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Inspection Report

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Attorney

Date: 12/26/2012	Time: 03:00 PM 05:16 PM	Report ID: 20121226C
Property:	Customer:	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:
Customer and their agent

Type of building:
Single Family (1 story)

Approximate age of building:
Over 25 Years

Temperature:
Below 65

Weather:
Light Rain

Ground/Soil surface condition:
Damp

Rain in last 3 days:
Yes

Radon Test:
No

Water Test:
Yes

Termite Inspection:
Yes

Septic Inspection:
no

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Items

1.0 ROOF COVERINGS

Comments: Inspected

1.1 FLASHINGS

Comments: Inspected

1.2 ROOF PENETRATIONS

Comments: Inspected

1.3 ROOF DRAINAGE SYSTEMS

Comments: Inspected

1.4 SPLASH BLOCKS

Comments: Inspected

1.5 CHIMNEY

Comments: Inspected, Repair or Replace

The chimney is covered in vines. Vines need to be removed.



1.5 Picture 1 Chimney



1.5 Picture 2 Vines on chimney

1.6 CHIMNEY LINING

Comments: Not Inspected, Repair or Replace

The vines are growing over the top of the flue lining. Contact a chimney sweep.

1.7 CRICKETT

Comments: Inspected

1.8 GUTTERS

Comments: Inspected

1.9 ELBOWS

Comments: Inspected

1.10 CORNER BOARDS

Comments: Inspected

1.11 WINDOWS

Comments: Inspected

1.12 WINDOW GLASS

Comments: Inspected

1.13 TYPE OF SHINGLES

Comments: Inspected

1.14 Number of layers of shingles

Comments: Inspected

1.15 Gutters

Comments: Inspected

1.16 Attic

Comments: Inspected

Attic access hatch.



1.16 Picture 1 Attic hatch

1.17 Gable end vent

Comments: Inspected

1.18 Number of layers.

Comments: Inspected

1.19 DOWNSPOUTS

Comments: Inspected

1.20 chimney crown

Comments: Not Inspected

Not visible.

1.21 Chimney flashing

Comments: Inspected

Styles & Materials

Viewed roof covering from:

Walked on gable roof.

Sky Light(s):

None

Chimney (exterior):

Could not inspect because of vines.

TYPE OF SHINGLES:

three tab

Number of layers of shingles:

One (1) layer of asphalt

gutters:

Aluminum

The gutters need to be cleaned.

Attic:

Limited Access

Roof shingles:

Three tab

Type of roof:

Gable

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

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected, Repair or Replace

The exterior shingles have peeling paint. The house needs siding installed.

2.1 DOORS (Exterior)

Comments: Inspected

2.2 WINDOWS

Comments: Inspected, Repair or Replace

dry garage windows.

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

Comments: Inspected, Repair or Replace

The deck needs to be replaced..

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

Comments: Inspected, Repair or Replace

Cut the large tree next to the house because the algae on the roof shingles is reducing the longevity of the shingle life.



2.4 Picture 1 Large tree

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

2.6 FLASHING

Comments: Inspected

2.7 Retaining wall

Comments: Inspected

2.8 Exterior Trim

Comments: Inspected

2.9 Door Trim

Comments: Inspected

2.10 Corner boards

Comments: Inspected

2.11 Exterior hose bibe

Comments: Inspected

2.12 Vegetarion

Comments: Inspected

2.13 Stairs

Comments: Inspected

2.14 Wall finishes

Comments: Inspected

2.15 Flashing

Comments: Inspected

2.16 Site Drainage

Comments: Inspected

2.17 Exterior Handrails

Comments: Inspected

2.18 Deck

Comments: Inspected, Repair or Replace

The deck needs to be replaced.



2.18 Picture 1 Deck

2.19 Window Flashing

Comments: Inspected

2.20 Deck Flashing

Comments: Inspected

2.21 Deck Attachment

Comments: Inspected

2.22 Deck handrail systems

Comments: Inspected

2.23 Flagstone

Comments: Inspected

2.24 Walks

Comments: Inspected

2.25 Trim

Comments: Inspected

2.26 Concrete block retaining wall

Comments: Inspected

2.27 Grading

Comments: Inspected

2.28 Retaing wall

Comments: Inspected

Styles & Materials

Exterior Entry Doors:

Insulated metal door

Appurtenance:

Deck with steps

Driveway:

Asphalt

Flashing:

Lead

Windows:

Vinyl double hung insulated windows

Storm Windows:

None

Hose Bib:

Anti siphone

Vegetation:

Vines around the chimney

Siding:

Wooden shingles

Trim:

Wood

Site Drainage:

Grade

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

3. Garage

Items

3.0 GARAGE WINDOWS

Comments: Inspected, Repair or Replace

The lower left garage window trim has dry rot.

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

3.2 GARAGE FLOOR

Comments: Inspected

3.3 GARAGE DOOR (S)

Comments: Inspected

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Inspected

3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Inspected, Repair or Replace

The garage could not be UNLOCKED therefore the electric garage door opener and motor was not operational nor inspected.

3.6 GARAGE ROOF

Comments: Inspected

3.7 Garage Structure

Comments: Inspected

3.8 Type of garage

Comments: Inspected

3.9 Garage Exterior walls

Comments: Inspected

3.10 Garage door trim

Comments: Inspected

3.11 Garage Electrical power

Comments: Inspected

3.12 Garage Ceiling

Comments: Inspected, Repair or Replace

The garage ceiling is NOT 5/8 " fire rated sheet rock.

3.13 Garage exterior walls

Comments: Inspected

3.14 Garage siding

Comments: Inspected

Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:

Wood

Auto-opener Manufacturer:

SEARS

Garage Ceiling:

Fire rated sheet rock

Garage Trim:

Wood

Electrical:

Wall switches

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Kitchen



Living room

Items

4.0 CEILINGS

Comments: Inspected

4.1 WALLS

Comments: Inspected

4.2 FLOORS

Comments: Inspected

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

4.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected, Not Present, Repair or Replace

Missing door knobs in half bathroom and basement door



4.5 Picture 1 Basement door



4.5 Picture 2 Half bathroom door

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.7 HAND RAILS

Comments: Inspected

4.8 Stairs

Comments: Inspected

4.9 Skylights

Comments: Inspected

4.10 Attic Access

Comments: Inspected

4.11 OTHER

Comments: Inspected

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Hardwood T&G

Interior Doors:

Hollow core

Wood

Window Types:

Vinyl double hung insulated glass

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Laminate

Handrails:

Wooden

Skylight:

None

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

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Items

5.0 BASEMENTS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

5.1 WALLS (Structural)

Comments: Inspected

5.2 COLUMNS OR PIERS

Comments: Inspected

5.3 FLOORS (Structural)

Comments: Inspected

5.4 CEILINGS (structural)

Comments: Inspected

5.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

5.6 GIRDER

Comments: Inspected

5.7 Slab

Comments: Inspected

5.8 SILLS

Comments: Inspected

Styles & Materials

Foundation:

Poured concrete

Floor Structure:

2 X 8

Wall Structure:

2 X 4 Wood

Columns or Piers:

Steel lally columns

Ceiling Structure:

2X8

Roof-Type:

Gable

Method used to observe attic:

From entry

Attic info:

No Storage

GIRDER:

Wood

Slab:

Concrete

Girder:

Wood

Rafters:

2" x 8"

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

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Items

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected, Repair or Replace

(1) The half bathroom waste trap under the vanity sink is leaking and needs to be replaced.



6.1 Picture 1 Waste trap

(2) The master bathroom tub/shower valve is leaking.



6.1 Picture 2 Leaking valve

(3) The master bathroom vanity sink does not have water discharging from the vanity sink faucet.



6.1 Picture 3 Master bathroom vanity

(4) The half bath room toilet tank internal parts are leaking. Contact a plumber.



6.1 Picture 4 Leaking

(5) The half bathroom toilet supply pipe does not have a valve.



6.1 Picture 5 Missing valve

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

6.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

6.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

6.6 Hose Bibb

Comments: Inspected

Styles & Materials

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper

Washer Drain Size:

2" Diameter

Plumbing Waste:

Cast iron

PVC

Water Heater Power Source:

Tankless domestic coil

Water Heater Capacity:

Tankless

Water Heater Location:

Basement

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

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Items

7.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected, Repair or Replace

The electrical panel is missing a knock out. Contact a licensed Connecticut electrician.



7.1 Picture 1 Missing knock out

7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected, Repair or Replace

The yellow wire to the step down transformer is cracked and dangerous.



7.2 Picture 1 Damaged wire

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

Comments: Inspected, Repair or Replace

(1) Open junction boxes in the basement.



7.3 Picture 1 Open junction box

(2) Different wire sizes spliced into in a junction box. Unsafe condition. Contact a licensed electrician.



7.3 Picture 2 different size wires

(3) Exposed wires on the garage ceiling. Needs to be placed in conduit.



7.3 Picture 3 Garage ceiling

7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected, Repair or Replace

The left of the kitchen sink does not operate.



7.4 Picture 1 Not GFCI protected

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected, Repair or Replace

- (1) Half bathroom GFCI is not grounded. The GFCI receptacle does NOT operate.
- (2) The left kitchen receptacle is NOT GFCI protected.



7.5 Picture 1 Kitchen GFCi

7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

7.7 SMOKE DETECTORS

Comments: Inspected

Styles & Materials

Electrical Service Conductors:

Overhead service

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Panel Manufacturer:

CUTLER HAMMER

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Panel location:

Garage

Sub Panel Location:

None

Number of main panels:

One (1) main panel

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

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Items

8.0 HEATING EQUIPMENT

Comments: Inspected, Repair or Replace

(1) The oil fired boiler does was last service in 2008. The boiler needs to be serviced before closing. Contact an oil company.



8.0 Picture 1 Boiler

(2) The boiler is NOT producing hot water to the convectors.

8.1 NORMAL OPERATING CONTROLS

Comments: Inspected

8.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected, Repair or Replace

The heating pipes in the basement have been repaired with "shark bite" fittings.



8.3 Picture 1 Shark bite repair

8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected, Repair or Replace

The half bathroom does not have a heat source. Contact a heating contractor.

8.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

8.6 COOLING AND AIR HANDLER EQUIPMENT

Comments: Not Present

8.7 NORMAL OPERATING CONTROLS

Comments: Not Present

8.8 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Not Present

8.9 Warm Air Furnace

Comments: Not Present

8.10 Number of Zones

Comments: Inspected, Not Present

The house has one (1) heating zone.

8.11 Energy source

Comments: Inspected

Styles & Materials

Heat Type:

Circulating hot water

Energy Source:

Oil

Manufacturer's brand name:

BURNHAM

Types of Fireplaces:

None

Operable Fireplaces:

None

Number of Woodstoves:

None

Number of heating zones:

One Zone

Distribution:

Baseboard convectors

Number of heating zones:

One Zone

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

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Items

9.0 INSULATION IN ATTIC

Comments: Inspected

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Inspected

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Inspected

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Inspected, Repair or Replace

The master bathroom exhaust fan has been removed.



9.5 Picture 1 Cardboard

Styles & Materials

Attic Insulation:

Batt
Fiberglass
R-19

Ventilation:

Gable vents

Exhaust Fans:

None

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Vinyl

Floor System Insulation:

NONE

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

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Items

10.0 DISHWASHER

Comments: Inspected

10.1 RANGES/OVENS/COOKTOPS

Comments: Not Present

10.2 RANGE HOOD

Comments: Inspected

10.3 TRASH COMPACTOR

Comments: Not Present

10.4 FOOD WASTE DISPOSER

Comments: Not Present

10.5 MICROWAVE COOKING EQUIPMENT

Comments: Not Present

10.6 Refrigerator

Comments: Not Present

The kitchen does not have a refrigerator

10.7 Stove

Comments: Not Present

The kitchen does not have a stove installed.

10.8 Sink

Comments: Inspected

Styles & Materials

Disposer Brand:

NONE

Exhaust/Range hood:

BROAN

Range/Oven:

NONE

Built in Microwave:

NONE

Trash Compactors:

NONE

refrigerator:

None

Dishwasher:

Kenmore

Stove:

NONE

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

General Summary

Sound Home Inspections, Inc.



P.O. Box 393
Mystic, CT 06355
Phone 860-445-1236
Fax 860-572-9148
Email soundhome@att.net
www.soundhomeinspections.com

Sound Home Inspections, Inc

PO BOX 393
Mystic, CT 06355
860-445-1236

Customer

Address

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.5 CHIMNEY

Inspected, Repair or Replace

The chimney is covered in vines. Vines need to be removed.

1. Roofing



1.5 Picture 1 Chimney



1.5 Picture 2 Vines on chimney

1.6 CHIMNEY LINING

Not Inspected, Repair or Replace

The vines are growing over the top of the flue lining. Contact a chimney sweep.

1.20 chimney crown

1. Roofing

Not Inspected

Not visible.

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

The exterior shingles have peeling paint. The house needs siding installed.

2.2 WINDOWS

Inspected, Repair or Replace

dry garage windows.

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

Inspected, Repair or Replace

The deck needs to be replaced..

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

Inspected, Repair or Replace

Cut the large tree next to the house because the algae on the roof shingles is reducing the longevity of the shingle life.



2.4 Picture 1 Large tree

2.18 Deck

Inspected, Repair or Replace

The deck needs to be replaced.

2. Exterior



2.18 Picture 1 Deck

3. Garage

3.0 GARAGE WINDOWS

Inspected, Repair or Replace

The lower left garage window trim has dry rot.

3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Inspected, Repair or Replace

The garage could not be UNLOCKED therefore the electric garage door opener and motor was not operational nor inspected.

3.12 Garage Ceiling

Inspected, Repair or Replace

The garage ceiling is NOT 5/8 " fire rated sheet rock.

4. Interiors

4.5 DOORS (REPRESENTATIVE NUMBER)

Inspected, Not Present, Repair or Replace

Missing door knobs in half bathroom and basement door

4. Interiors



4.5 Picture 1 Basement door



4.5 Picture 2 Half bathroom door

6. Plumbing System

- 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES
Inspected, Repair or Replace

6. Plumbing System

(1) The half bathroom waste trap under the vanity sink is leaking and needs to be replaced.



6.1 Picture 1 Waste trap

(2) The master bathroom tub/shower valve is leaking.



6.1 Picture 2 Leaking valve

(3) The master bathroom vanity sink does not have water discharging from the vanity sink faucet.

6. Plumbing System



6.1 Picture 3 Master bathroom vanity

(4) The half bath room toilet tank internal parts are leaking. Contact a plumber.



6.1 Picture 4 Leaking

(5) The half bathroom toilet supply pipe does not have a valve.

6. Plumbing System



6.1 Picture 5 Missing valve

7. Electrical System

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected, Repair or Replace

The electrical panel is missing a knock out. Contact a licensed Connecticut electrician.

7. Electrical System



7.1 Picture 1 Missing knock out

7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected, Repair or Replace

The yellow wire to the step down transformer is cracked and dangerous.



7.2 Picture 1 Damaged wire

7. Electrical System

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

Inspected, Repair or Replace

(1) Open junction boxes in the basement.



7.3 Picture 1 Open junction box

(2) Different wire sizes spliced into in a junction box. Unsafe condition. Contact a licensed electrician.

7. Electrical System



7.3 Picture 2 different size wires

(3) Exposed wires on the garage ceiling. Needs to be placed in conduit.



7.3 Picture 3 Garage ceiling

7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE Inspected, Repair or Replace

The left of the kitchen sink does not operate.

7. Electrical System



7.4 Picture 1 Not GFCI protected

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected, Repair or Replace

- (1) Half bathroom GFCI is not grounded. The GFCI receptacle does NOT operate.
- (2) The left kitchen receptacle is NOT GFCI protected.



7.5 Picture 1 Kitchen GFCi

8. Heating / Central Air Conditioning

8.0 HEATING EQUIPMENT

Inspected, Repair or Replace

(1) The oil fired boiler does was last service in 2008. The boiler needs to be serviced before closing. Contact an oil company.



8.0 Picture 1 Boiler

(2) The boiler is NOT producing hot water to the convectors.

8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

The heating pipes in the basement have been repaired with "shark bite" fittings.

8. Heating / Central Air Conditioning



8.3 Picture 1 Shark bite repair

8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Inspected, Repair or Replace

The half bathroom does not have a heat source. Contact a heating contractor.

8.10 Number of Zones

Inspected, Not Present

The house has one (1) heating zone.

9. Insulation and Ventilation

9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Inspected, Repair or Replace

The master bathroom exhaust fan has been removed.

9. Insulation and Ventilation



9.5 Picture 1 Cardboard

10. Built-In Kitchen Appliances

10.6 Refrigerator

Not Present

The kitchen does not have a refrigerator

10.7 Stove

Not Present

The kitchen does not have a stove installed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Sound Home Inspections, Inc
PO BOX 393
Mystic, CT 06355
860-445-1236
Inspected By: Tom Morgan

Inspection Date: 12/26/2012
Report ID: 20121226C

Customer Info:	Inspection Property:
 Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,001 - 2,000	350.00	1	350.00
Termite Inspection	85.00	1	85.00
Bacteria water test	65.00	1	65.00
Discount	-25.00	1	-25.00
			Tax \$ 0.00
			Total Price \$ 475.00

Payment Method: Check #
Payment Status: Paid At Time Of Inspection
Note:

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Report Attachments

ATTENTION: Click on the NPMA Pest Form (Termite Report) link to open.

[Resume](#)

[NPMA-33 Pest Form + Pics](#)

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Report Delivery Report delivered on site to the above named client. Copy of this report has been e-mailed to clients real estate agent.

**PAYMENT
INFORMATION**
Total Fee \$475.00

**CONFIDENTIALITY
Report
Disbursement** The contents of the inspection report are confident and shall not be disclosed to any other party without the client's express approval and written authorization. Neither the contents of the inspection report or an representations made herein are assignable without the express written consent of the client to Sound Home Inspections, Inc. The client hereby authorizes Sound Home Inspections, Inc. to release a copy of the inspection report and or laboratory results or discuss findings of said report or laboratory results to: Client's real estate agent.

INSPECTION CONTRACT

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 property, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The inspection and report attempts to meet the American Society of Home Inspectors "Standards of Practice", defining the standards of duty and the conditions, limitations and exclusions of the inspection. The inspection is based upon 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. The inspection and report will not identify concealed conditions or latent defects. 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 this report.

UNLESS OTHERWISE AGREED, THE FOLLOWING ARE NOT EVALUATED

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, swimming pools, efficiency measurement of insulation or heating and cooling equipment, solar systems, internal or underground drainage or plumbing, underground storage systems, retaining walls, 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 government 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 components 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.

AGREEMENT:

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then pertaining, unless the parties mutually agree otherwise. In the event of a claim, the Client agrees to inform the Inspection Company in writing and by telephone of any item in question and will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees no to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Acceptance of this contract is by my signature, or payment. Non acceptance must be documented in writing within 15 days of the inspection.

Signatures: Client _____

Date _____

Inspector _____

Thomas K. Morgan, President, Sound Home Inspections, Inc.