials & Condition:

☒ ☐ ☐

The foundation is made of poured concrete. The exposed portions of the perimeter foundation walls appear to be satisfactory.

Recent Movement:

There is no evidence from the exterior of any recent movement.



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ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. Angled roofs are designed to shed water, not to hold water. Nearly all shingled roofs are prone to leaking from ice dams (ice dams hold water), and this would not necessarily indicate a roof defect, is certainly not predictable, but may be avoidable. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

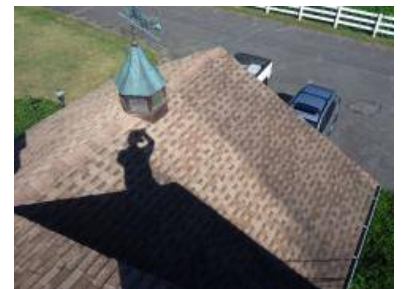
Roof:

Style: The home has a gabled roof.

Roof Access: The roof was walked on.

Roof Covering And Condition: OK MM RR
☐ ☒ ☐

The roof is covered with one layer of asphalt composition shingles (fiberglass mats impregnated with asphalt). The roof appears to be beyond mid-life. The roofing material appears older, worn and weathered. It is dry and has lost much of its flexibility. It is still serviceable at the moment but should be monitored closely and you should budget for replacement over time.





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Exposed fasteners or nail heads should be covered with sealant.





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More exposed fasteners were found at the lights that are fastened with screws to the roof.



Damage, deterioration and/or defects are noted.



Particle loss is to the point that the material looks pitted.



There is some surface damage and gouges, that are probably from snow and ice removal tools. Minor patching may be needed.



Flashings:

OK MM RR



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- ☒ ☐ ☐ The flashings are made of metal and rubber.



- OK MM RR
☐ ☒ ☐ Exposed step flashing will eventually leak. Siding should be reinstalled to properly cover the flashing.



Valleys:

- ☒ ☐ ☐ The valleys appear to be in satisfactory condition.



Eaves - Soffits - Fascias:

- ☐ ☒ ☐ There is some deterioration in many of the soffits - this one is at the rear of the house over the patio. Repairs are suggested, and monitor gutters for overflowing to prevent ongoing deterioration.



Gutters & Downspouts:



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- ☐ ☒ ☐ Damage/Defects noted. There are missing downspouts. Improvement is recommended.



missing downspout

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic & Insulation:

Access Method:

The attic was accessed by way of hatch and walk-in. The attic space is only partially accessible. There were areas that could not be fully accessed, entered, or inspected (obstructed, restricted space, etc.).





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Other Observations:

Some staining was observed around the chimney and this is commonly found in the majority of homes we inspect. Stained areas should be monitored and corrections/repairs made if moisture intrusion continues. Though inspecting for rodents is outside the scope of this inspection, evidence of prior rodent activity was observed. We suggest cleaning where needed, and you may wish to have treatment carried out by a licensed exterminator.



Structure:

OK MM RR
☒ ☐ ☐

A rafter system is installed in the attic cavity to support the roof decking. The rafter spacing is 16 inches on center. The roof decking material is plywood sheeting. The roof system appears to be in satisfactory condition.



☐ ☒ ☐

A strut support was removed from beneath the purlin to accommodate ductwork. We recommend further evaluation by a competent contractor.



Ventilation:

☐ ☒ ☐

The attic is venting via the gable ends. A thermostatically-controlled exhaust fan is installed. The fan is not functional and should be removed or replaced.



Insulation:

☐ ☒ ☐

The types of insulation in the attic include fiberglass batts. The insulation is installed over the ceiling below. The insulation is older and was relatively thin (by today's standards) when originally installed, and now it has lost much of its body with age. Upgrading the insulation coverage should improve the comfort and heating fuel economy of your home.



Depth & R-factor:

The depth of the insulation is approximately 5-6 inches, which is roughly equivalent to a



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value of R-19. (R-Value is a measure of how well material resists heat flow. The higher the R-value of a given material, the greater the insulating property. ref. JLC Field Guide, HVAC and Energy)

Currently R-38 is recommended between the ceiling joists in attics of new construction.



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BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Basement:

Access:

The basement is only partially accessible. Viewing of the foundation and floor structure was restricted by wall and ceiling coverings - basement is partially finished, appliances, stored items - re-inspect upon your walkthrough when the owners' possessions are gone, and cluttered conditions - access is limited.



Walls:

The walls are made of poured concrete. The walls are only partially visible because of basement finishing and or stored items. Re-inspect upon your walkthrough.



OK MM RR



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- ☐ ☒ ☐ Common cracking was found. We recommend sealing the cracks to prevent moisture intrusion, documenting them with photographs, and monitoring them over time. If movement continues and the cracks widen to a great degree (3/8" or more), then we recommend further evaluation and repairs by a qualified contractor.



Foundation Bolts:

This inspection noted the presence of foundation bolts or straps used to secure the framing to the foundation. These fasteners are used to secure the home to the foundation, and provide resistance against movement from wind, flooding (where applicable), and earth quakes. Nuts were not threaded onto the bolts, however.



Moisture:

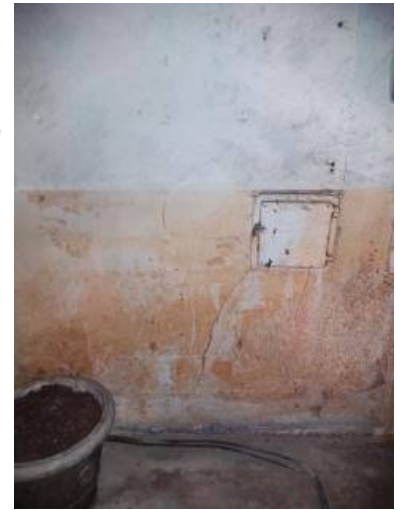
- OK MM RR
☐ ☒ ☐ Signs of moisture include water stains. They are dry at this time. Monitor and take action if needed. Some measures you can take to minimize further moisture intrusion are rerouting ground and roof runoff and improving or modifying the grade around the house. If moisture issues become unmanageable, we recommend you contact a basement waterproofing company for repair options. At a minimum, we routinely recommend running a dehumidifier (seasonally) to help reduce ambient moisture in most basements.





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A waterline about 35" off the floor was observed around the entire basement. Stains of only a slight amount of water were also found. If this flooding occurred from outside water then what remedies have they implemented to prevent future occurrences? If the problem has not been adequately addressed then it seems almost certain that the area will flood again.



Mold-like spots and or discoloration are observed. We are not mold experts and inspecting for and identifying mold or mildew is outside the scope of this inspection and beyond our qualifications. Note that molds, mildew, or fungi may cause irritation to some or become a major health issue to others. Mold/fungal growth can also deteriorate organic materials including lumber or wood-based structural components. The first course of action should be to find the source of the moisture and stop it. Then depending on the extent of the stains it is recommended that you either clean the area or have the affected building material removed by a professional.



For more information please refer to the EPA's website: Mold Cleanup in Your Home. This can be found at: <https://www.epa.gov/mold/mold-cleanup-your-home> and/or contact an industrial hygienist, or an occupational physician.

A mold-like patina was noticed on the lower part of the door in the basement.





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Beams/Underfloor:

The girder(s) are made of steel. The floor structure is only partially visible. The view is restricted because of finished ceiling.



OK MM RR
☐ ☒ ☐

There is evidence of and damage from termites in several places in the basement. Some dead swarmers were also observed. We recommend further evaluation by a qualified contractor to repair, reinforce or replace any damaged wood, and that you consult with a qualified exterminator.



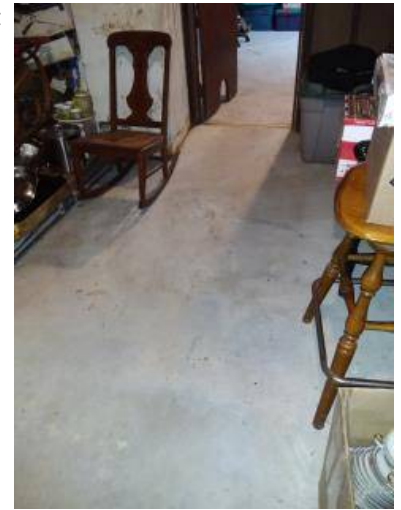
termite shelter tubes between joists



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Floor:

The basement floor is concrete. The basement floor is not fully visible due to carpeting/flooring, furnishings, and/or stored items. Re-inspect during your walkthrough.



Windows:

OK MM RR
☐ ☒ ☐

There are basement level windows. Basement windows have single glazing (panes) and are a basic functional design, but they are not very energy efficient. Consider upgrading them.



Insulation & Vapor Retarders:

In Unfinished Areas:

There is no insulation or vapor barrier in the basement ceiling. Consider adding it to improve comfort, to protect against moisture permeation, and for HVAC efficiency to the first floor.





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PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is not included in this inspection but is available upon request and under separate agreement. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore, a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized or brass pipes and with newer polybutylene pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

The condition of metal waste and drainpipe is usually directly related to age. Older waste pipes are subject to damage through rust, decay and root movement, whereas the more modern plastic pipes (ABS & PVC) are impervious to rust or deterioration from age. Although, there have been some defective runs of plastic pipes through the years. Plastics are more prone to damage by impact, external pressure, or by freezing water. Older homes with galvanized or cast iron supply or waste lines can be obstructed but working during an inspection and later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system. And, a significant portion of the plumbing system throughout this house is concealed from view, behind walls or in ceilings, and cannot be inspected.

Main Line:

Material:

The main water line is made of copper. It is 1 inch in diameter.





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Shut Off:

The main shutoff valve is located in the basement. The valve was not tested. The main valve is an older gate valve and is not as reliable as a newer-style ball valve. Consider replacing it.



Pressure:

The water pressure appears adequate, even with multiple fixtures operating simultaneously.

Supply Lines:

Material:

The visible supply pipes are made of copper.

OK MM RR

Condition:

☐ ☒ ☐ Some corrosion was observed on valves and fittings. No active leakage was found, budget to replace parts, and continue to monitor. Some of the valves are older and/or corroded and should be replaced when you have the opportunity.



An appliance water supply pipe is not a permanent pipe type and is not permitted to run through walls or floors (pictured). We recommend replacement by a competent plumber.



There are open-ended pipes in the basement. Although a valve is upstream of the opening and we do not see any leaks, we recommend the ends be capped to reduce your risk of leaks in the future.





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Waste Lines:

Material:

The visible drain, waste, and vent lines are made of plastic, copper, and cast iron.

Condition:

OK MM RR

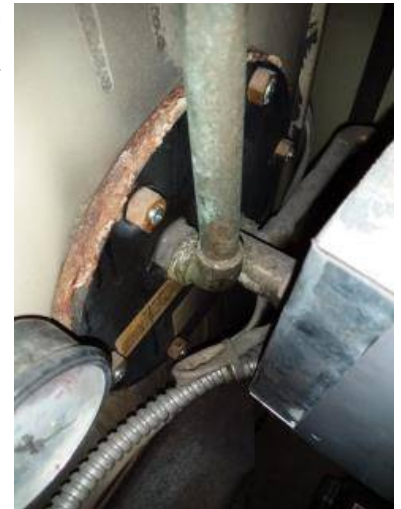
☒ ☐ ☐ Plumbing drain, waste and vent lines are not fully visible. Plumbing vents appear serviceable. The tubs were at least partially filled and multiple fixtures were drained simultaneously. No backups were seen.

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve that should be connected to a drain line of proper size terminating just above floor elevation. If the system is installed in or above a finished area and there is no catch pan or drain in the floor then a catch pan should be installed with a drain extending to a safe location. A catch pan could help to avert a flood or save your possessions from damage. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Water Heater:

Location:

There is a domestic coil (like a radiator) within the boiler that provides hot water to the faucets. A coil alone provides a limited volume of water and may become inadequate as your demands increase...



...However, there is a storage tank where the hot water is sent after it is produced in the boiler. This storage tank will provide you with more hot water than with the coil alone.



Power Source:

Electricity is used to circulate water back to the boiler to maintain desired water temperature in the storage tank.

Capacity:

The tank capacity rating is 50 gallons.

Condition:

☐ ☒ ☐ The hot water storage tank is 23 years old with an expected life of approximately 15 to 20 years. Budget for replacement.



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Underground propane tanks should have the anode bag tested annually.

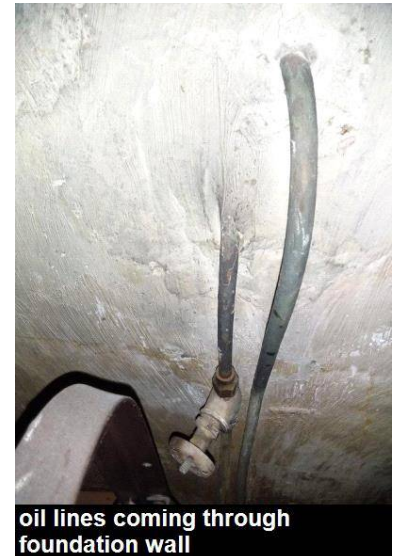
Fuel System:

Meter / Tank:

OK MM RR
☐ ☒ ☐

The type of fuel used for heating is oil. A fill pipe was observed in the yard, and this is evidence of a buried heating oil tank. Research is needed to determine the status of the oil tank. Generally, we recommend buried steel heating oil tanks be removed or properly abandoned, and an environmental report indicating a satisfactory soil contamination level (below 500 ppm) be given to you prior to closing.

Another buried fuel tank might be on the property as they sometimes are with farms.



Sump Pump:

Basement:

☐ ☒ ☐

A sump pit and a pump are installed. There is no water in the pit and so the pump cannot be fully tested, nor can we determine the adequacy of this de-watering system. If it does not effectively control water intrusion into this area then a redesign and implementation is needed. Consider augmenting protection by adding a second sump pump, and attaching a battery backup or installing a power generator. Also





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consider adding a water monitor & alarm that can be connected to your home security system or cell phone. The float switch was triggered and the pump powered on. This was the extent of the test.

See Bathrooms section of report for information about plumbing and fixtures in those areas.

Fixtures & Drain

Kitchen Sink:

OK MM RR
☒ ☐ ☐

The sink is made of stainless steel. The faucet and hand sprayer are working.

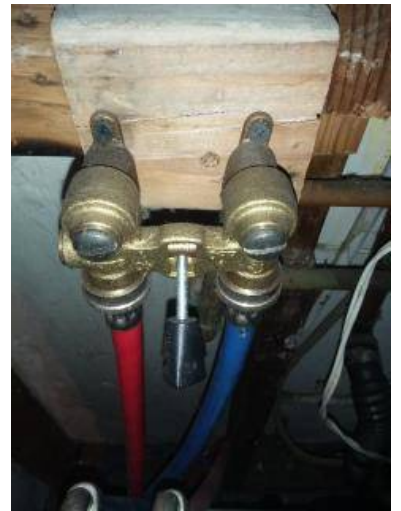


Hose Bibs / Hookups/ Water Supply

Laundry:

☐ ☒ ☐

The visible parts of the plumbing appear serviceable. We recommend upgrading the washer supply hoses to heavy duty or a reinforced type.





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ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a qualified licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a qualified licensed electrician. Smoke Alarms should be installed in all bedrooms, and tested regularly. Note that furnishings and or stored items may prevent access and testing at some receptacles.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. We are not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters; nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, generators, wiring and panels for generators, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

Type & Condition:

OK MM RR
☐ ☒ ☐

The service entrance cable is overhead. The main disconnect is located at the panel. The total amount of current is 100 Amps. The service may be insufficient by today's standards. Consider upgrading. The service can provide both 110 and 220 Volts. The panel(s) contain circuit breakers.

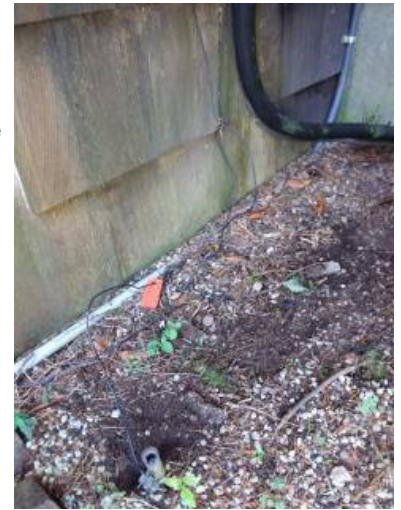




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Grounding Equipment:

The purpose of a ground rod is to assist with dissipating static discharge voltage to earth, such as lighting. Ground rods were not located. Grounding rods should be buried and so they are not usually visible. Further evaluation would be needed to determine their existence, location and condition.



There is a visible bond connection attached to the plumbing system by copper cable and clamp.



Electrical Distribution Panel - #1:

Main Panel Location:

The main panel is located in the basement. The clearance between the sump pit and the electric panel is inadequate. We recommend further evaluation by a competent electrician.

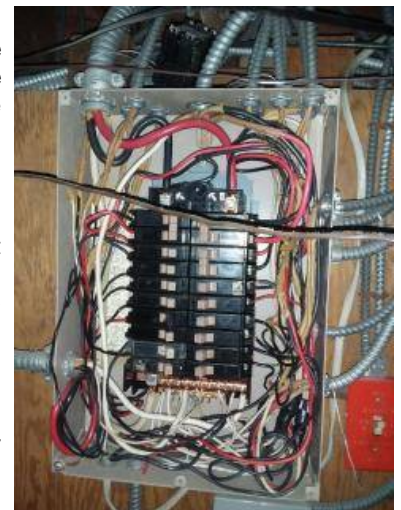
Main Panel Observations:

OK MM RR
☐ ☒ ☐

Grounding system is present but not completely visible. Multiple wires are connected to a single terminal on a circuit breaker where only one wire should be connected. We recommend further evaluation by a qualified electrician.

Arc fault circuit interrupter (AFCI) protection is recommended (not required) for all 15 and 20 amp branch circuits providing power to outlets in residential family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, and similar rooms or areas. We recommend improvement.

Unconnected wires inside the panel should be capped with wire nuts to protect them from accidentally becoming energized.





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There is an over-fused circuit in the panel. This means that a wire is too thin for the breaker that is intended to protect it and the wire could overheat. A 10 gauge wire is directly connected to the main lugs (double-tapped) and then connects to a 30 Amp breaker in the same panel. We recommend further evaluation by a qualified electrician.

Conductors:

Entrance Cables:

OK MM RR
☒ ☐ ☐

The service entrance cable is copper.

Branch Wiring:

☐ ☒ ☐

The branch wiring is copper. Wiring methods being used: Non-metallic sheathed cable (Romex) and armored cable (BX) and or plastic conduit. Open junction boxes were found in the attic and in the basement. We recommend installing covers for protection.



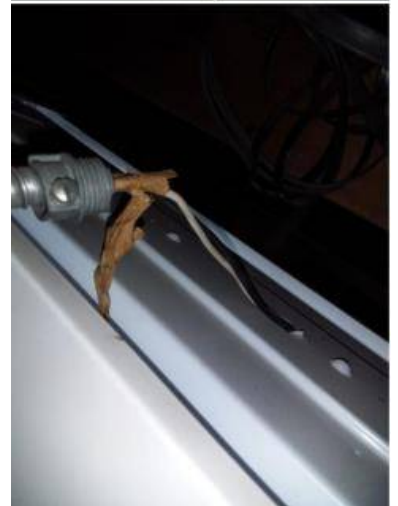
Switches & Fixtures:



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General:

- ☐ ☒ ☐ Older-style fixtures in closets that can use incandescent bulbs can get hot and or overheat. We recommend replacing the fixtures with closet-rated fixtures. Some fixture(s) are improperly wired or otherwise need attention (lower picture). This one's in the basement.



- OK MM RR
☐ ☒ ☐ Some fixture(s) are broken, improperly wired or otherwise need attention.



Interior Walls:

In general, the switches and light fixtures are serviceable and functional. Due to time



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constraints we cannot and do not test every switch or determine what each switch operates. We look for problems or safety concerns with ones that we do test.

Electrical Outlets:

General:

OK MM RR

☐ ☒ ☐ We recommend replacing two-prong receptacles with grounded three-prong receptacles or GFCI outlets.

For safety, ground fault circuit interrupter (GFCI) outlets are recommended for installation at exterior, garage, unfinished basement areas, bathrooms & kitchen outlets. Some replacement is needed.

Basement:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at unfinished basement locations. Some replacement is needed.

Primary Bath:

The receptacle(s) in the bathroom is a GFCI type (safety receptacle) and is operational.

Hall Bath:

The receptacle(s) in the bathroom is a GFCI type (safety receptacle) and is operational.

Guest Bath:

The outlet in this bathroom was tested and works, however, ground fault circuit interrupter (GFCI) outlets are recommended for installation in bathrooms or around any sinks or wet areas. We recommend the outlet(s) be replaced for safety.

Laundry:

The 110-volt electrical outlet is grounded. The 220-volt receptacle is operational.

Interior Walls:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior and garage outlets. Some replacement is needed. Stored items prevent access and testing at some outlets and switches.



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HEATING - AIR CONDITIONING

We can only open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. If the outside temperature was below 65 degrees at any point in the 24 hours prior to this inspection then we did not test the air conditioning. We do not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested during the inspection - we recommend you enlist the services of a qualified professional. We are not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, primary condensate pans or drains, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit, and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency, or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. We do not perform pressure tests on coolant systems, therefore, no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide which, in a poorly ventilated room, can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before your contractual limitations, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee. Normal service and maintenance is recommended on a regular basis. Determining the presence of asbestos materials commonly used in some older heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating - Unit #1:

Type & Location:

A forced hot water system (boiler) in the basement provides heat to the home.



Fuel Source:

The heating is fueled by oil. Please also refer to the report on the heating system emailed to you by Steve Torok, the Standard Oil inspector.





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	OK	MM	RR	
<i>Condition / Approx. Age:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This boiler is 22 years old with an expected life of 25 to 30 years. Proper maintenance includes regular annual inspection and service. You should also consider a service contract. According to the service log, this system was last serviced in March 2022.
<i>General Operation & Cabinet:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<div><p>The boiler was off on safety - some type of fault tripped it to off. We recommend further evaluation by a qualified heating specialist.</p><p>A relief valve is installed. The relief valve drain line is too short. We recommend this drain line be extended to a safe location - downward to within six inches of the floor.</p></div> 
<i>Burners / Heat Exchangers:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<div><p>The combustion chamber was viewed through the observation hole and we see that the refractory wall(s) is worn and there is a divot (slight hole) in the center of the target wall.</p><p>The refractory wall(s) is a wear item that might need replacement at some point in the life of a heating system. We recommend further evaluation by a qualified technician and that you budget to replace the chamber in the near future.</p></div>
<i>Pump / Blower Fan:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div><p>The circulators, auto-vents, and other parts of the hydronic system appear serviceable.</p></div> 
<i>Combustion Air:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There appears to be an adequate supply of combustion air. There is ample space or ventilation in the room from where the air is derived.



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Flues, Vents, Plenum:

- ☐ ☒ ☐ The flue pipe is metal that enters a masonry flue. The draft regulator is screwed shut and not functioning as it was intended to. It might have been done for a good reason (the system might run more efficiently this way). Ask sellers for service history, otherwise have it reevaluated by your technician.



Normal Controls:

- OK MM RR
☐ ☒ ☐ The 2nd zone for heating the garage has been disconnected. The house has 1 zone. The thermostat was tested and works.



Air Conditioning - Unit #1:

Primary Type:

The home has a central air conditioning split system (condenser coil outside and evaporator coil inside).



Air Handler Location:

The air handler is located in the attic.



Power Source:

The AC is on a 220 volt circuit. An electrical disconnect is present at the condenser.



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Approx. Age And Condition:

This condenser is 17 years old with a typical life of about 20 years. Regular maintenance is advised. The system uses R-22 refrigerant and that has been phased out by the US government because of damage that it causes to the ozone. Having limited access to this refrigerant could make future repairs more costly. And although there may be compatible alternative refrigerants available, we suggest you speak with your HVAC specialist or budget to replace it. The unit was tested or was already running and it produced adequately cooled air.



Air Filters:

The filter slot is covered with tape, so filter was not accessible and not inspected.



Condensate Line:

OK MM RR
☐ ☒ ☐

Water is found in the catch pan indicating a leak in the primary drain pan or system. Since this pan's purpose is a safeguard, the system should be evaluated by a technician and the source of the leak corrected. There's no water-sensing switch in the secondary pan but there is a drain that should handle any overflow from the primary drain. Monitor the drain or the pan for water from time to time.





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- ☐ ☒ ☐ Condensate line terminates at a poor location. The condensate line is running into a DWV pipe, which is part of the waste system, and this is improper. It is possible for gasses, odors, or bacteria from the sewage system to backup through the pipe and into the HVAC system or into the home. We recommend further evaluation by a competent plumber and HVAC specialist.



Distribution: Ductwork / Pipes:

Ducts:

- OK MM RR
☐ ☒ ☐ Duct types include insulated and or non-insulated sheet metal, flexible round, and fiberglass duct board ducts. There is much discussed and published on the internet about fiberglass duct board. Some say that fiberglass particles from the inside of the duct can become airborne and can be blown into the living space. However, in 2018 a product manager at Johns Manville told us that there is no scientific evidence supporting claims of product inferiority or danger. This was backed up with about 100 pages of test documents (white papers). We recommend that you consult with an HVAC specialist or contact one of the material manufacturers: Certainteed, Owens-Corning, 3M, Johns Manville, etc.



Pipes:

- ☒ ☐ ☐ The heating system uses radiators.





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KITCHEN - APPLIANCES

Though the **household appliances are outside the scope of a home inspection**, we may test kitchen and laundry appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and sometimes not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Range/ Cooktop / Oven:

Type & Condition:

OK MM RR



The cooking appliance(s) are powered by electricity. The cooktop and oven(s) were turned on and all burners were briefly tested and worked at the time of the inspection.



Ventilation



The exhaust fan is operational. The exhaust is re-circulated internally, though it is preferable to route the exhaust to the exterior.



Refrigerator:

Type & Condition:





Report: blaze, gina **Address:** 22 South Park Avenue

- ☒ ☐ ☐ The refrigerator was opened and the temperatures were checked and were within a reasonable range. An ice maker is present, and there is ice in the bin.



Dishwasher:

Condition:

- OK MM RR
☐ ☒ ☐ The dishwasher was run through a cycle and appears to work properly. This appliance is older and near the end of its useful life. Budget to replace it.



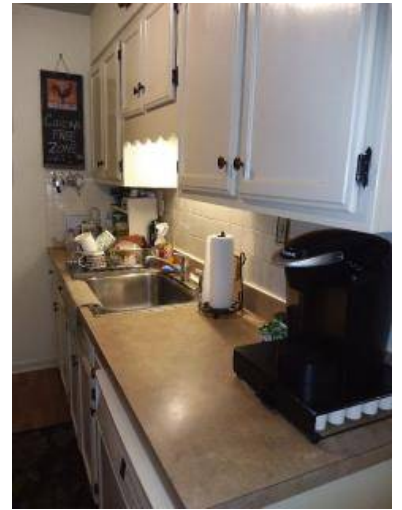
Kitchen Interior:



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Counters & Cabinets:

- ☐ ☒ ☐ The counter tops are formica (plastic laminate). There is minor wear noted and some attention may be needed.





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BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, electric floor heating, steam showers, and saunas. More importantly, we do not leak-test shower pans, or flood test sinks or tubs.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets.

Hall Bath:

Sink & Cabinetry:

OK MM RR

☐ ☒ ☐

Damage was observed at the countertop.



Formica is cracked and delaminating

Bath Tub:

☐ ☒ ☐

We recommend installing an exhaust fan.



Sink & Cabinetry:

Primary Bath:

☐ ☒ ☐

The sink or fixture is worn or otherwise inferior. You should consider replacement. The faucet is working ok. The drain stopper did not operate properly or at all. Some damage is observed at counters/cabinets. Budget for repair or replacement.



Hall Bath:

☐ ☒ ☐

The sink is cracked or damaged. We recommend replacement. The faucet is working ok. The cabinet is in serviceable condition.





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Guest Bath:

OK MM RR
☐ ☒ ☐

The sink or fixture is worn or otherwise inferior. You should consider replacement. The faucet is working ok. The counter and cabinet are in serviceable condition.



Toilet:

Primary Bath:

☐ ☒ ☐

The toilet is loose at the floor and should be better secured.

Hall Bath:

☐ ☒ ☐

The toilet is loose at the floor and should be better secured.

Guest Bath:

☐ ☒ ☐

The toilet is loose at the floor and should be better secured.

Bath Tub:

Primary Bath:

☐ ☒ ☐

There is leaking at the shower diverter. Some repairs are needed. The showerhead is working as it should. The drain stopper mechanism is not operational.



Hall Bath:

☒ ☐ ☐

The bathtub is in good working condition.





Report: blaze, gina **Address:** 22 South Park Avenue

Guest Bath:

- ☐ ☒ ☐
- Damage noted to bathtub. Consider replacement. The faucet is serviceable.

We were told that the hydro-spa is not functional. Once running, sanitization is recommended. Its supply pipes should be flushed with an anti-bacterial cleanser (bleach or white vinegar) periodically. There was no access to the hydro-spa mechanicals, and this would be inconvenient when service is needed. The showerhead is working as it should.



Bath Ventilation:

- Primary Bath:*

OKMMRR

☐☒☐

A window is provided for ventilation. We recommend installing an exhaust fan.
- Hall Bath:*

☐☒☐

A window is provided for ventilation. We recommend installing an exhaust fan.
- Guest Bath:*

☐☒☐

The exhaust fan did not operate. We recommend repair or replacement.



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INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, and closets, and the testing of a representative number of windows and doors, switches and power receptacles. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, and common settling, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no serious cracks have developed. We generally suggest that all fireplaces or solid fuel-burning appliances be inspected by a NFPA (National Fire Protection Association)-certified chimney specialist and have a Level 2 inspection prior to closing. This is a more in-depth inspection than a home inspector provides. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing for or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Doors:

Main Entry Door:

OK MM RR
☐ ☒ ☐

The main entry door is made of wood. The paint is peeling or chipping. The door should be prepped and painted. The door and hardware are operational. The weather stripping is serviceable. The glass in the door does not appear to be tempered. We recommend replacing it for safety. The doorbell does not work.

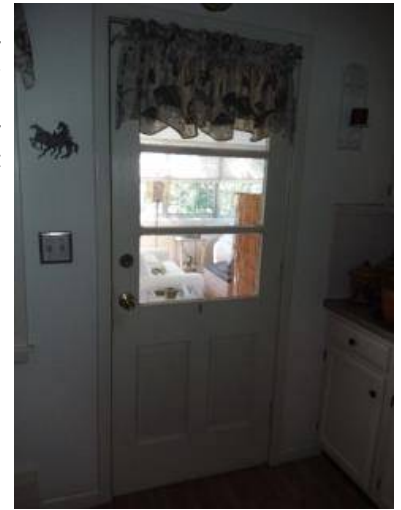




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Other Exterior Doors:

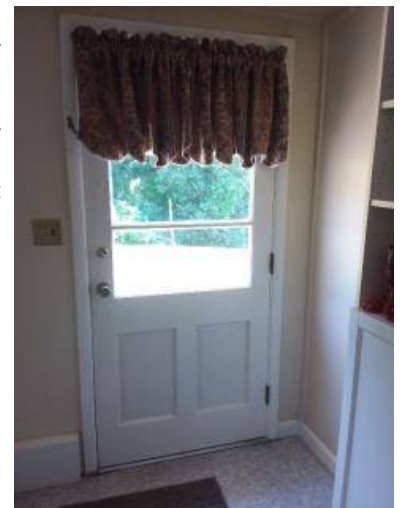
- ☐ ☒ ☐ The types of other exterior doors include standard side or rear door(s). The glass in the door does not appear to be tempered. We recommend replacing it for safety. Door has a keyed deadbolt on the interior side that could prevent egress in an emergency. We recommend replacing this with a hand-operated deadbolt.



- OK MM RR
☒ ☐ ☐ The types of other exterior doors include standard side or rear door(s). The door and hardware are operational.



- ☐ ☒ ☐ The types of other exterior doors include standard side or rear door(s). The glass in the door does not appear to be tempered. We recommend replacing it for safety. Some doors have a keyed deadbolt on the interior side that could prevent egress in an emergency. We recommend replacing these with a hand-operated deadbolt.





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- ☒☐☐
- The types of other exterior doors include french door(s). The door and hardware are operational.



- Overall Interior Door Condition:

OKMMRR

☒☐☐

Overall, most doors are serviceable and hardware operational. Some doors rub, stick or won't latch. Some adjustments are needed.



Windows:

- General Type & Condition:

☐☒☐

The window frames/sashes are wooden. The window types include double hung. The windows have single panes. There are damaged or broken sash cords, springs, or counter-balance mechanisms. Some windows are not functional.



Report: blaze, gina **Address:** 22 South Park Avenue

☐ ☒ ☐ One or more of the window panes is cracked.



OK MM RR
☐ ☒ ☐ Stains are noted on the inside of the living room window.



Hall Bath:

The window or associated hardware needs repair. Some portion of the glazing needs repair or replacement.



Walls:

General Material & Condition: ☒ ☐ ☐ The walls are covered with drywall and paneling. Their general condition appears serviceable. Typical cracks and nail pops are noted.

Ceilings:

General Type & Condition: ☒ ☐ ☐ Ceilings are covered with drywall and drop ceiling tiles - that restricted visibility of the ceiling. General condition appears serviceable. Typical cracks and nail pops are noted.



Report: blaze, gina **Address:** 22 South Park Avenue

OK MM RR

☐ ☒ ☐

Moisture stains are noted throughout the ceiling on the 2nd floor and living room. The stains are dry at the time of the inspection. Monitor and take action if changes occur.



☐ ☒ ☐

Moisture stains are noted in right 2nd floor rear bedroom closet ceiling. The stains are dry at the time of the inspection. Monitor and take action if changes occur.



☐ ☒ ☐

Moisture stains in the living room.





Report: blaze, gina **Address:** 22 South Park Avenue

- ☐ ☒ ☐ Moisture stains are noted at porch ceiling. The stains are dry at the time of the inspection. Monitor and take action if changes occur.



- OK MM RR
☐ ☒ ☐ Some patching was observed in the corner of this room.



Primary Bath:

Irregularity and peeling paint were observed at the ceiling. This is probably caused by humidity. We recommend installing an exhaust fan.



Guest Bath:

There is a condition in the ceiling that needs attention. Staining was observed.



Floors:



Report: blaze, gina **Address:** 22 South Park Avenue

General:

- ☐ ☒ ☐ Flooring materials consisted of wood, carpet, tile, and a laminate. Unevenness or slight slope was found in spots. Floor squeaks were observed. Stored items or furnishings prevent full inspection. Rugs and floor coverings prevent viewing of primary floor materials in some areas.



- OK MM RR
☐ ☒ ☐ Cracked tiles were observed in the entryway.



Primary Bath:

The floor covering material is tile. The floor covering is serviceable.





Report: blaze, gina **Address:** 22 South Park Avenue

Hall Bath:

The floor covering material is carpet. The floor covering is serviceable.



Guest Bath:

The floor covering material is tile. The floor covering is serviceable.



Stairs & Handrails:

Condition:

OK MM RR
☐ ☒ ☐

Interior stairs are serviceable. The handrail is improper - it does not return to the wall and could catch on clothing. and The guard rail at the top of the stairs is too low by today's standards. We recommend improvement for safety.



Smoke / Fire Detector:

General:

Smoke and or carbon monoxide alarms are not in all the usually suggested locations. We do not test any that we find because they might be tied to a security system that alerts the monitoring station or the local fire department. We recommend you have a fire safety/security expert evaluate your needs and provide you with a proper system that includes smoke, fire, and carbon monoxide alarms. We recommend additional smoke and carbon monoxide detectors be installed in appropriate locations. Generally,



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smoke detectors have a limited life so unless these units are new we suggest replacing them to insure optimum reliability and longevity. Smoke detectors should be installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, and on each additional story of the dwelling including basements and habitable attics. Carbon monoxide detectors should be placed much like smoke detectors; near bedrooms, in hallways, one per floor minimum, etc. Consult manufacturers installation instructions for proper placement.

Fireplaces / Solid Fuel Heating:

Interior

A wood stove is installed in a fireplace in the living room and so the inside of the firebox or throat is not visible. Check with the Town for permits, and refer to the manufacturer's operating instructions and maintain required clearances to combustibles. If no permit was filed, we recommend further evaluation by a qualified specialist prior to use.





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LAUNDRY AREA

Laundry appliances are tested if possible, and only for basic operation. They are never moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Water supply valves serving washing machines are not usually operated - these valves may be subject to leaking if turned on or off. We do not test the different cycles, the temperature of the water, or anything else beyond turning it on to check that it runs. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location:

The laundry is located in the basement.



Clothes Washer:

OK MM RR
☒ ☐ ☐

The washer was run through a full cycle and appears to work. We recommend keeping water supply turned off when not in use. If accessible, the valves are visually examined but not tested.





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Clothes Dryer:

- ☒ ☐ ☐ The dryer works on electricity. There is a 3-prong 220v receptacle in the laundry area. The dryer appears serviceable. We turned it on momentarily and it heated up.



Dryer Vent:

A dryer vent is provided but is not completely visible. Note that the vent pipe should be cleaned at least biannually. You should have the duct cleaned soon after you move in. We recommend upgrading the dryer exhaust duct to a smooth-walled metal pipe. This causes less resistance to the air flow, catches less lint, and is a lower risk for combustion.





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GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete.

Type:

There is an attached two-car garage.



Garage Door:

Type

The door type is sectional.

Material - Condition:

OK MM RR
☐ ☒ ☐

The garage doors are made of wood or composite. Safety springs are installed. Moderate wear and tear were observed. The doors are working but in worn, tired, or slightly damaged condition. Maintenance should be administered in the short term (tightening/upgrading hardware, lubricating moving parts, etc.). Budget for repairs now, and replacement over time. Adjustment or service is needed. The hardware/door(s) is older and worn, and the system(s) need adjustments, lubrication, and or service. The weather stripping is damaged. We recommend replacing it.



Door Operator:

☐ ☒ ☐

The automatic door opener on the left is operational, and photo eye was tested and is working. The auto reverse feature that is triggered by an object in the path of the closing door (resistance) was not tested because of the risk of damaging the door in the process. We recommend that all garage auto-operators be adjusted for proper sensitivity by a garage door expert, and tested periodically. Unit is powered by the use of an extension cord. We recommend installing a receptacle where needed instead. The door on the right is manually operated.



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Service Doors:

- ☐ ☒ ☐ The door to the living space is a fire-rated door. This door is keyed from the inside. We recommend improvements.



Floor:

Condition:

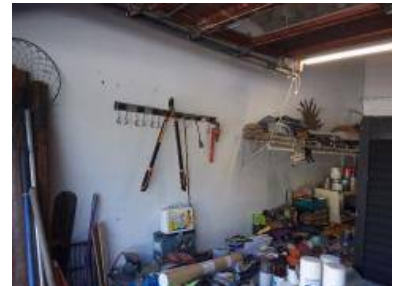
- OK MM RR
☐ ☒ ☐ Common cracks were found. Visibility was limited due to stored items and cluttered conditions in the garage. We recommend re-inspecting the garage again during your walkthrough. The visible parts of the floor are in serviceable condition.



Interior Walls:

Type & Condition:

- ☐ ☒ ☐ The wall material(s) consist of drywall and concrete. Some damage was observed. There is moisture damage at the bottom of the center or side post(s).





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Signs of a previous water leak were found - stains. The stains are dry now, so it cannot be determined if there is active leaking. We suggest that you inquire with the owner, and/or monitor the area and take appropriate action if needed.



Ceilings:

Condition:





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OK MM RR
☐ ☒ ☐

Based on the ceiling stains we presume that there have been water leaks from above. The stains are dry now, so it could not be determined if there is active leaking. We suggest that you inquire with the owner, and/or monitor the area and take appropriate action if needed.



☐ ☒ ☐

Mold-like spots and or discoloration are observed.

We are not mold experts and inspecting for and identifying mold is outside the scope of this inspection and beyond our qualifications. This is for your information only.

Note that mold may be an irritant to some or a major health issue to others. It can also deteriorate organic materials including lumber or wood-based structural components. The first course of action should be to find the source of the moisture and then stopping it. Then depending on the extent of the stains it is recommended that you either clean the area or have the effected building material removed by a professional.

For more information please refer to the EPA's website: Mold Cleanup in Your Home. This can be found at: <https://www.epa.gov/mold/mold-cleanup-your-home>; and/or contact an





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industrial hygienist, or an
occupational physician.