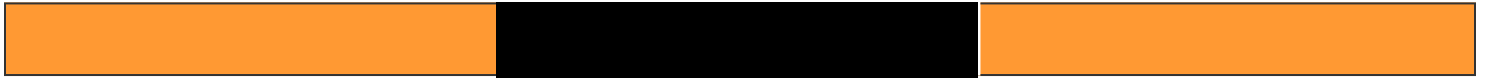




SOUND HOME INSPECTION, LLC

P.O. Box 393 • Mystic, CT 06355 • Telephone: 860-445-1236 • Email: info@soundhomeinspections.com • Web: www.soundhomeinspections.com

Inspection Report



Property Address:







Sound Home Inspection, LLC

**Tom Morgan
PO BOX 393
Mystic,CT 06355**



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Date: 11/24/2018	Time: 08:00:00 AM	Report ID: 20181124-A
Property: [REDACTED]	Customer: [REDACTED]	Real Estate Professional: [REDACTED]

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 (2 story)

Style of Home:

Victorian

Approximate age of building:

Over 25 Years

Home Faces:

South, East

Temperature:

Below 32 (F) = 0 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Frozen

Rain in last 3 days:

No

Radon Test:

Yes

Water Test:

Yes

Termite Inspection:

YES

Standards of Practice:

Connecticut Standards

Well Flow:

Well Flow

Septic Inspection:

Yes

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.

		IN	NI	NP	RR	Styles & Materials
1.0	Flashings	•				Roof: 3-Tab asphalt
1.1	Skylights, Chimneys and Roof Penetrations	•				Viewed roof covering
1.3	Gutters and down spouts	•			•	from: Ground Inside from second floor window Walked on the shed roof
1.6	Roof penetrations	•				
1.7	Chimney flashing	•				Chimney (exterior): Brick
1.9	Chimney crown	•				Number of chimneys: Two (2) brick chimneys
1.10	Chimney rain cap			•	•	Number of skylights: Three (3) skylights
1.11	Soffit and fascia	•				Number of flues per
1.13	Number of layers of roof shingles	•				chimney: One (1) flue per chimney Two (2) flues
1.14	Exterior chimney	•			•	
1.15	Chimney flashing	•				
1.17	Chimney	•				
1.19	Rake Board	•				
1.20	Roof valley	•				
1.21	Roof Shingles	•			•	
1.22	Skylights	•			•	
1.23	Roof sheathing	•				

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IN NI NP RR

Comments:



1.3 Aluminum seamless gutters and down spouts need to be installed at the front and rear of the house. Contact a gutter contractor.



1.10 Recommend the installation of a stainless steel rain cap on the chimney for the boiler.



1.13 One layer of architectural roof shingles.



1.14 (1) The East chimney exterior chimney has excessive spalling and deteriorated bricks. Spalling is caused by rain penetrating the bricks, freezing, splitting and shattering the bricks. *Anticipate rebuilding the chimney from the shed roof to the crown of the chimney. Contact a mason.*



(2) The brick boiler chimney has spalling bricks and needs to be rebuilt.



1.20 All roof valleys are copper. *This is for information purposes only.*



1.21 The one layer of architectural roof shingles have reached the end of their functional design life. The roof shingles are so worn, that they need to be stripped, and new roof shingles need to be installed on the main house and the garage/mother-in-law apartment. *Contact a roofing contractor.*

1.22 Skylight has a thermal leak.

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.

		IN	NI	NP	RR	Styles & Materials
2.0	Wall Cladding, Flashing and Trim	•				Siding Material: Wood
2.1	Doors (Exterior)	•				Siding Style: Clapboard Wooden cedar shingles Wooden clapboards
2.2	Windows	•			•	Exterior Entry Doors: Wood
2.3	Decks, Balconies, Stoeps, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•				Appurtenance: Brick sidewalk Covered front porch Stone Patio
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			•	Driveway: Asphalt
2.5	Eaves, Soffits and Fascias	•				Sidewalk: Brick Stone
2.8	Front steps	•				Flashing: Metal
2.13	Exterior handrail			•	•	Retaining wall: Stone
2.15	Corner Boards	•				
2.16	Driveway	•				
2.17	Grading	•				
2.18	Rake board	•				
2.20	Flashing	•				
2.21	Retaining wall	•				
2.22	Window screens	•			•	
2.24	Storm Door	•				
2.25	Rear steps	•				
2.29	Patio	•				
2.30	Corner board	•				
2.33	Underside of front porch		•			
2.34	Sidewalk	•			•	
2.35	Front steps	•			•	

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IN NI NP RR





		IN	NI	NP	RR
2.36	Door bell	•			•
		IN	NI	NP	RR


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Comments:


 **2.2** (1) Deferred maintenance was observed on the rear exterior window sills. Numerous windows may need to be replaced. Contact a carpenter. *Scrape, sand, prime and paint window sills. This will help to protect the wood from the elements.*

 (2) Excessive dry rot on the bottom of the vertical window trim.


 (3) Excessive dry rot on the exterior sills.

 **2.4** Vegetation too close to house. The recommended distance between vegetation and side of house is eighteen inches to two feet.


 **2.13** (1) A handrail needs to be installed for the side stone steps.


 (2) A handrail needs to be installed for the front porch steps.

 **2.22** One of the window screens in the lower level bedroom is torn. *Repair window screen.*

 **2.33** Due to lattice work, the underside of the front porch was inaccessible. We did **NOT** inspect the underside of the front porch.

2.34 One of the stones on the stone sidewalk, which is located between the house and the garage is **NOT** the same height as the other stones. *The stone is raised above the adjacent stones, causing a tripping hazard. Contact a mason.*

 **2.35** Algae has accumulated on the right front porch steps. This condition could be a slipping hazard. *Remove algae.*

 **2.36** The side door doorbell was **NOT** operational.

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

		IN	NI	NP	RR	Styles & Materials
3.0	Garage wall cladding, flashing and trim	•				Garage Door Type: Three (3) automatic doors
3.1	Ceiling	•				
3.2	Walls (including Firewall Separation)	•				
3.3	Floor	•				Garage Door Material: Insulated Metal
3.4	Door (s)	•				
3.5	Occupant door	•				
3.6	Garage Door Operator (Report whether or not doors will reverse when met with resistance)	•				Auto-opener Manufacturer: 1/2 HORSEPOWER LIFT-MASTER OVERHEAD DOOR
3.7	Windows	•				
3.8	Electrical power	•				
3.10	Detached Garage	•				Electric-eye: Yes
3.11	Siding	•				
3.12	Roof shingles	•			•	
3.13	Stair handrail	•				Garage Ceiling: 5/8" fire-rated sheet rock
3.14	Door trim	•				
3.15	Sill	•				
3.16	Vegetation surrounding garage	•				Garage beam: Not visible
3.17	Soffit and fascia	•				
3.18	Garage Interior	•			•	
3.19	Electric eye	•			•	Garage roof: Asphalt shingles Gable
3.21	Gutters & downspouts			•		
3.23	Garage steps	•				
3.26	Heat	•				Garage siding: Vertical wood

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IN NI NP RR

Comments:

-  **3.12** Replace roof shingles.
-  **3.18** Remove personal items from garage prior to closing.
-  **3.19** (1) The middle garage door does **NOT** have an electric eye.
-  (2) The left garage door overhead motor was **NOT** plugged into the ceiling receptacle.
-  **3.26** The garage has a heat source, which is electric.

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.

		IN	NI	NP	RR	Styles & Materials
4.0	Walls	•			•	Ceiling Materials: Drywall
4.1	Floors	•			•	Wall Material: Drywall
4.2	Ceilings	•			•	Stone behind wood burning stove
4.3	Steps, Stairways, Balconies and Railings	•				Wainscoting Wallpaper
4.4	Counters and Cabinets (representative number)	•				Floor Covering(s): Carpet
4.5	Doors (representative number)	•				Ceramic tile
4.6	Windows (representative number)	•			•	Linoleum Wood
4.7	Attic Access	•				Interior Doors: Bi-fold doors
4.8	Bathroom	•				Bifold doors with outer glass panel
4.9	Interior handrails	•				French doors
4.10	Stairs	•				Louvre doors
4.11	Attic	•				Pocket door on utility closet below staircase
4.14	Skylight	•				Raised panel
4.16	Basement	•			•	Solid Wood
4.18	Horizontal handrail	•				Window
4.19	Closets and closet doors	•				Manufacturer: Andersen
4.20	Baseboard	•				Cabinetry: Wood with glass inlay
4.21	Kitchen	•			•	Countertop: Corian Wood
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace						Windows: Fixed window Stained-glass Wooden casement, thermal-pane window Wooden, double-hung, thermal pane

Comments:



4.0 (1) Mold-like substance was observed on the lower level bathroom walls. *Contact an air quality company.*



(2) The drywall and wood molding at the exterior of the squash court glass door appears to be water damaged and in appears to be in need of repair. *Contact a carpenter.*



(3) Mold-like substance and water damage was observed on the lower level squash court walls. *Contact a carpenter and an air quality company.*



4.1 The lower level squash court floor, walls and ceiling shows signs of mold-like material. *This may be a potential health hazard. Contact an air quality company for further evaluation.*



4.2 (1) Stains were observed on the kitchen metal ceiling.



(2) Stains were observed on the squash court ceiling. The cause of the stains may be due to moisture. *Contact an air quality company for further evaluation.*



4.6 (1) Stained glass and fixed window on second floor have thermal leaks. *This is for information purposes only.*



(2) Thermal leaks.



4.7 The attic access via pull down stairs is located in the laundry room ceiling.



4.14 Skylight in master bedroom sitting area.



4.16 Mold-like substance was observed in the basement. *Contact an air quality company for further evaluation.*

4.21 Lower level kitchen sprayer was ***NOT*** operational.

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.

		IN	NI	NP	RR	Styles & Materials
5.0	Foundations, Basement and Crawlspc (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				Foundation: Poured concrete
5.1	Walls (Structural)	•				Floor Structure: 2" x 10" x 16" on center
5.2	Columns or Piers	•				Wall Structure: 2 X 6 Wood
5.3	Floors (Structural)	•				Columns or Piers: Steel lally columns
5.4	Ceilings (Structural)	•				Ceiling Structure: 2"x 10" x 16" on center
5.5	Roof Structure and Attic	•				Roof Structure: 2 X 10 Rafters
5.6	Crawl space	•				Roof-Type: Gable Shed
5.7	Bulkhead	•				Method used to
5.8	Sills	•				observe attic: Walked on the flooring
5.9	Attic framing	•				Attic info: Pull down stairs
5.10	Attic gable end vents	•				Beam in basement: Not visible
5.11	Band joist	•				Basement: Carpet Ceramic tile Concrete
5.12	Crawl space floor	•				
5.13	Wall framed wall	•				
5.14	Girder (main carrying beam)	•				
5.15	Ceilng joists	•				
5.16	Slab	•				
5.17	Basement windows	•				
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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.

		IN	NI	NP	RR	Styles & Materials
6.0	Plumbing Drain, Waste and Vent Systems	•				Water Source: Private well
6.1	Plumbing Water Supply, Distribution System and Fixtures	•				Water Filters: None
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•				Plumbing Water
6.3	Main Water Shut-off Device (Describe location)	•				Supply (into home): PVC
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•				Plumbing Water
6.5	Main Fuel Shut-off (Describe Location)	•				Distribution (inside
6.7	Gas Pipes	•				home): Copper
6.8	Interior supply pipes	•				Washer Drain Size: 2" Diameter
6.9	Fixtures	•			•	Plumbing Waste: PVC
6.10	Location of water shut off valve	•				Water Heater Power
6.11	Pipe hangers	•				Source: Electric in the garage Indirect-fired water heater
6.12	Exterior hose faucets	•				Water Heater
6.13	Floor drain	•				Capacity: 40 Gallons 41 Gallons
6.14	Plumbing stack vent pipe	•				Water Heater
6.16	Water heater	•				Manufacturer: Amtrol STATE
6.17	Water valves	•				Water Heater
6.18	Mixing valve	•				Location: Basement Garage
6.20	Jetted tub	•			•	Number of water
6.24	Well casing	•				heaters: Two
6.25	Pipe hangers	•				Age of water heater: Manufactured in 1989 Manufactured in 1999

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Comments:



6.9 The right sink stopper in the master bathroom does **NOT** hold water.



6.16 The 41-gallon, Amtrol brand indirect-fired water heater was manufactured in February 1999. The indirect-fired water heater is nineteen (19) years old. The functional design life of water heaters is approximately eight (8) to twelve (12) years. *The water heater was operational at the time of the inspection.*



6.20 (1) The jetted tub does **NOT** have an access panel.



(2) The jetted tub was operational at the time of the inspection.

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.

		IN	NI	NP	RR	Styles & Materials
7.0	Exterior feed cable	•				Electrical Service
7.1	Service Entrance Conductors	•				Conductors: Below ground
7.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				Main Panel Type: Circuit breakers
7.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage	•				Electric Panel Manufacturer: General Electric
7.4	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)	•				Branch wire 15 and 20 AMP: Romex
7.5	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•				Wiring Methods: BX wire Romex
7.6	Operation of GFCI (Ground Fault Circuit Interrupters)	•				Panel Location: Basement
7.7	Location of Main and Distribution Panels	•				Amperage: 200 amps
7.8	Smoke Alarms	•			•	Sub-panel location: Basement Detached garage
7.9	Romex wire	•				Sub-panel amperage: 100-amps in basement
7.10	Wall receptacles	•				Number of panels: One (1) main panel Two (2) sub-panels
7.11	Interior wires	•				Sub-panel
7.12	Sub-panel	•				manufacturer: Challenger
7.13	Sub-panel amperage	•				Wire material: BX Romex
7.14	Sub panel location	•				Sub Panel Type: Circuit breakers
7.15	Type of wires	•				
7.16	Grounding	•				
7.17	Wall switches	•				
7.18	Light Fixtures	•				
7.20	Exterior electrical receptacles	•				

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IN NI NP RR



		IN	NI	NP	RR
7.22	Main Electrical panel	•			
7.23	Carbon monoxide detectors	•			
7.24	Ground Wire	•			
7.25	Exterior light fixtures	•			
7.26	Bonding	•			
7.27	Electric meter	•			
7.28	Attic wiring	•			
7.29	Basement wiring	•			
7.30	Door bell	•			•
7.31	Exterior wire	•			

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IN NI NP RR

Comments:



7.8 (1) Smoke alarms are missing in bedrooms. The smoke detector needs to be at least 4 inches from ceiling/wall junction and no further than 12 inches away in bedrooms. *Install smoke alarms in bedrooms.*



(2) Smoke alarms are yellowed, which is a sign that they are outdated. The functional design life of smoke alarms is approximately ten (10) years. *Replace smoke alarms.*

7.12 (1) One of the two sub panels is located in the basement next to the main panel.

(2) The second sub panel is located in the garage, at the base of the apartment stairway.

7.22 The main panel with the cover removed. *This is for information purposes only.*

7.27 One (1) electric meter, the electrical consumption for the main house and the garage apartment will be reflected on one (1) billing statement. *This is for information purposes only.*



7.30 The side door door bell is **NOT** operational.

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.

		IN	NI	NP	RR	Styles & Materials
8.0	Heating Equipment	•				Heat Type: Hydro air boiler
8.1	Normal Operating Controls	•				Boiler Manufacturer: Burnham
8.2	Automatic Safety Controls	•				Ductwork: Insulated Metal
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			•	Types of Fireplaces: Conventional fireplace
8.4	Presence of Installed Heat Source in Each Room	•				Operable Fireplaces: One (1) conventional fireplace in living room
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•				Cooling Equipment
8.6	Solid Fuel Heating Device (pellet or wood)		•		•	Type: Central air conditioning
8.8	Air condenser and air handler	•			•	Cooling Equipment
8.9	Conventional fireplace	•				Energy Source: Electricity
8.10	Heating pipes	•			•	Convectors: Ceiling registers Floor registers Wall registers
8.11	Boiler equipment	•				Number of heating zones: Three (3) cooling zones Three (3) heating zones
8.13	Energy source	•				Distribution: Ceiling registers Floor registers Wall registers
8.14	Oil tank		•		•	Number of air handlers: Three (3) air handlers
8.15	Air Filter	•				Air conditioning manufacturer: Trane
8.17	Relief valve	•				Filter Size: Electronic filter
8.19	Number of zones	•				Fuel burning stove type: Wood
8.20	Cooling equipment	•				Number of wood stoves: Two
8.21	Boiler	•			•	Cooling zones: Three (3) zones
8.22	Domestic coil gasket	•				
8.25	Expansion tank above boiler	•				
8.26	Boiler smoke pipe	•				
8.28	Heating ducts	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Number of chimney

flues:

Each chimney has one flue

Energy Source:

Electric
Oil

Comments:

8.1 Thermostats locations: A. Lower level by The squash court, B. First floor living room wall, C. Second floor master bedroom.

8.3 The heat registers need to be cleaned. *Clean heat registers.*

8.6 The wood stoves were **NOT** inspected. *Contact the local fire marshall for the current guidelines for wood stove installation.*

8.8 (1) The A/C was **NOT** tested for proper operation due to the outside air temperature is 65 degrees or less. Contact an HVAC company for testing when the exterior temperature is above 65 degrees. *We did not inspect these units.*

(2) The suction and return line foam sleeves are deteriorated. Missing foam on suction line can cause energy loss and condensation. *I recommend service or repair as needed.*



(3) The three (3) condenser has an accumulation of algae. *Clean algae off of the air condenser.*



(4) The three (3) condensers outside (AC unit) are very old, manufactured in (approximately) 1988. The units are approximately 30-years old. The functional design life of an air condenser is approximately fifteen to twenty years. *Contact an HVAC company.*

8.9 Conventional fireplace.

8.10 One (1) of the heating zones does NOT have a zone valve (Gold power head) installed on the boiler manifold.



8.14 The property has a buried oil tank. The capacity and condition of the tank cannot be determined. *Sound Home Inspection, LLC did not inspect, test nor render any opinion on the age nor condition of tank. Recommend further evaluation and/or testing by an oil company.*

8.15 Electronic air filter.

8.21 (1) The oil-fired boiler does **NOT** have an annual service tag. EXCESSIVE RUST ON THE BOILER JACKET. Service prior to closing Contact an oil company.



(2) Boiler in basement has evidence of rust and deferred maintenance. *Contact a oil company.*



(3) The boiler has a leaking zone valve. *Contact an oil company.*

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.

		IN	NI	NP	RR	Styles & Materials
9.0	Insulation in Attic	•				Attic Insulation: Batt Fiberglass R-30 Ventilation: Ridge vent Exhaust Fans: Fan with light Fan/light/heat Dryer Power Source: 240 Electric Dryer Vent: Flexible metal Floor System Insulation: Not visible Wall Insulation: Unknown
9.2	Ventilation of Foundation Areas	•				
9.3	Venting Systems (Kitchens, Baths and Laundry)	•			•	
9.6	Soffit ventilation	•				
9.7	Attic ventilation	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

9.3 (1) Lint can accumulate in an exhaust duct, reducing the dryer's ability to expel heated water vapor, which then accumulates as heat energy within the machine. As the dryer overheats, mechanical failures can trigger sparks, which can cause lint trapped in the dryer vent to burst into flames. This condition can cause the whole house to burst into flames. Fires generally originate within the dryer, but spread by escaping through the ventilation duct, incinerating trapped lint, and following its path into the building wall. **MAJOR SAFETY ISSUE!!!**

(2) Fires caused by dryers in 2005 were responsible for approximately 13,775 house fires, 418 injuries, 15 deaths, and \$196 million in property damage. Most of these incidents occur in residences and are the result of improper lint cleanup and maintenance. Fortunately, these fires are very easy to prevent. The recommendations outlined below reflect International Residential Code (IRC) SECTION M1502 CLOTHES DRYER EXHAUST guidelines: M1502.5 Duct construction. Exhaust ducts shall be constructed of minimum 0.016-inch-thick rigid metal ducts, having smooth interior surfaces, with joints running in the direction of air flow. Exhaust ducts shall not be connected with sheet-metal screws or fastening means which extend into the duct. This means that the **FLEXIBLE, RIBBED VENTS USED IN THE PAST SHOULD NO LONGER BE USED. THEY ARE A POTENTIAL FIRE HAZARD.**

(3) The lower level and second floor bathroom ceiling fans are abnormally loud. This may be due to dust and debris accumulation in the fan motor. *Clean ceiling fan or replace ceiling fans. Contact a ceiling fan company.*

(4) The inspector could **NOT** determine the location of termination of the vent of the kitchen wall mounted exhaust fan. *The exhaust fan appears outdated.*

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.

		IN	NI	NP	RR	Styles & Materials
10.0	Dishwasher	•			•	Disposer Brand: Waste King
10.3	Food Waste Disposer		•		•	Exhaust/Range hood: NONE
10.5	Refrigerator	•				Refrigerator: FRIGIDAIRE MAGIC CHEF Maier U-Line
10.8	Stove down draft	•			•	Stove top: Thermador
10.10	Double wall oven	•				Dishwasher: Frigidaire Down draft stove fan: Thermador Double-oven: Frigidaire

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

- 10.0** The main dishwasher was operational. *The lower level dishwasher was **NOT** operational.*
- 10.3** It is not advisable to have a garbage disposal in a house that is connected to a septic system. The septic system is designed to be the recipient of human waste and waste water that does not contain table scraps, coffee grinds, grease food, etc. *Kitchen items down the garbage disposal put stress on the septic system, and reduce the functional life of the septic system.*
- 10.5** A mini-refrigerator is located in the dining room.
- 10.8** The stove down draft filters need to be cleaned and/or replaced.

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.





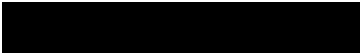
12(A) . Shed

		IN	NI	NP	RR	Styles & Materials
12.0.A	Roof Coverings	•				Roof Covering: 3-Tab asphalt Siding Style: Vertical wood
12.1.A	Wall Cladding Flashing and Trim	•				
12.3.A	Doors (Exterior)	•				
12.4.A	Doors (representative number)	•				
12.8.A	Electrical Connected Devices and Fixtures	•				
12.11.A	Sills	•				
12.12.A	Interior floors, walls & ceiling	•			•	
12.13.A	Grading and vegetation	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

12.12.A Personal items were observed in the shed. *Remove personal items prior to closing.*



12(B) . Mother-in-law apartment

		IN	NI	NP	RR	Styles & Materials
12.0.B	Roof Coverings	•				Roof Covering: 3-Tab asphalt
12.1.B	Wall Cladding Flashing and Trim	•				Siding Style: Vertical wood
12.2.B	Windows (representative number)	•			•	Plumbing Supply: PVC
12.3.B	Doors (Exterior)	•				Plumbing Distribution: Copper
12.4.B	Doors (representative number)	•				Water Heater Power
12.5.B	Plumbing Water Supply, Distribution System and Fixtures	•				Source: Electric
12.6.B	Plumbing Drain, Waste and Vent Systems	•				Heat Type: Electric heat
12.7.B	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			•	Electrical sub panel: 100-amp
12.8.B	Electrical Connected Devices and Fixtures	•			•	
12.9.B	Heating Equipment	•				
12.11.B	Sills	•				
12.12.B	Interior floors, walls & ceiling	•				
12.13.B	Grading and vegetation	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

12.2.B The in-law apartment round top window shows signs of downward thrust because the bottom sash is not tangent on the window sill. *Contact a carpenter.*



12.7.B The 40-gallon, State brand electric water heater was manufactured in 1989. The water heater is 29 years old. The functional design life of water heaters is approximately eight (8) to twelve (12) years. *The water heater was operational at the time of the inspection.*

12.8.B (1) Smoke alarm is missing in bedroom. *Install smoke alarm.*

(2) Smoke alarms are yellowed, which is a sign that they are outdated. The functional design life of smoke alarms is approximately ten (10) years. *Replace smoke alarms.*

(3) Electric meter is located at the rear of the garage, and provides metering for the main panel and two sub panels. *This is for information purposes only.*

(4) Each room in the mother-in-law apartment has a thermostat control for the electric heat.

(5) The bathroom ceiling light was **NOT** operational.



15. Water Wells

		IN	NI	NP	RR	Styles & Materials
15.0	Well Pump and Equipment	•				Pump Type: Submersible pump
15.2	Static depth	•				Accessories: Air bladder tank
15.3	Well casing	•				Electric control box Pressure gauge Well "T" fitting

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

15.0 Sound Home Inspection, LLC. performed a well flow test. The submersible pump, and pressure switch operated correctly during the test. The installation is correctly installed with a well "T" pressure gauge, pressure relief valve and drain valve. The flow test confirmed that adequate water pressure and flow were observed.



16. Septic System

		IN	NI	NP	RR	Styles & Materials
16.0	Septic Field	•			•	Septic Tank: Above ground access lid Baffles inspected Concrete Tank cover: A riser does NOT need to be installed Tank cover removed Baffles: Concrete
16.2	Visual Inspection of Inside of Tank	•				
16.4	Riser	•				
16.5	Operating Level	•				
16.6	Depth of tank	•				
16.7	Baffles	•				
16.10	Waste pipes in basement	•				
		IN	NI	NP	RR	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

16.0 Sound Home Inspection, LLC. completed on December 3, 2018 a functional flow test and inspection of the septic system. The center cover of the tank was removed prior to the commencement of the test. A mirror was placed in the tank to observe the inlet and exit baffles. The baffles and tank walls were in satisfactory condition. The relation of the scum layer to the solid layer was satisfactory. Thirty-five (35) gallons of water were introduced into the tank from the first floor bathroom. The operating level was monitored during the flow test. The operating level remained constant during the test. The system was operating satisfactorily. *The tank was pumped by Richard White & Sons on December 3, 2018 at 8:35 A. M.*

16.4 Limited observation of waste pipes in the basement.

16.10 There was limited observation of the waste pipes.



General Summary



Sound Home Inspection, LLC

PO BOX 393
Mystic,CT 06355

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

1.3 Gutters and down spouts

Inspected, Repair or Replace



Aluminum seamless gutters and down spouts need to be installed at the front and rear of the house. Contact a gutter contractor.






1.3 Item 1(Picture) Recommend installing gutters.

1.10 Chimney rain cap

Not Present, Repair or Replace

 Recommend the installation of a stainless steel rain cap on the chimney for the boiler.



1.10 Item 1(Picture) Stainless steel rain cap recommended



1.10 Item 2(Picture) Drawing of rain cap on chimney

1.13 Number of layers of roof shingles

Inspected

 One layer of architectural roof shingles.





1.13 Item 1(Picture) One layer of architectural roof shingles

1.14 Exterior chimney

Inspected, Repair or Replace



(1) The East chimney exterior chimney has excessive spalling and deteriorated bricks. Spalling is caused by rain penetrating the bricks, freezing, splitting and shattering the bricks. *Anticipate rebuilding the chimney from the shed roof to the crown of the chimney. Contact a mason.*



1.14 Item 1(Picture) Spalling bricks



1.14 Item 2(Picture) Spalling above flashing



1.14 Item 3(Picture) Spalling bricks



1.14 Item 4(Picture) Spalling bricks



(2) The brick boiler chimney has spalling bricks and needs to be rebuilt.



1.14 Item 5(Picture) Spalling bricks

1.20 Roof valley

Inspected



All roof valleys are copper. *This is for information purposes only.*



1.20 Item 1(Picture) Copper valley

1.21 Roof Shingles

Inspected, Repair or Replace



The one layer of architectural roof shingles have reached the end of their functional design life. The roof shingles are so worn, that they need to be stripped, and new roof shingles need to be installed on the main house and the garage/mother-in-law apartment. *Contact a roofing contractor.*



1.21 Item 1(Picture) Contact a roofing contractor

1.22 Skylights

Inspected, Repair or Replace

Skylight has a thermal leak.



1.22 Item 1(Picture) Skylight

2. Exterior



2.2 Windows

Inspected, Repair or Replace



(1) Deferred maintenance was observed on the rear exterior window sills. Numerous windows may need to be replaced. Contact a carpenter. *Scrape, sand, prime and paint window sills. This will help to protect the wood from the elements.*



2.2 Item 1(Picture) Scrape, sand, prime and paint window sills.



2.2 Item 2(Picture) Scrape, sand, prime and paint window sills



2.2 Item 3(Picture) Scrape, sand, prime and paint window sills.



2.2 Item 4(Picture) Scrape, sand, prime and paint window sills.



(2) Excessive dry rot on the bottom of the vertical window trim.





2.2 Item 5(Picture) Dry rot



2.2 Item 6(Picture) Dry rot



2.2 Item 7(Picture) Window sill



(3) Excessive dry rot on the exterior sills.





2.2 Item 8(Picture) Dry rot



2.2 Item 9(Picture) Dry rot



2.2 Item 10(Picture) Dry rot

**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



Vegetation too close to house. The recommended distance between vegetation and side of house is eighteen inches to two feet.



2.4 Item 1(Picture) Vegetation too close to house



2.4 Item 2(Picture) Vegetation too close to house





2.4 Item 3(Picture) Remove shrubberty

2.13 Exterior handrail

Not Present, Repair or Replace



(1) A handrail needs to be installed for the side stone steps.



2.13 Item 1(Picture) Handrail needed



(2) A handrail needs to be installed for the front porch steps.



2.13 Item 2(Picture) Handrail is need at front porch steps

2.22 Window screens

Inspected, Repair or Replace



One of the window screens in the lower level bedroom is torn. *Repair window screen.*



2.22 Item 1(Picture) Torn screen

2.33 Underside of front porch

Not Inspected



Due to lattice work, the underside of the front porch was inaccessible. We did ***NOT*** inspect the underside of the front porch.



2.33 Item 1(Picture) We did NOT inspect the underside of the front porch

2.34 Sidewalk

Inspected, Repair or Replace

One of the stones on the stone sidewalk, which is located between the house and the garage is ***NOT*** the same height as the other stones. *The stone is raised above the adjacent stones, causing a tripping hazard. Contact a mason.*




2.34 Item 1(Picture) Tripping hazard



2.34 Item 2(Picture) Contact a mason

2.35 Front steps

Inspected, Repair or Replace

 Algae has accumulated on the right front porch steps. This condition could be a slipping hazard. Remove algae.




2.35 Item 1(Picture) Remove algae



2.35 Item 2(Picture) Remove algae

2.36 Door bell

Inspected, Repair or Replace

 The side door doorbell was **NOT** operational.



3. Garage

3.12 Roof shingles

Inspected, Repair or Replace



Replace roof shingles.



3.12 Item 1(Picture) Replace roof shingles

3.18 Garage Interior

Inspected, Repair or Replace



Remove personal items from garage prior to closing.



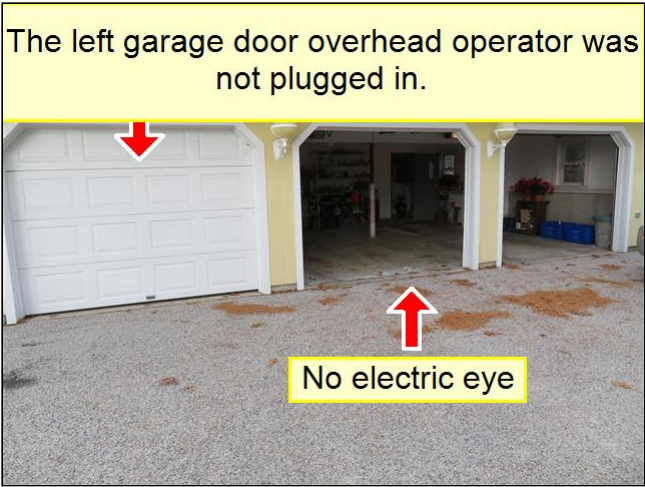
3.18 Item 1(Picture) Remove personal items from garage prior to closing

3.19 Electric eye

Inspected, Repair or Replace



(1) The middle garage door does **NOT** have an electric eye.



3.19 Item 1(Picture) Left door not plugged in. No electric eye on middle door



3.19 Item 2(Picture) No electric eye for middle door



3.19 Item 3(Picture) No electric eye for middle door



(2) The left garage door overhead motor was ***NOT*** plugged into the ceiling receptacle.





3.19 Item 4(Picture) Left garage door operator was not plugged into the receptacle.

3.26 Heat

Inspected



The garage has a heat source, which is electric.



3.26 Item 1(Picture) The garage has a heat source

4. Interiors

4.0 Walls

Inspected, Repair or Replace



(1) Mold-like substance was observed on the lower level bathroom walls. *Contact an air quality company.*



4.0 Item 1(Picture) Contact an air quality company

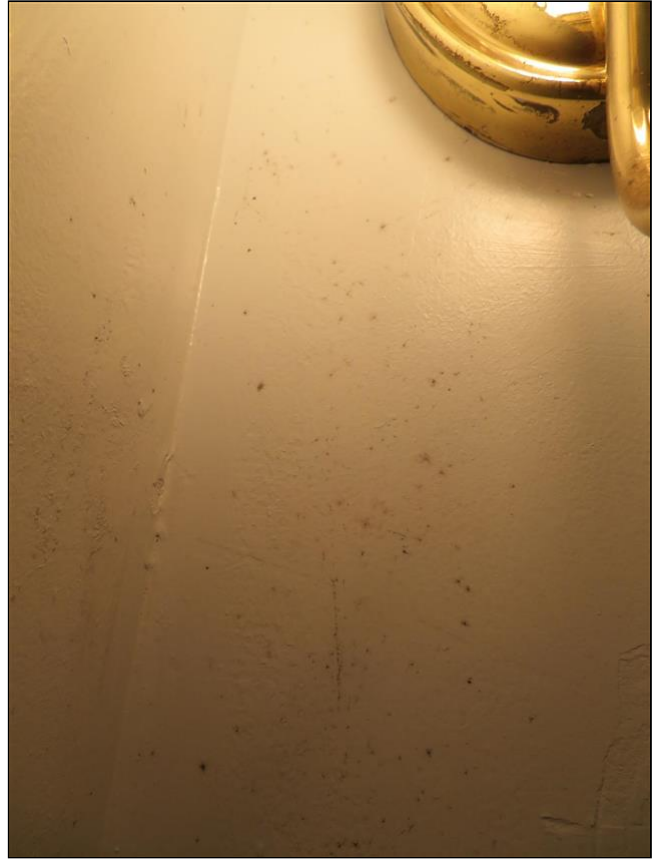


4.0 Item 2(Picture) Contact an air quality company





4.0 Item 3(Picture) Contact an air quality company



4.0 Item 4(Picture) Contact an air quality company





4.0 Item 5(Picture) Contact an air quality company





4.0 Item 6(Picture) Contact an air quality company





4.0 Item 7(Picture) Contact an air quality company



(2) The drywall and wood molding at the exterior of the squash court glass door appears to be water damaged and in appears to be in need of repair. *Contact a carpenter.*

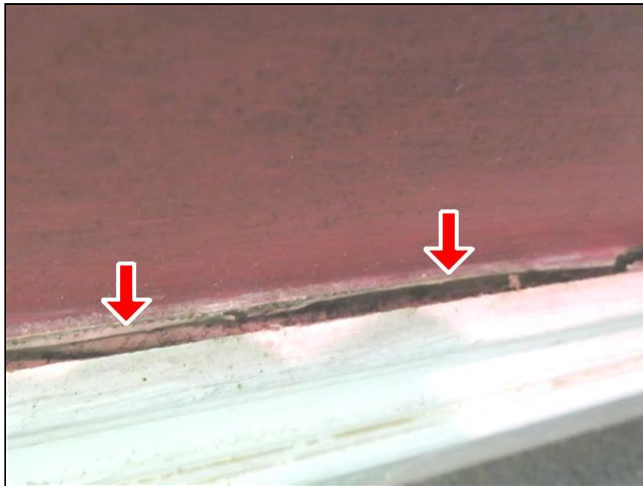




4.0 Item 8(Picture) Contact a carpenter



4.0 Item 9(Picture) Contact a carpenter



4.0 Item 10(Picture) Contact a carpenter



(3) Mold-like substance and water damage was observed on the lower level squash court walls.
Contact a carpenter and an air quality company.



4.0 Item 11(Picture) Contact a carpenter and an air quality company



4.0 Item 12(Picture) Contact a carpenter and an air quality company

4.1 Floors

Inspected, Repair or Replace



The lower level squash court floor, walls and ceiling shows signs of mold-like material. *This may be a potential health hazard. Contact an air quality company for further evaluation.*





4.1 Item 1(Picture) Contact an air quality company



4.1 Item 2(Picture) Contact an air quality company



4.1 Item 3(Picture) Contact an air quality company



4.1 Item 4(Picture) Contact an air quality company



4.1 Item 5(Picture) Contact an air quality company



4.1 Item 6(Picture) Contact an air quality company



4.1 Item 7(Picture) Contact an air quality company



4.1 Item 8(Picture) Contact an air quality company

4.2 Ceilings

Inspected, Repair or Replace



(1) Stains were observed on the kitchen metal ceiling.



4.2 Item 1(Picture) Stains were observed on the kitchen metal ceiling



4.2 Item 2(Picture) Stains were observed on the kitchen metal ceiling



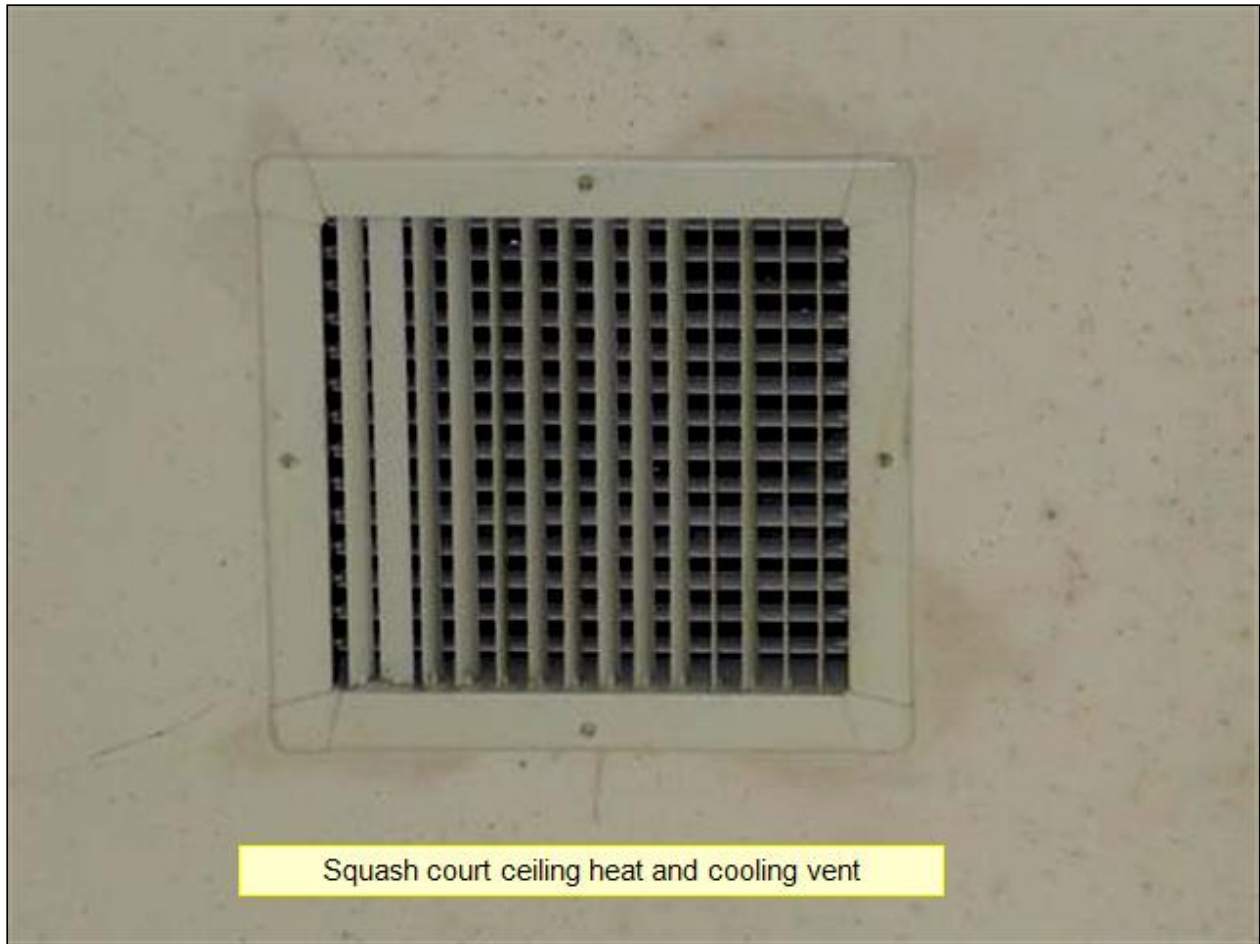
(2) Stains were observed on the squash court ceiling. The cause of the stains may be due to moisture. *Contact an air quality company for further evaluation.*



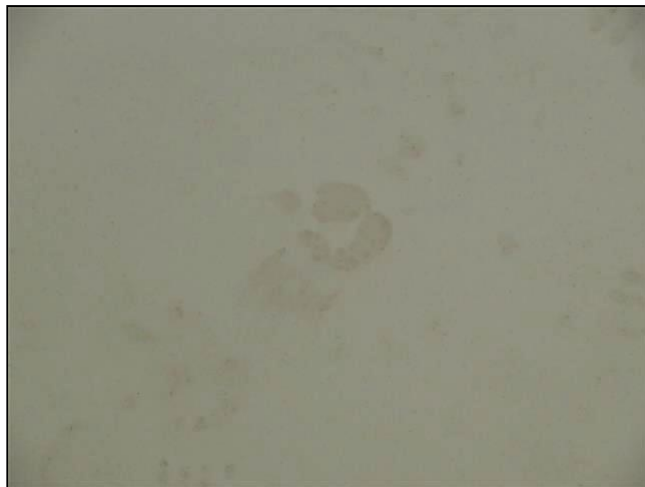


4.2 Item 3(Picture) Stains on squash court ceiling

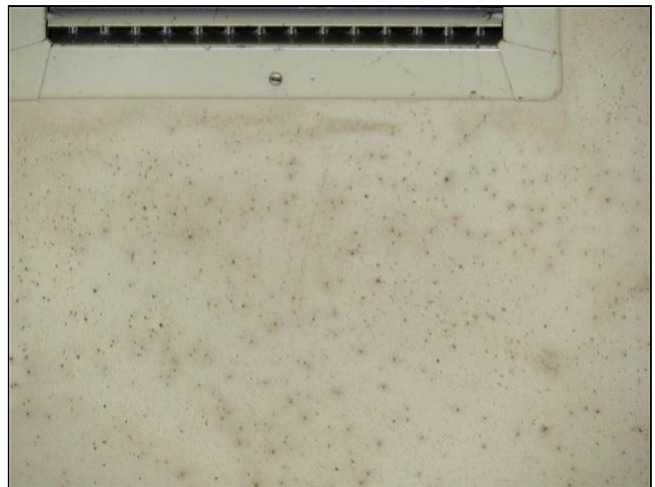




4.2 Item 4(Picture) Stains on squash court ceiling



4.2 Item 5(Picture) Stains on squash court ceiling



4.2 Item 6(Picture) Stains on squash court ceiling





4.2 Item 7(Picture) Stains on squash court ceiling

4.6 Windows (representative number)

Inspected, Repair or Replace



(1) Stained glass and fixed window on second floor have thermal leaks. *This is for information purposes only.*



4.6 Item 1(Picture) Thermal leak



(2) Thermal leaks.



4.6 Item 2(Picture) Thermal leak

4.7 Attic Access

Inspected



The attic access via pull down stairs is located in the laundry room ceiling.



4.7 Item 1(Picture) Pull down stairs to attic

4.14 Skylight

Inspected



Skylight in master bedroom sitting area.





4.14 Item 1(Picture) Skylight in master bedroom sitting area



4.14 Item 2(Picture) Skylight in master bedroom sitting area

4.16 Basement

Inspected, Repair or Replace



Mold-like substance was observed in the basement. *Contact an air quality company for further evaluation.*

4.21 Kitchen

Inspected, Repair or Replace

Lower level kitchen sprayer was ***NOT*** operational.



4.21 Item 1(Picture) Lower level kitchen sprayer was NOT operational



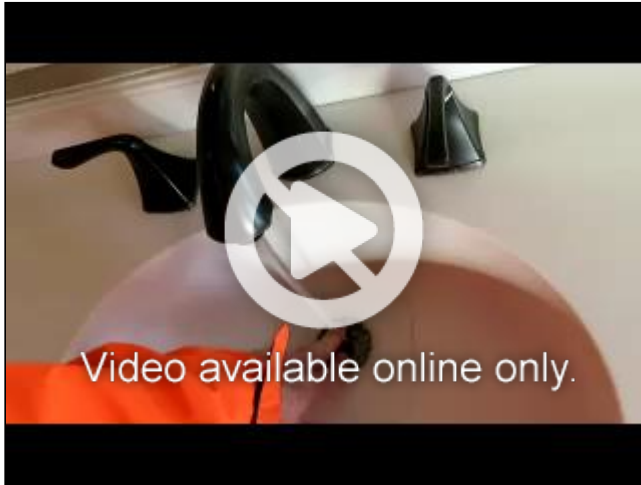
6. Plumbing System

6.9 Fixtures

Inspected, Repair or Replace



The right sink stopper in the master bathroom does **NOT** hold water.



6.9 Item 1(Video) Right sink stopper in the master bathroom does NOT hold water

6.20 Jetted tub

Inspected, Repair or Replace



(1) The jetted tub does **NOT** have an access panel.



6.20 Item 1(Picture) Jetted tub does NOT have an access panel



(2) The jetted tub was operational at the time of the inspection.





6.20 Item 2(Video) Jetted tub was operational

7. Electrical System

7.8 Smoke Alarms

Inspected, Repair or Replace



(1) Smoke alarms are missing in bedrooms. The smoke detector needs to be at least 4 inches from ceiling/wall junction and no further than 12 inches away in bedrooms. *Install smoke alarms in bedrooms.*



7.8 Item 1(Picture) Missing smoke alarms in bedrooms



7.8 Item 2(Picture) Missing smoke alarms in bedrooms





7.8 Item 3(Picture) Missing smoke alarms in bedrooms



(2) Smoke alarms are yellowed, which is a sign that they are outdated. The functional design life of smoke alarms is approximately ten (10) years. *Replace smoke alarms.*



7.8 Item 4(Picture) Yellowed smoke alarm



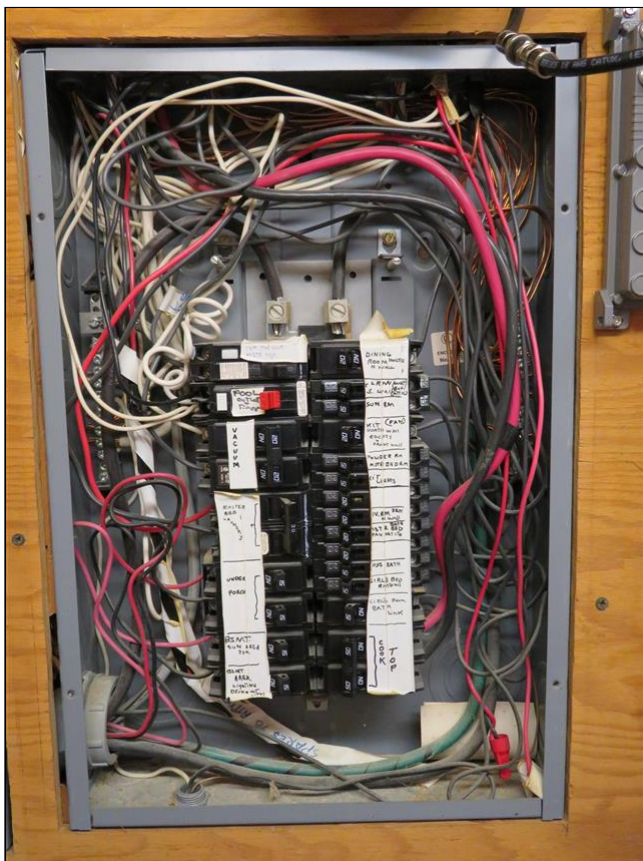


7.8 Item 5(Picture) Yellowed smoke alarm

7.12 Sub-panel

Inspected

(1) One of the two sub panels is located in the basement next to the main panel.



7.12 Item 1(Picture) Sub panel

(2) The second sub panel is located in the garage, at the base of the apartment stairway.

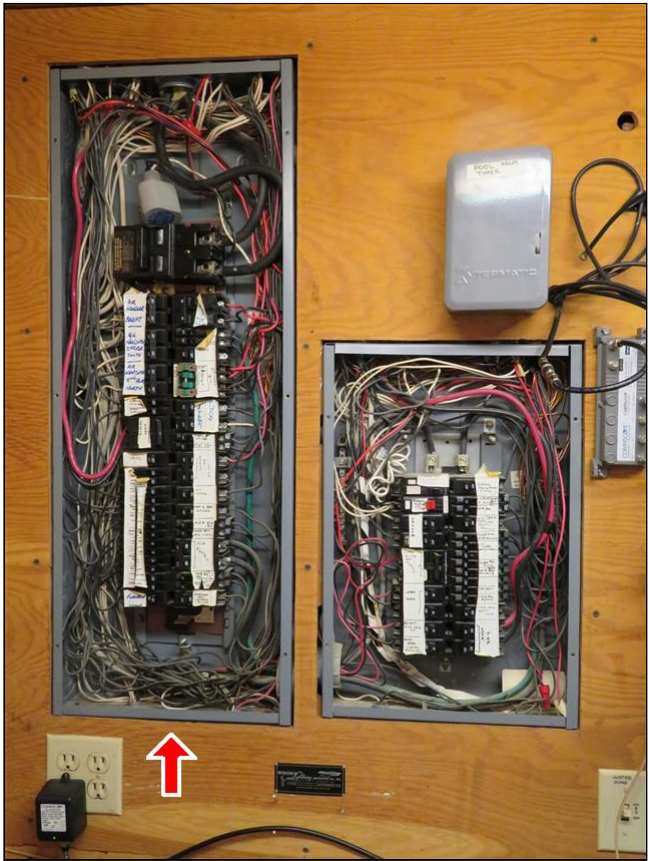


7.12 Item 2(Picture) Sub panel in garage

7.22 Main Electrical panel

Inspected

The main panel with the cover removed. *This is for information purposes only.*



7.22 Item 1(Picture) Main panel and sub panel with the covers removed



7.22 Item 2(Picture) Main panel with the cover removed

7.27 Electric meter

Inspected

One (1) electric meter, the electrical consumption for the main house and the garage apartment will be reflected on one (1) billing statement. *This is for information purposes only.*



7.27 Item 1(Picture) One electric meter for both living quarters

7.30 Door bell

Inspected, Repair or Replace



The side door door bell is **NOT** operational.



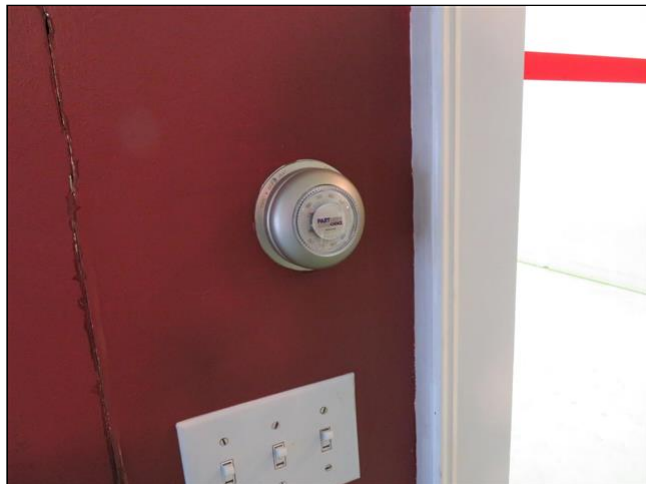
7.30 Item 1(Picture) Side door door bell is NOT operational

8. Heating / Central Air Conditioning

8.1 Normal Operating Controls

Inspected

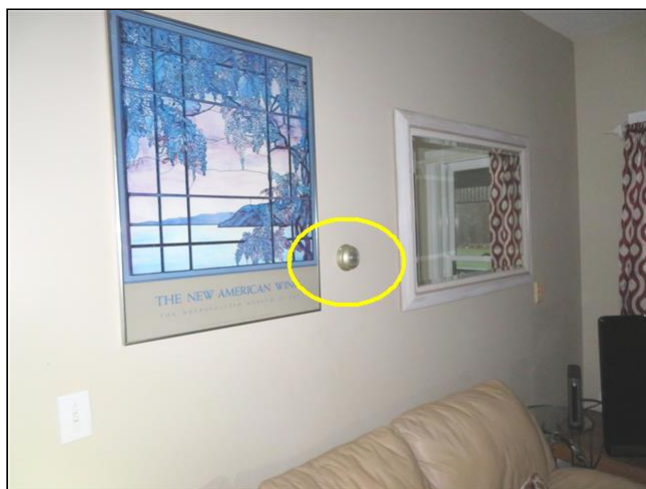
Thermostats locations: A. Lower level by The squash court, B. First floor living room wall, C. Second floor master bedroom.



8.1 Item 1(Picture) Thermostat on lower level



8.1 Item 2(Picture) Thermostat on second floor



8.1 Item 3(Picture) Thermostat on main level, in living room

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 heat registers need to be cleaned. *Clean heat registers.*



8.3 Item 1(Picture) Contact a duct cleaning company

8.6 Solid Fuel Heating Device (pellet or wood)

Not Inspected, Repair or Replace

The wood stoves were ***NOT*** inspected. *Contact the local fire marshall for the current guidelines for wood stove installation.*



8.6 Item 1(Picture) Master bedroom wood stove



8.6 Item 2(Picture) Lower level wood stove

8.8 Air condenser and air handler

Inspected, Repair or Replace

(1) The A/C was **NOT** tested for proper operation due to the outside air temperature is 65 degrees or less. Contact an HVAC company for testing when the exterior temperature is above 65 degrees. *We did not inspect these units.*



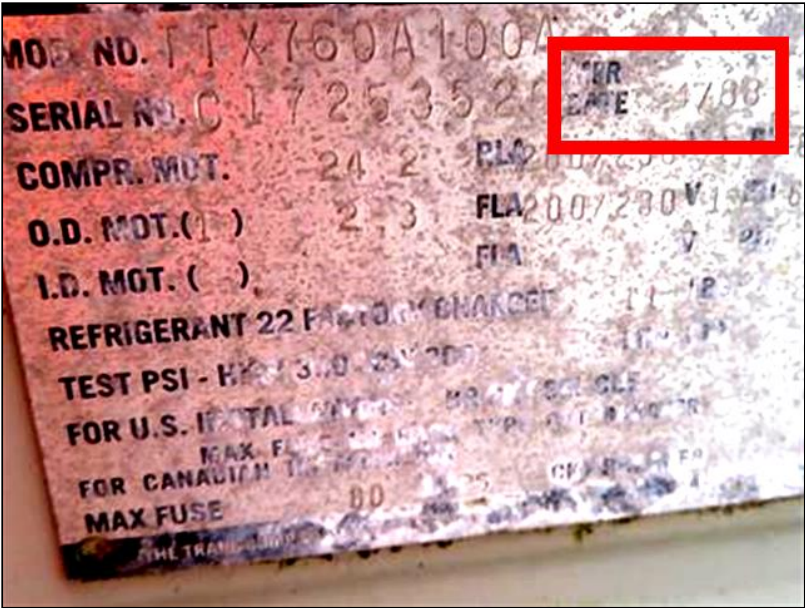
8.8 Item 1(Picture) 1988 Trane air condenser



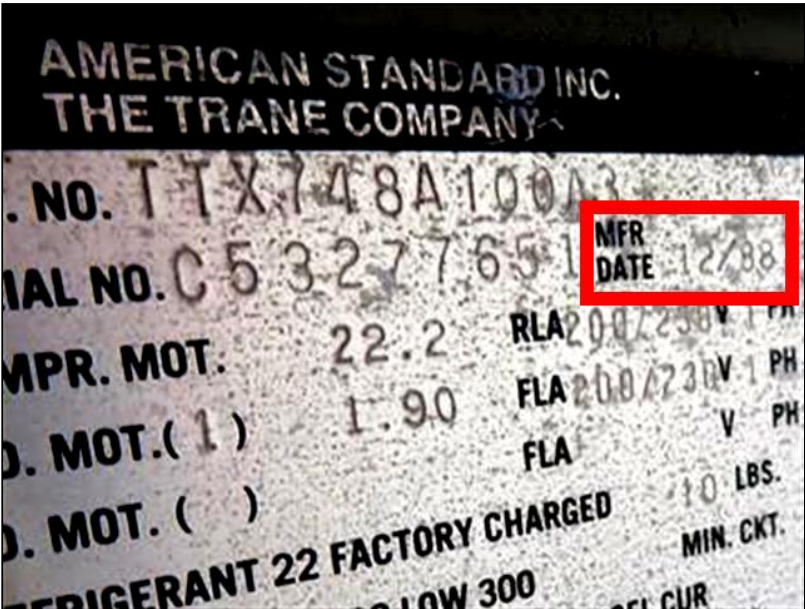
8.8 Item 2(Picture) Label serial number and manufacture date are illegible



8.8 Item 3(Picture) Two air condensers on side of garage

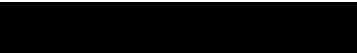


8.8 Item 4(Picture) 1988 Trane air condenser label



8.8 Item 5(Picture) 1988 Trane air condenser label

(2) The suction and return line foam sleeves are deteriorated. Missing foam on suction line can cause energy loss and condensation. *I recommend service or repair as needed.*





8.8 Item 6(Picture) Replace foam sleeves



8.8 Item 7(Picture) Replace foam sleeves



8.8 Item 8(Picture) Replace foam sleeves



8.8 Item 9(Picture) Replace foam sleeves





(3) The three (3) condenser has an accumulation of algae. *Clean algae off of the air condenser.*



8.8 Item 10(Picture) Clean algae off of the air condenser



(4) The three (3) condensers outside (AC unit) are very old, manufactured in (approximately) 1988. The units are approximately 30-years old. The functional design life of an air condenser is approximately fifteen to twenty years. *Contact an HVAC company.*

8.9 Conventional fireplace

Inspected

Conventional fireplace.



8.9 Item 1(Picture) Conventional fireplace

8.10 Heating pipes

Inspected, Repair or Replace

One (1) of the heating zones does NOT have a zone valve (Gold power head) installed on the boiler manifold.



8.10 Item 1(Picture) Missing zone valve

8.14 Oil tank

Not Inspected, Repair or Replace



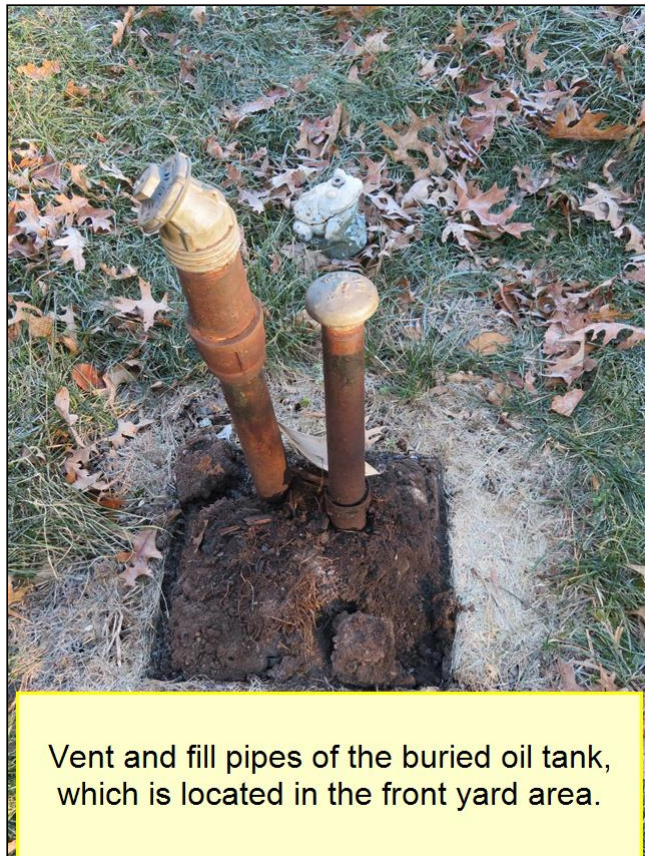
The property has a buried oil tank. The capacity and condition of the tank cannot be determined. *Sound Home Inspection, LLC did not inspect, test nor render any opinion on the age nor condition of tank. Recommend further evaluation and/or testing by an oil company.*



8.14 Item 1(Picture) Buried oil tank



8.14 Item 2(Picture) Buried oil tank



8.14 Item 3(Picture) Buried oil tank



8.14 Item 4(Picture) Fill and vent pipes

8.15 Air Filter

Inspected

Electronic air filter.



8.15 Item 1(Picture) Electronic air filter

8.21 Boiler

Inspected, Repair or Replace

(1) The oil-fired boiler does ***NOT*** have an annual service tag. EXCESSIVE RUST ON THE BOILER JACKET. Service prior to closing Contact an oil company.



8.21 Item 1(Picture) Service prior to closing
Contact an oil company



(2) Boiler in basement has evidence of rust and deferred maintenance. *Contact a oil company.*



8.21 Item 2(Picture) Contact a oil company



8.21 Item 3(Picture) Contact a oil company



8.21 Item 4(Picture) Contact a oil company



8.21 Item 5(Picture) Contact a oil company



(3) The boiler has a leaking zone valve. *Contact an oil company.*

9. Insulation and Ventilation

9.3 Venting Systems (Kitchens, Baths and Laundry)

Inspected, Repair or Replace

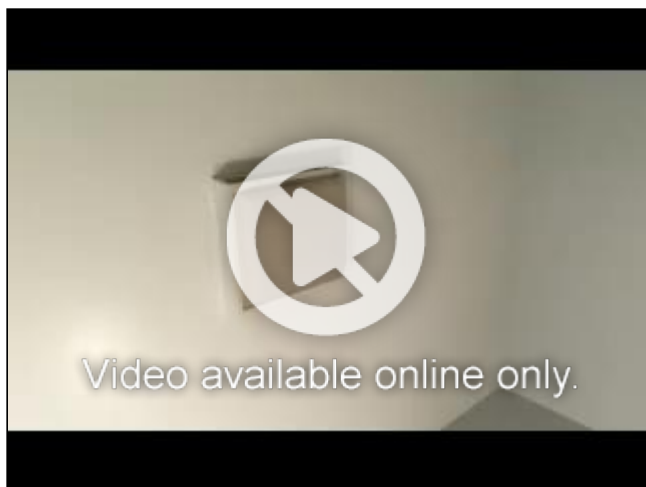
(1) Lint can accumulate in an exhaust duct, reducing the dryer's ability to expel heated water vapor, which then accumulates as heat energy within the machine. As the dryer overheats, mechanical failures can trigger sparks, which can cause lint trapped in the dryer vent to burst into flames. This condition can cause the whole house to burst into flames. Fires generally originate within the dryer, but spread by escaping through the ventilation duct, incinerating trapped lint, and following its path into the building wall. **MAJOR SAFETY ISSUE!!!**



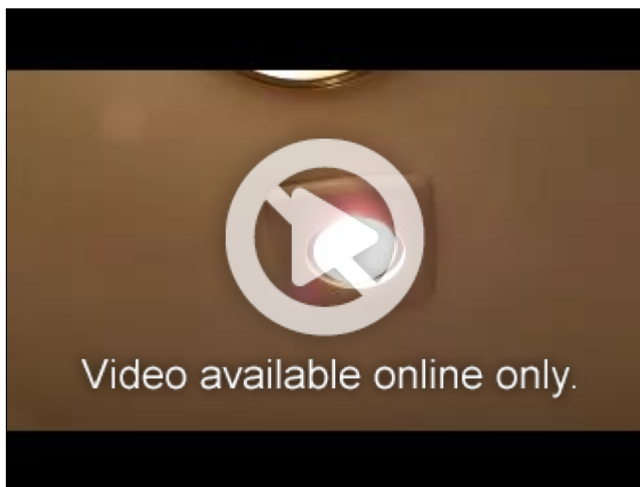
9.3 Item 1(Picture) Dryer vent

(2) Fires caused by dryers in 2005 were responsible for approximately 13,775 house fires, 418 injuries, 15 deaths, and \$196 million in property damage. Most of these incidents occur in residences and are the result of improper lint cleanup and maintenance. Fortunately, these fires are very easy to prevent. The recommendations outlined below reflect International Residential Code (IRC) SECTION M1502 CLOTHES DRYER EXHAUST guidelines: M1502.5 Duct construction. Exhaust ducts shall be constructed of minimum 0.016-inch-thick rigid metal ducts, having smooth interior surfaces, with joints running in the direction of air flow. Exhaust ducts shall not be connected with sheet-metal screws or fastening means which extend into the duct. This means that the **FLEXIBLE, RIBBED VENTS USED IN THE PAST SHOULD NO LONGER BE USED. THEY ARE A POTENTIAL FIRE HAZARD.**

(3) The lower level and second floor bathroom ceiling fans are abnormally loud. This may be due to dust and debris accumulation in the fan motor. *Clean ceiling fan or replace ceiling fans. Contact a ceiling fan company.*



9.3 Item 2(Video) Loud ceiling fan in lower level



9.3 Item 3(Video) Loud ceiling fan in second floor guest bathroom

(4) The inspector could **NOT** determine the location of termination of the vent of the kitchen wall mounted exhaust fan. *The exhaust fan appears outdated.*



9.3 Item 4(Picture) The exhaust fan appears outdated



9.3 Item 5(Picture) The exhaust fan appears outdated

10. Built-In Kitchen Appliances

10.0 Dishwasher

Inspected, Repair or Replace

The main dishwasher was operational. *The lower level dishwasher was **NOT** operational.*



10.0 Item 1(Picture) Lower level dishwasher is not operational



10.0 Item 2(Picture) Lower level dishwasher is not operational

10.3 Food Waste Disposer

Not Inspected, Repair or Replace

It is not advisable to have a garbage disposal in a house that is connected to a septic system. The septic system is designed to be the recipient of human waste and waste water that does not contain table scraps, coffee grinds, grease food, etc. *Kitchen items down the garbage disposal put stress on the septic system, and reduce the functional life of the septic system.*



10.3 Item 1(Picture) Waste King brand garbage disposal

10.5 Refrigerator

Inspected

A mini-refrigerator is located in the dining room.

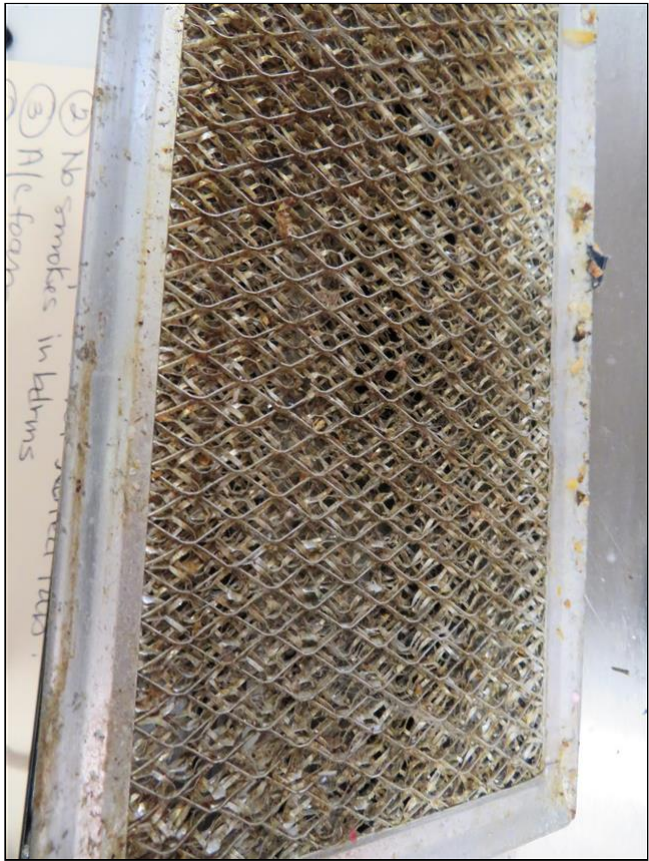


10.5 Item 1(Picture) Mini-refrigerator

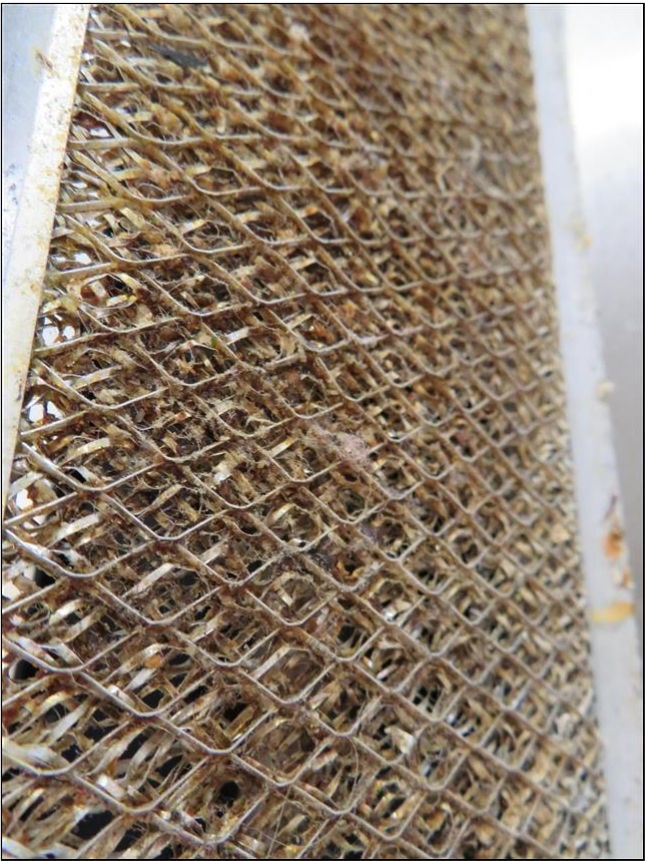
10.8 Stove down draft

Inspected, Repair or Replace

The stove down draft filters need to be cleaned and/or replaced.



10.8 Item 1(Picture) Clean or replace filters



10.8 Item 2(Picture) Clean or replace filters





10.8 Item 3(Picture) Clean or replace filters



10.8 Item 4(Picture) Clean or replace filters



10.8 Item 5(Picture) Clean or replace filters



12(A) . Shed

12.12.A Interior floors, walls & ceiling

Inspected, Repair or Replace

Personal items were observed in the shed. *Remove personal items prior to closing.*



12.12.A Item 1(Picture) Remove personal items



12.12.A Item 2(Picture) Remove personal items prior to closing

12(B) . Mother-in-law apartment

12.2.B Windows (representative number)

Inspected, Repair or Replace

The in-law apartment round top window shows signs of downward thrust because the bottom sash is not tangent on the window sill. *Contact a carpenter.*



12.2.B Item 1(Picture) Contact a carpenter



12.2.B Item 2(Picture) Contact a carpenter

12.7.B Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected, Repair or Replace



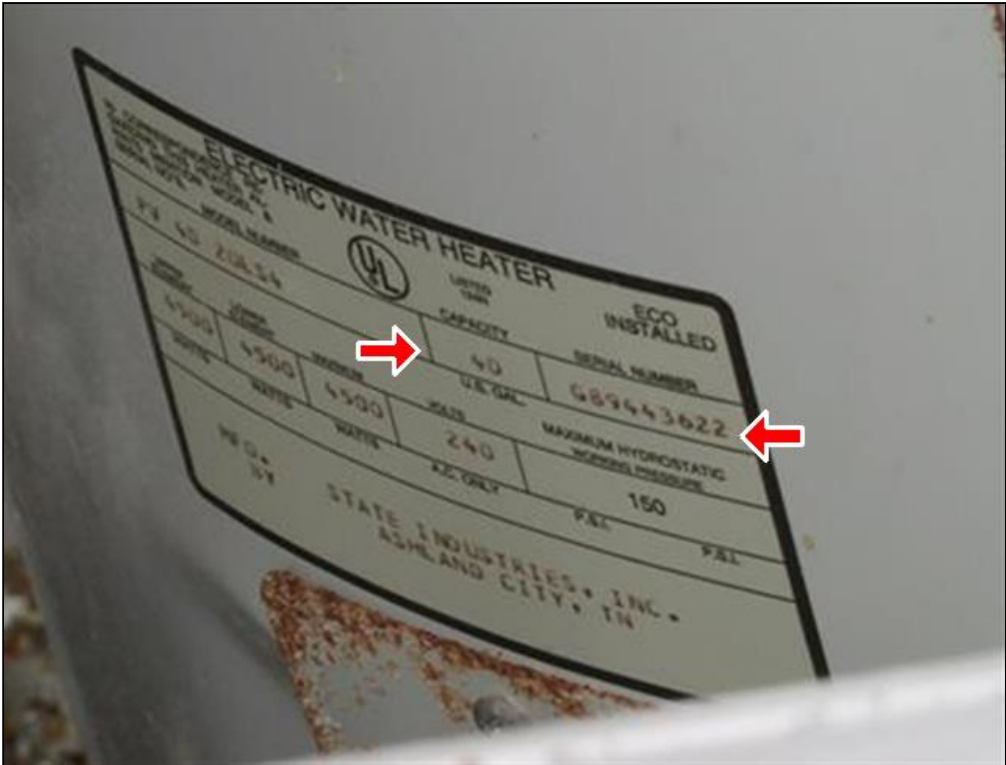
The 40-gallon, State brand electric water heater was manufactured in 1989. The water heater is 29 years old. The functional design life of water heaters is approximately eight (8) to twelve (12) years. *The water heater was operational at the time of the inspection.*



12.7.B Item 1(Picture) 29-year old, State brand, 40-gallon water heater



12.7.B Item 2(Picture) 29-year old, State brand, 40-gallon water heater



12.7.B Item 3(Picture) 29-year old, State brand, 40-gallon water heater label

12.8.B Electrical Connected Devices and Fixtures



Inspected, Repair or Replace

(1) Smoke alarm is missing in bedroom. *Install smoke alarm.*



12.8.B Item 1(Picture) Install smoke alarm

(2) Smoke alarms are yellowed, which is a sign that they are outdated. The functional design life of smoke alarms is approximately ten (10) years. *Replace smoke alarms.*

(3) Electric meter is located at the rear of the garage, and provides metering for the main panel and two sub panels. *This is for information purposes only.*



12.8.B Item 2(Picture) Electric meter for main and sub panels

(4) Each room in the mother-in-law apartment has a thermostat control for the electric heat.





12.8.B Item 3(Picture) Thermostat in each room



12.8.B Item 4(Picture) Bathroom thermostat

(5) The bathroom ceiling light was **NOT** operational.



12.8.B Item 5(Picture) NOT operational

15. Water Wells

15.0 Well Pump and Equipment

Inspected

Sound Home Inspection, LLC. performed a well flow test. The submersible pump, and pressure switch operated correctly during the test. The installation is correctly installed with a well "T" pressure gauge, pressure relief valve and drain valve. The flow test confirmed that adequate water pressure and flow were observed.



15.0 Item 1(Picture) Well holding tank

16. Septic System

16.0 Septic Field

Inspected, Repair or Replace

Sound Home Inspection, LLC. completed on December 3, 2018 a functional flow test and inspection of the septic system. The center cover of the tank was removed prior to the commencement of the test. A mirror was placed in the tank to observe the inlet and exit baffles. The baffles and tank walls were in satisfactory condition. The relation of the scum layer to the solid layer was satisfactory. Thirty-five (35) gallons of water were introduced into the tank from the first floor bathroom. The operating level was monitored during the flow test. The operating level remained constant during the test. The system was operating satisfactorily. *The tank was pumped by Richard White & Sons on December 3, 2018 at 8:35 A. M.*



16.0 Item 1(Picture) Septic tank



16.0 Item 2(Picture) Septic tank



16.0 Item 3(Picture) Riser





16.0 Item 4(Picture) Cover removed





16.0 Item 5(Picture) Pumping tank

16.4 Riser

Inspected

Limited observation of waste pipes in the basement.

16.10 Waste pipes in basement

Inspected

There was limited observation of the waste pipes.

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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