

Property Inspection Report



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First Inspect Home Inspections LLC.

Sample
Inspection Prepared For: Sample
Agent:

Date of Inspection: 4/1/2025
Year Built: Size: 6560
Weather: Partly 45

Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

We recommend that licensed contractors evaluate and repair any concerns and defects for your safety and liability purposes. Note that this report is a snapshot in time, on the day of the inspection. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide.

Video In Your Report: Your inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page, the videos will play in any browser, just click on any video within the report to start it playing.

Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future.



Safety - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the narrative to understand the issue thoroughly.



Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow, hover your mouse over the term. The definition or a tip about the item will appear!

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 8 Item: 2	Driveway/Parking	<ul style="list-style-type: none"> The driveway/parking material is asphalt. Asphalt should be kept sealed and larger cracks filled to prevent frost damage. Consult a professional contractor as needed. Cracks were observed at the driveway.
Page 9 Item: 4	Steps/Stoop	<ul style="list-style-type: none"> The back stone steps need handrails installed for added safety.
Roof		
Page 13 Item: 7	Condition of Roof Covering	<ul style="list-style-type: none"> The roof has some moss and lichen growth. Recommend a soft wash to remove. The roof has some torn asphalt shingles. Have a licensed roofing contractor evaluate the roof and repair as needed. The roof is dated midlife to older. The average life expectancy of an architectural roof is 25 to 30 years, with maintenance.
Exterior		
Page 15 Item: 2	Gutters	<ul style="list-style-type: none"> One or more gutter sections were loose with detached brackets and dents. Recommend a professional contractor repair. Some gutter downspouts terminate on roof surfaces, which is a common practice but will concentrate a large amount of water on one location of asphalt shingles. This will allow more wear in one location. Recommend redirecting the water discharge to other gutters or to the ground.
Page 16 Item: 4	Trim	<ul style="list-style-type: none"> Some of the wood trim had moisture damage at the lower right side of the garage. Recommend repair or replacement of damaged exterior trim.
Page 17 Item: 6	Fascia	<ul style="list-style-type: none"> The wood fascia had some minor damage at the right side of the garage. Recommend repair.
Page 18 Item: 9	Windows/Screens	<ul style="list-style-type: none"> Some window screens are torn or missing. Repair as needed.
Exterior A/C - Heat Pump 1		
Page 21 Item: 1	Exterior A/C - Heat Pump 1	<ul style="list-style-type: none"> The larger Trane A/C heat pump systems are dated 2008, and another A/C is dated 2003. The average life expectancy of a central A/C system with heat pumps is 15 to 20 years with maintenance.
Garage/Carport		
Page 23 Item: 11	Overhead Door(s)	<ul style="list-style-type: none"> The left garage door was damaged but was operable. Repair the damaged door as needed.
Page 24 Item: 13	Electrical Receptacles	<ul style="list-style-type: none"> There is at least one cover plate missing at a receptacle in the garage. This is a safety concern. Recommend a licensed electrician install a cover plate. The garage GFI receptacle was not operating properly, and it won't trip when tested. This is a safety concern. Recommend a licensed electrician repair.

Kitchen

Page 34 Item: 9	Appliances	<ul style="list-style-type: none"> The lower oven door does not seal well. Repair as needed. Recommend an appliance technician evaluate.
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Bathroom 1

Page 39 Item: 12	Window	<ul style="list-style-type: none"> The 1st floor half bathroom casement window has a missing handle. Repair as needed.
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Bathroom 5

Page 51 Item: 5	Toilet	<ul style="list-style-type: none"> The toilet bowl is loose in the 2nd floor shared bathroom. Since the movement of the toilet will damage the wax ring, recommend replacing the wax ring. While the toilet is removed, verify that the subfloor is still in good condition. Repair as needed.
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Fireplace

Page 61 Item: 6	Fireplace	<ul style="list-style-type: none"> The living room and family room fireplace firebrick has stains and efflorescence. Repair as needed. The living room fireplace screen is torn. Repair or replace as needed.
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Attic/Structure/Framing/Insulation

Page 63 Item: 1	Access to Attic/Inspected From/Location	<ul style="list-style-type: none"> The attic pull-down stairs have weak springs. The door needs to be pushed up to seal. Recommend repair.
Page 64 Item: 7	Fans exhaust to	<ul style="list-style-type: none"> Bathroom vents terminate in the attic. The vent is disconnected. Recommend repair to control moisture in the attic.
Page 66 Item: 17	Attic/Structure/Framing/Insulation: Other	<ul style="list-style-type: none"> Pests are not part of the home inspection. However, there is evidence of mice feces in the attic, basement, and garage, which is a safety concern. Recommend setting traps or have a professional exterminator evaluate and treat as needed.

Basement

Page 67 Item: 1	Foundation	<ul style="list-style-type: none"> Foundation walls were covered with paneling/drywall/insulation/storage and were not visible. It is always possible that hidden damage may exist in non-visible areas. Consult a licensed contractor as needed. Evidence of water penetration was observed behind the furnace above the foundation where the A/C compressor condenser lines enter the house. Recommend monitoring water activity and contacting a licensed basement waterproofing company as needed.
Page 67 Item: 2	Basement Floor	<ul style="list-style-type: none"> The basement floor has typical cracks. Monitor and consult a licensed contractor if the cracks become active.

Plumbing

Page 70 Item: 7	Drain/Waste/Vent Pipe	<ul style="list-style-type: none"> The waste drain for the home is a septic-type system. Repair and maintenance are the homeowner's responsibility. Recommend a septic service professional pump and inspect the septic system before closing. (EPA INFORMATION- The average household septic system should be inspected at least every three years by a septic system professional. Household septic tanks are typically pumped every 3-5 years, according to the EPA. Systems that have mechanical parts like float switches, pumps, or alarms should be inspected annually.)
Page 71 Item: 9	Fuel Line	<ul style="list-style-type: none"> Evidence of an underground oil tank was observed in the basement. Recommend contacting the town of Wilton to determine if it was removed with documentation on file.

Water Heater

Page 73 Item: 2	Approximate Age	<ul style="list-style-type: none"> The water heater is dated 2015. The average life expectancy of a water heater is 8 to 12 years.
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Heating System

Page 74 Item: 1	Brand	• The Williamson furnaces appear to be dated mid to late 1990s early 2000s. The average life expectancy of a furnace is 15 to 20 years, with maintenance. Recommend purchasing a service contract and have annual maintenance to extend its life. Recommend budgeting for repairs or replacement based on its age.
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Cooling System - Interior

Page 80 Item: 7	Condition	• The air conditioners were not operated due to the outside temperature. The units should not be operated when the outside temperature is less than 60 degrees. Recommend a licensed HVAC contractor clean and check the AC performance prior to using.
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Items To Monitor

Page 81 Item: 1	Items To Monitor	• The first floor tile floor throughout the laundry room, bathroom, and hallway has loose and cracked grout. Recommend repair and monitoring for tile detachment.
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Items Not Visible Or Tested

Page 82 Item: 1	Items Not Visible Or Tested	• Not all electrical wall outlets were tested at the time of the inspection due to stored items and furniture blocking access.
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Overview

1. Scope of Inspection

• All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

2. Main Entrance Faces

• For the purpose of this inspection, this house faces east.

3. State of Occupancy

• Occupied

4. Weather Conditions

• Cloudy

5. Recent Rain/Snow

• Yes

6. Ground Cover

• Wet

7. Approximate Age

• 1986

House Photos

1. House Photo's



Observations:

- The front of the house
- The side of the house
- The back of the house
- Outbuildings are not part of the home inspection.



House Photos (continued)

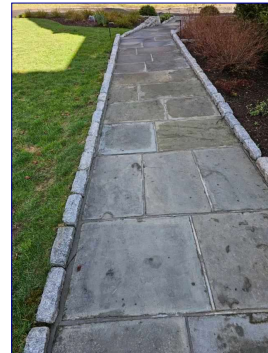
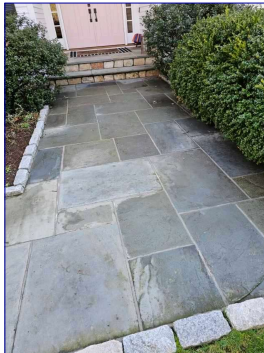


Grounds

1. Service Walks



- Materials
- Flagstone



2. Driveway/Parking

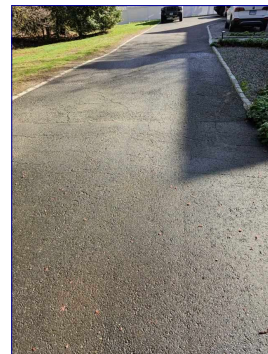


Materials:

- Asphalt

Observations:

- The driveway/parking material is asphalt. Asphalt should be kept sealed and larger cracks filled to prevent frost damage. Consult a professional contractor as needed. Cracks were observed at the driveway.



Grounds (continued)

3. Porch



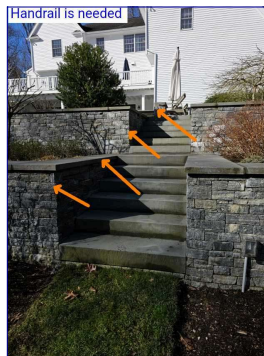
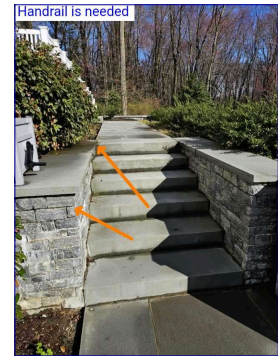
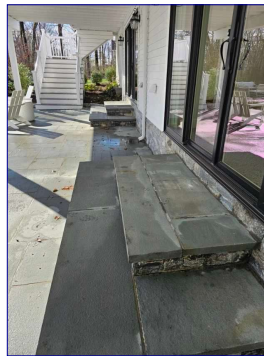
4. Steps/Stoop

Materials:

- Rock

Observations:

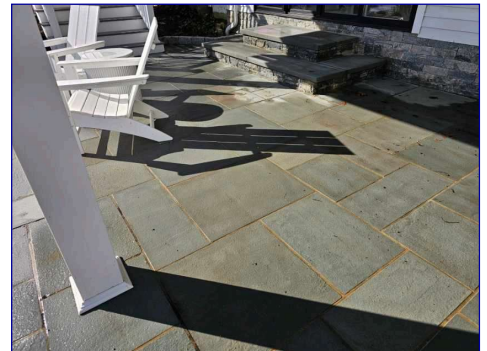
- The back stone steps need handrails installed for added safety.



5. Patio

Materials:

- Flagstone

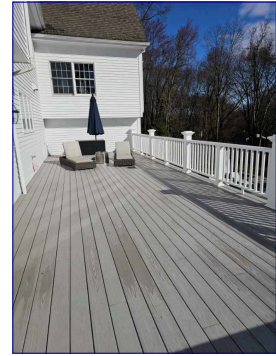


Grounds (continued)

6. Deck/Balcony



Materials:
• Wood



7. Deck/Porch/Patio Covers



8. Fence/Wall



Grounds (continued)

9. Landscape Affecting Foundation



10. Retaining Wall



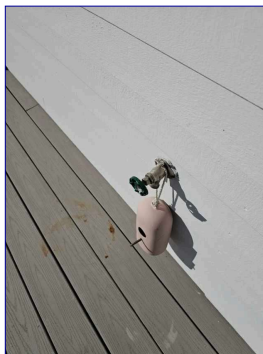
- Materials:
- Rock/Boulder



11. Hose Bibs



- Hose Bibs:
- Yes, operable



Roof

1. Roof View



2. Roof General: Visibility

Visibility:

- Partial
- Limited by: Height
- Limited by: Pitch

Inspected From:

- Roof
- Ladder at eaves
- Ground

3. Roof Style: Type/Style

Type/Style:

- Asphalt Shingle
- Gable

4. Ventilation System



Type:

- Soffit
- Ridge

5. Flashing



6. Valleys



Materials:

- Asphalt

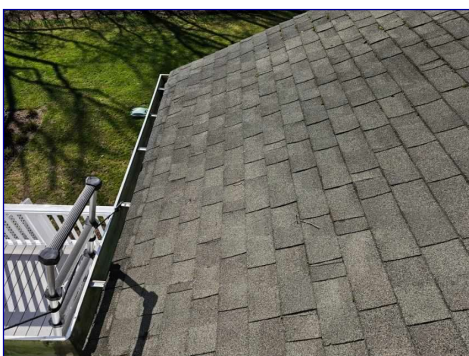
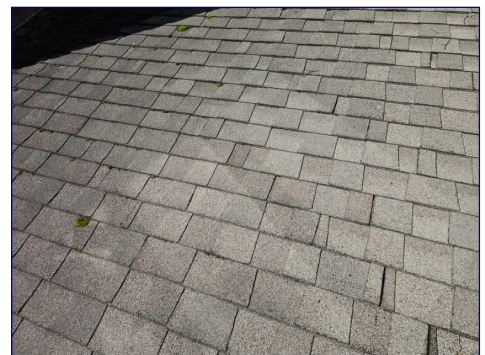
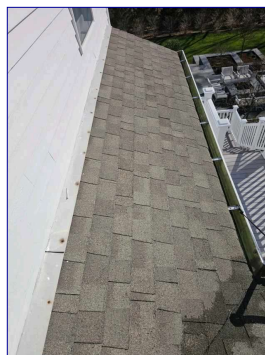
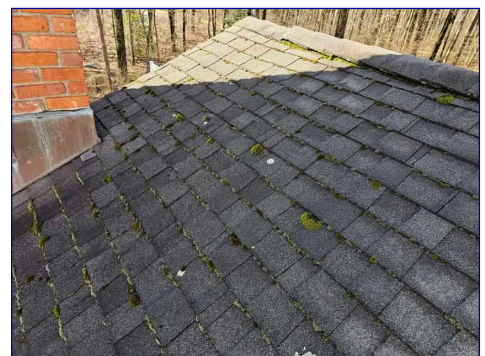
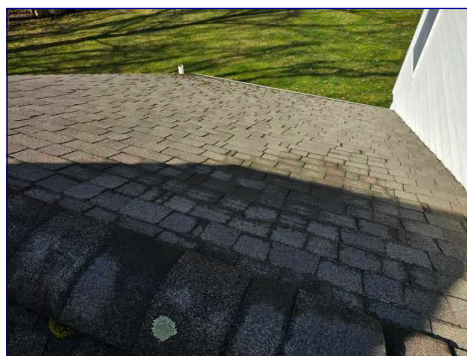
Roof (continued)

7. Condition of Roof Covering



Observations:

- The roof has some moss and lichen growth. Recommend a soft wash to remove.
- The roof has some torn asphalt shingles. Have a licensed roofing contractor evaluate the roof and repair as needed.
- The roof is dated midlife to older. The average life expectancy of an architectural roof is 25 to 30 years, with maintenance.



Roof (continued)



8. Skylights



9. Vents



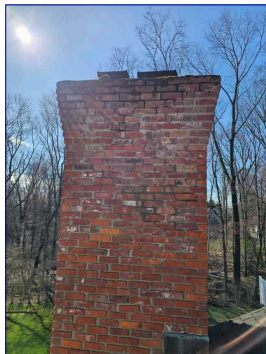
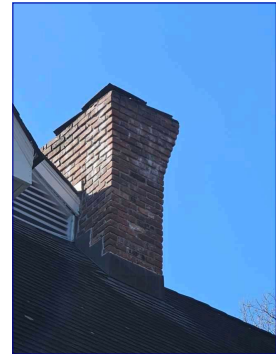
Exterior

1. Chimney Chase



General:

- Rain Cap/Spark Arrestor: Yes
- Chase: Brick



2. Gutters



Materials:

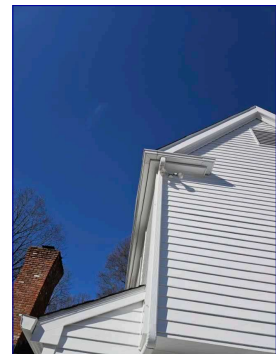
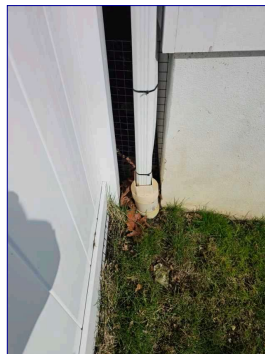
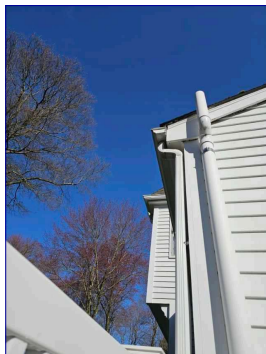
- Galvanized/Aluminum

Condition:

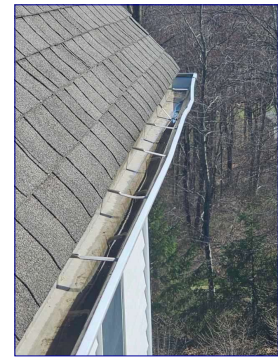
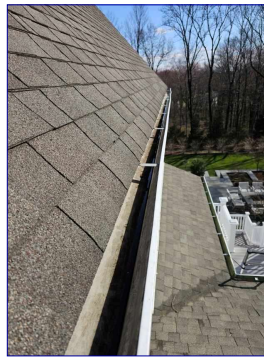
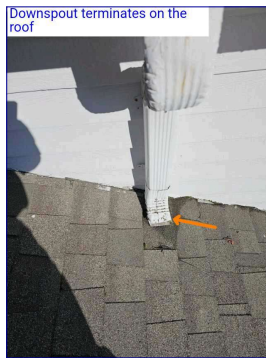
- Attachment: Loose
- Attachment: Missing/Loose spikes

Observations:

- One or more gutter sections were loose with detached brackets and dents. Recommend a professional contractor repair.
- Some gutter downspouts terminate on roof surfaces, which is a common practice but will concentrate a large amount of water on one location of asphalt shingles. This will allow more wear in one location. Recommend redirecting the water discharge to other gutters or to the ground.



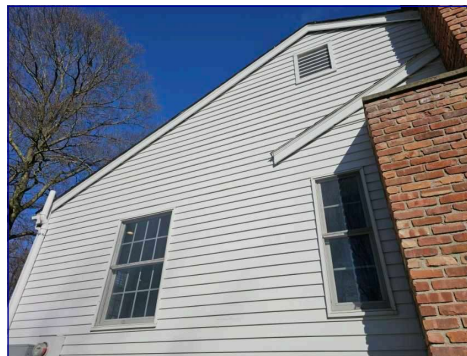
Exterior (continued)



3. Siding



Materials:
• Wood



4. Trim

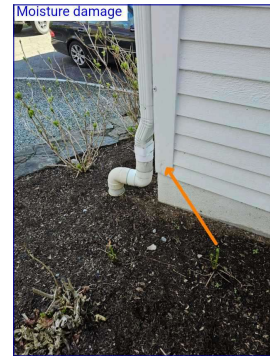


Materials:
• Wood

Observations:

• Some of the wood trim had moisture damage at the lower right side of the garage. Recommend repair or replacement of damaged exterior trim.

Exterior (continued)



5. Soffit



6. Fascia



Materials:

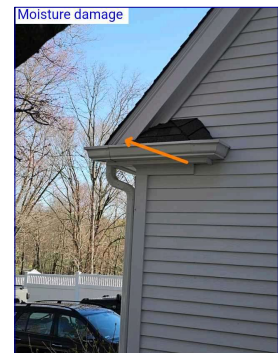
- Wood

Condition:

- Damaged wood

Observations:

- The wood fascia had some minor damage at the right side of the garage. Recommend repair.



7. Flashing



8. Caulking



Exterior (continued)

9. Windows/Screens



Materials:

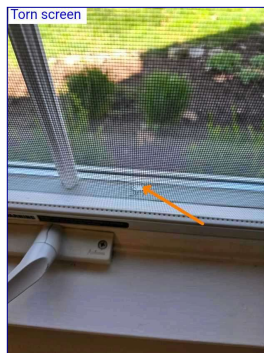
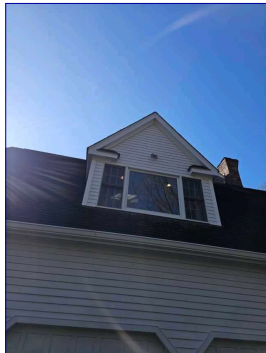
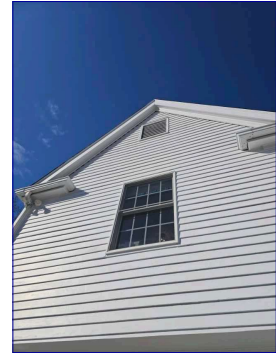
- Vinyl

Condition:

- Screens: Torn

Observations:

- Some window screens are torn or missing. Repair as needed.



10. Storm Windows



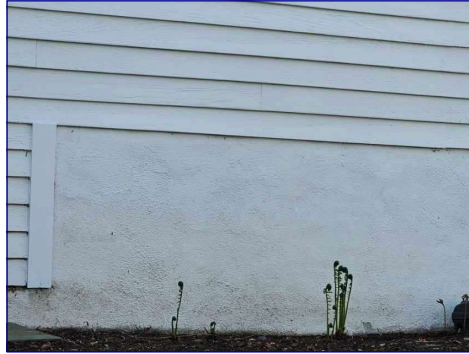
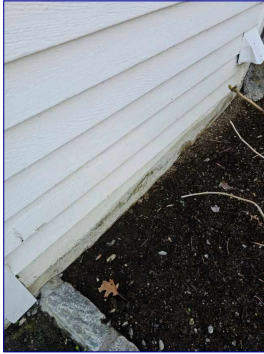
11. Slab-On-Grade Foundation



Materials/Condition:

- Poured concrete

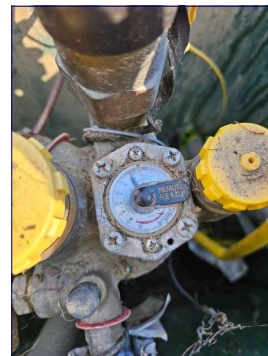
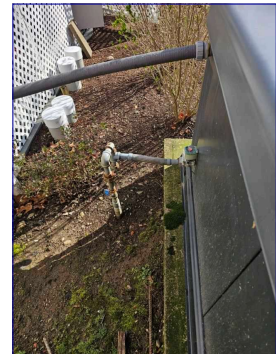
Exterior (continued)



12. Service Entry

Location:

- Underground



13. Exterior Receptacles

Receptacles/Condition:

- Exterior receptacles: Yes
- **GFCI** present: Yes
- GFCI, operable: Yes



Exterior (continued)

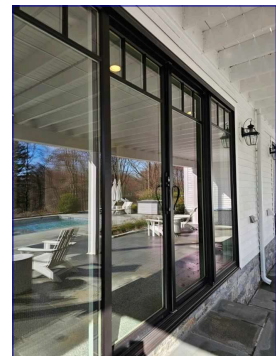
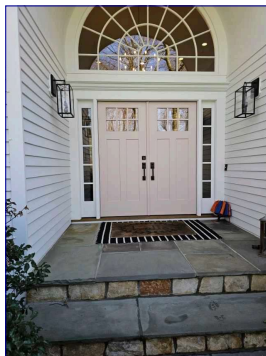


14. Building Exterior Wall Construction



- Materials:
- Not Visible
 - Framed

15. Exterior Doors



Exterior A/C - Heat Pump 1

1. Exterior A/C - Heat Pump 1

Observations:



- The larger Trane A/C heat pump systems are dated 2008, and another A/C is dated 2003. The average life expectancy of a central A/C system with heat pumps is 15 to 20 years with maintenance.



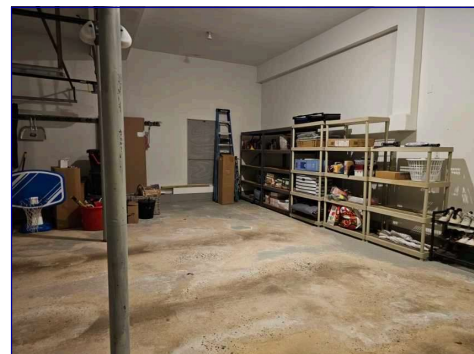
Garage/Carport

1. Type



Type:

- Attached
- 3-Car

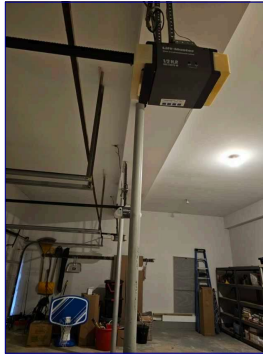


Garage/Carport (continued)

2. Automatic Opener



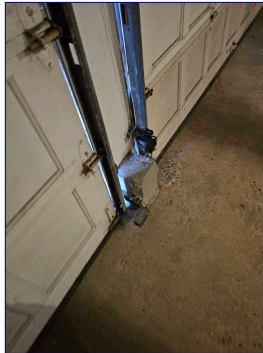
Operation:
• Operable



3. Safety Reverse



Operation:
• Operable



4. Roofing



Materials:
• Same as house

5. Gutters



Gutters:
• Same as house
Observations:
• The gutters on the garage are rusted and corroded - recommend repair or replacement as necessary.

6. Siding



Materials:
• Same as house

Garage/Carport (continued)

7. Trim



- Materials:
- Same as house

8. Window



- Materials:
- Same as house

9. Floor



- Materials:
- Concrete

10. Sill Plates

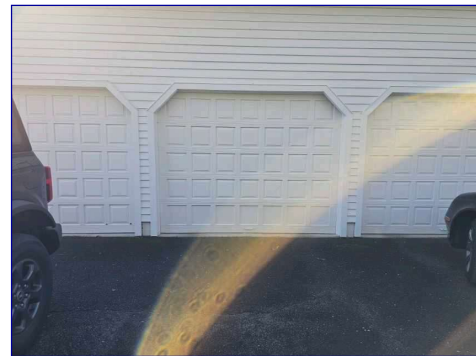


- Type:
- Not visible
 - Elevated

11. Overhead Door(s)



- Observations:
- The left garage door was damaged but was operable. Repair the damaged door as needed.



12. Exterior Service Door



Garage/Carport (continued)

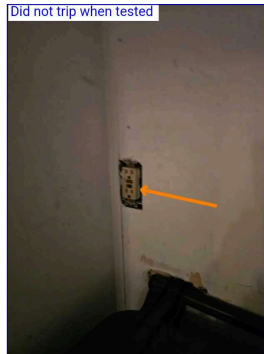
13. Electrical Receptacles



- Electrical receptacles: Yes
- Electrical receptacles, operable: Yes
- GFCI present: Yes
- GFCI operable: No

Observations:

- There is at least one cover plate missing at a receptacle in the garage. This is a safety concern. Recommend a licensed electrician install a cover plate.
- The garage GFI receptacle was not operating properly, and it won't trip when tested. This is a safety concern. Recommend a licensed electrician repair.



14. Fire Separation Walls & Ceiling



Fire Wall:

- Fire separation wall & ceiling: Present
- Fire door: Satisfactory
- Fire door self closure: Satisfactory



Living Room

1. Location



Location:

- First floor

Living Room (continued)



2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes

6. Heating Source



- Heating source present: Yes

7. Doors



8. Windows



Living Room (continued)

9. Other

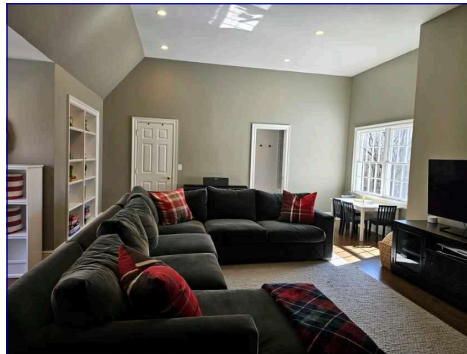


Great Room

1. Location



- Location:
- Second floor



2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



- Condition:
- Switches: Yes
 - Switches, operable: Yes
 - Receptacles: Yes
 - Receptacles, operable: Yes

Great Room (continued)

6. Heating Source

- Heating source present: Yes



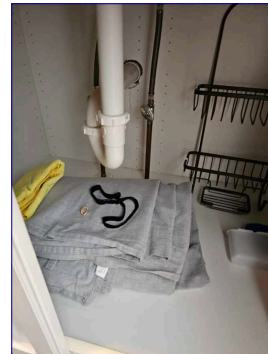
7. Doors



8. Windows



9. Other



Family Room

1. Location

- Location:
- First floor



Family Room (continued)



2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes

6. Heating Source

- Heating source present: Yes



7. Doors



8. Windows



Family Room (continued)

9. Other

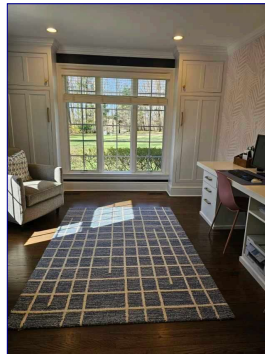


Office

1. Location



Location:
• First floor



2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



Condition:
• Switches: Yes
• Switches, operable: Yes
• Receptacles: Yes
• Receptacles, operable: Yes

Office (continued)

6. Heating Source

- Heating source present: Yes



7. Doors



8. Windows



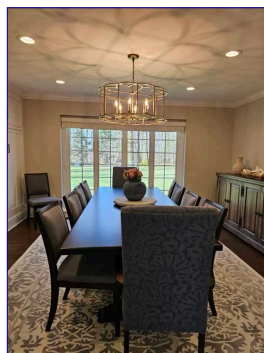
9. Other



Dining Room

1. Location

- Location:
- First floor



2. Walls & Ceiling



Dining Room (continued)

3. Floor



4. Ceiling Fan



5. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes

6. Heating Source

- Heating source present: Yes



7. Doors



8. Windows



9. Other



Kitchen

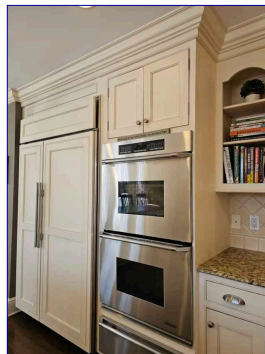
1. Kitchen Photo



2. Countertops



3. Cabinets



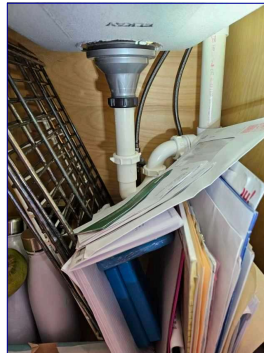
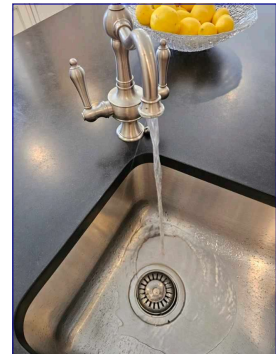
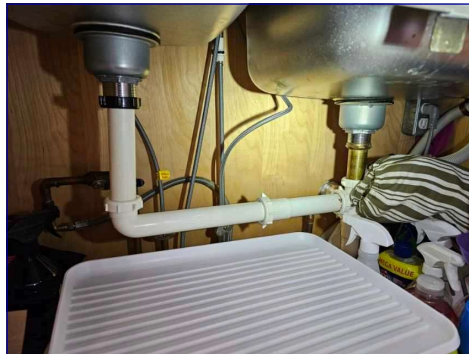
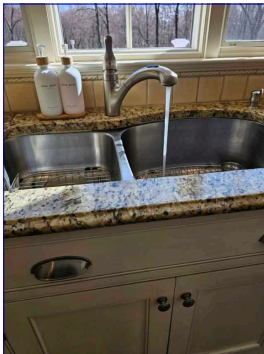
Kitchen (continued)



4. Plumbing



- Faucet leaks: No
- Pipes leak/corroded: No
- Functional drainage: Satisfactory
- Functional flow: Satisfactory



5. Walls & Ceiling



6. Windows



Kitchen (continued)

7. Heating/Cooling Source

- Heating source: Yes



8. Floor



9. Appliances

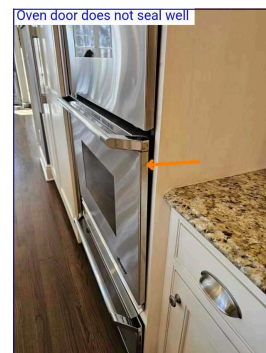
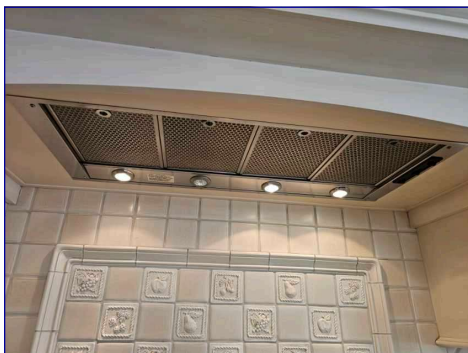


Appliances:

- Oven, operable: Yes
- Range, operable: Yes
- Dishwasher, operable: Yes
- Exhaust fan, operable: Yes
- Refrigerator, operable: Yes
- Microwave, operable: Yes
- Dishwasher airgap: Yes
- Dishwasher drain line looped: Yes
- GFCI Installed: Yes
- GFCI Operable: Yes

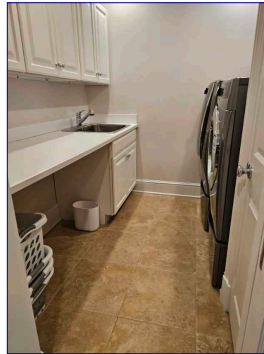
Observations:

- The lower oven door does not seal well. Repair as needed. Recommend an appliance technician evaluate.



Laundry Room

1. Doors/Walls/Ceiling



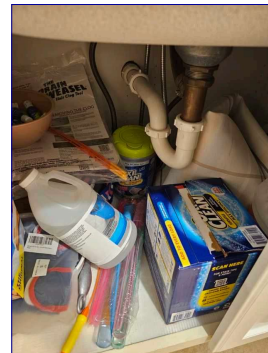
2. Window



3. Laundry Sink



- Faucet leaks: No
- Pipes leak: No



4. Heat Source Present



- Heat Source Present:
- Yes

Laundry Room (continued)

5. Room Vented

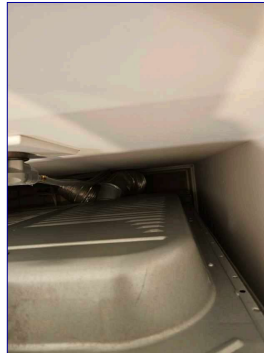


Room Vented:
• Yes

6. Dryer Vented



Dryer Vented:
• Wall



7. Electrical



8. Appliances



Appliances:
• Washing machine
• Dryer



9. Washer Hook-up Lines



Washer Hook-up Lines:
• Satisfactory

Laundry Room (continued)



10. Gas Shut-off Valve



Bathroom 1

1. Location

Location:

- First floor half bath

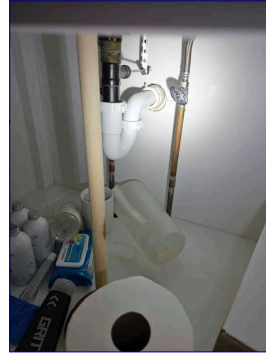
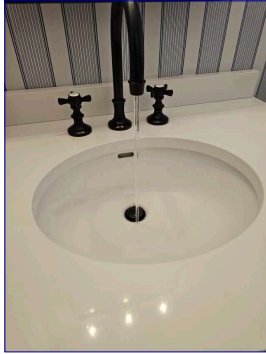


2. Sinks

- Faucet leaks: No
- Pipes leak: No



Bathroom 1 (continued)



3. Bathtubs



4. Showers



5. Toilet



- Bowl loose: No
- Operable: Yes



6. Whirlpool



7. Shower/Bathtub Area



Bathroom 1 (continued)

8. Drainage



9. Water Flow



10. Moisture Stains Present



Moisture Stains:

- No

11. Doors

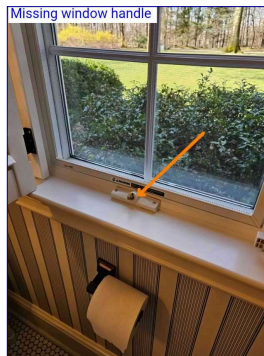


12. Window

Observations:



- The 1st floor half bathroom casement window has a missing handle. Repair as needed.



13. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes

Bathroom 1 (continued)



14. Heat Source Present



Heat Source:

- Yes

15. Exhaust Fan



Exhaust Fan:

- Yes
- Operable: Yes



Bathroom 2

1. Location



Location:

- First floor bath

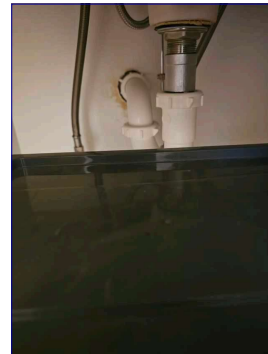
Bathroom 2 (continued)



2. Sinks



- Faucet leaks: No
- Pipes leak: No



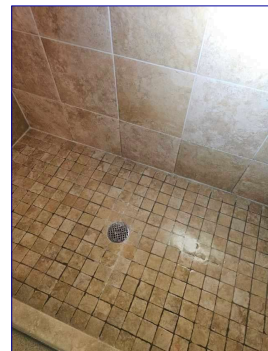
3. Bathtubs



4. Showers



- Showers:
- Faucet leaks: No
 - Pipes leak: No



Bathroom 2 (continued)

5. Toilet



- Bowl loose: No
- Operable: Yes



6. Whirlpool



7. Shower/Bathtub Area



- Shower/Bathtub Area:
- ---Tile

8. Drainage



9. Water Flow



10. Moisture Stains Present



- Moisture Stains:
- No

11. Doors



Bathroom 2 (continued)

12. Window



13. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes



14. Heat Source Present



- Heat Source:
- Yes

15. Exhaust Fan



- Exhaust Fan:
- Yes
 - Operable: Yes



Bathroom 3

1. Location



Location:

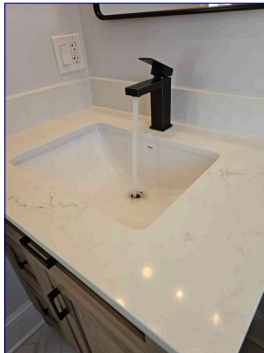
- Second floor bath



2. Sinks



- Faucet leaks: No
- Pipes leak: No

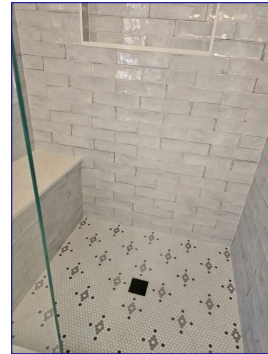
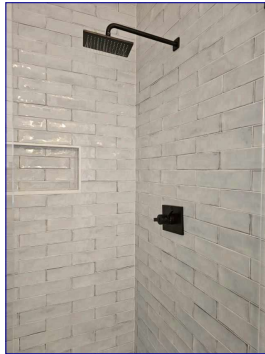


3. Bathtubs



Bathroom 3 (continued)

4. Showers



5. Toilet



- Bowl loose: No
- Operable: Yes



6. Whirlpool



7. Shower/Bathtub Area



- Shower/Bathtub Area:
- ---Tile

8. Drainage



Bathroom 3 (continued)

9. Water Flow



10. Moisture Stains Present



Moisture Stains:

- No

11. Doors



12. Window



13. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes



14. Heat Source Present



Heat Source:

- Yes

15. Exhaust Fan



Exhaust Fan:

- Yes
- Operable: Yes

Bathroom 3 (continued)



Bathroom 4

1. Location

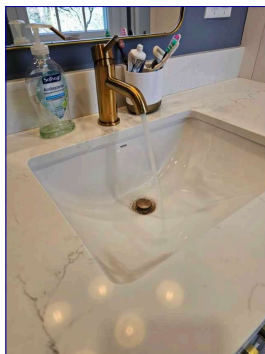
Location:

- Second floor bath



2. Sinks

- Faucet leaks: No
- Pipes leak: No

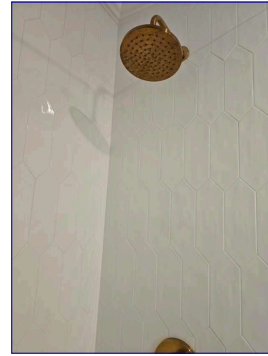


Bathroom 4 (continued)

3. Bathtubs



- Faucet leak: No
- Pipes leak: No



4. Showers



5. Toilet



- Bowl loose: No
- Operable: Yes



6. Whirlpool



7. Shower/Bathtub Area



- Shower/Bathtub Area:
- ---tile

Bathroom 4 (continued)

8. Drainage



9. Water Flow



10. Moisture Stains Present



Moisture Stains:

- No

11. Doors



12. Window



13. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes



14. Heat Source Present



Heat Source:

- Yes

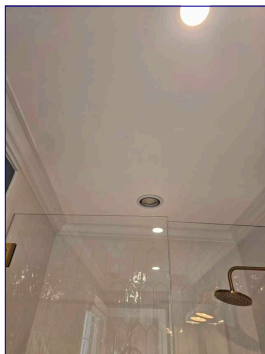
Bathroom 4 (continued)

15. Exhaust Fan



Exhaust Fan:

- Yes
- Operable: Yes



Bathroom 5

1. Location



Location:

- Second floor bath

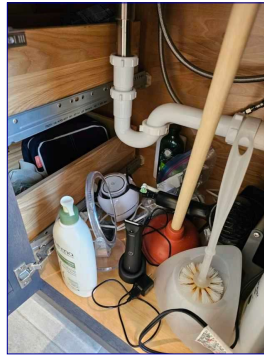


2. Sinks



- Faucet leaks: No
- Pipes leak: No

Bathroom 5 (continued)



3. Bathtubs

- Faucet leak: No
- Pipes leak: No



4. Showers



5. Toilet

- Bowl loose: Yes
 - Operable: Yes
- Observations:



• The toilet bowl is loose in the 2nd floor shared bathroom. Since the movement of the toilet will damage the wax ring, recommend replacing the wax ring. While the toilet is removed, verify that the subfloor is still in good condition. Repair as needed.



Bathroom 5 (continued)

6. Whirlpool



7. Shower/Bathtub Area

Shower/Bathtub Area:

- ---Tile



8. Drainage



9. Water Flow



10. Moisture Stains Present

Moisture Stains:

- No



11. Doors



12. Window



13. Receptacles

- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes



Bathroom 5 (continued)



14. Heat Source Present



Heat Source:

- Yes

15. Exhaust Fan



Exhaust Fan:

- Yes
- Operable: Yes



Bedroom 1

1. Location



Location:

- Second floor

Bedroom 1 (continued)



2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



- Electrical:
- Switches operable: Yes
 - Receptacles operable: Yes

6. Heating Source Present



- Heating Source:
- Yes

7. Bedroom Egress



- Egress:
- Egress restricted: No

8. Door



Bedroom 1 (continued)

9. Window(s)



Bedroom 2

1. Location



Location:
• Second floor



2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



Electrical:
• Switches operable: Yes
• Receptacles operable: Yes

Bedroom 2 (continued)

6. Heating Source Present



Heating Source:

- Yes

7. Bedroom Egress



Egress:

- Egress restricted: No

8. Door



9. Window(s)



Bedroom 3

1. Location



Location:

- Second floor



2. Walls & Ceiling



Bedroom 3 (continued)

3. Floor



4. Ceiling Fan



5. Electrical



- Electrical:
- Switches operable: Yes
 - Receptacles operable: Yes

6. Heating Source Present



- Heating Source:
- Yes

7. Bedroom Egress



- Egress:
- Egress restricted: No

8. Door



9. Window(s)



Bedroom 4

1. Location



- Location:
- Second floor

Bedroom 4 (continued)



2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



- Electrical:
- Switches operable: Yes
 - Receptacles operable: Yes

6. Heating Source Present



- Heating Source:
- Yes

7. Bedroom Egress



- Egress:
- Egress restricted: No

8. Door



Bedroom 4 (continued)

9. Window(s)



Bedroom 5

1. Location



Location:
• Basement



2. Walls & Ceiling



3. Floor



4. Ceiling Fan

Observations:

- The ceiling fan is out of balance and wobbles. Repair or replace as needed.



5. Electrical



Electrical:
• Switches operable: Yes

Bedroom 5 (continued)

6. Heating Source Present



Heating Source:

- Yes

7. Bedroom Egress



Egress:

- Egress restricted: No

8. Door



9. Window(s)



Fireplace

1. Location



Location:

- Family room
- Living room



2. Type



Fireplace (continued)

3. Material



4. Miscellaneous



5. Mantel



Materials:

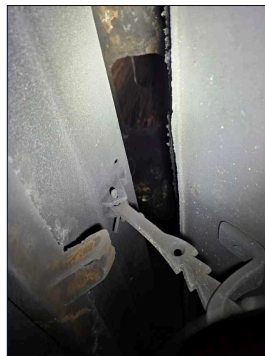
- Secure

6. Fireplace

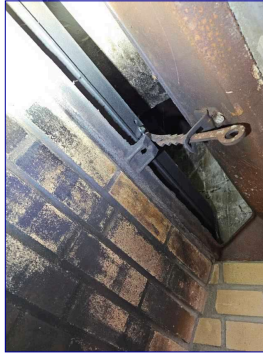


Observations:

- The living room and family room fireplace firebrick has stains and efflorescence. Repair as needed.
- The living room fireplace screen is torn. Repair or replace as needed.



Fireplace (continued)



Stairs, Steps, Hallways

1. Stairs, Steps, Hallways



Stairs, Steps, Hallways:

- Stairs condition: Satisfactory
- Handrail: Satisfactory
- Risers/Treads: Satisfactory



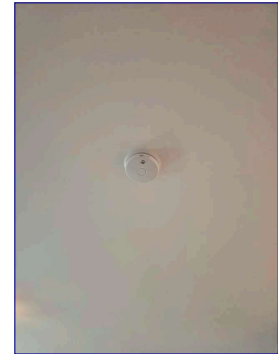
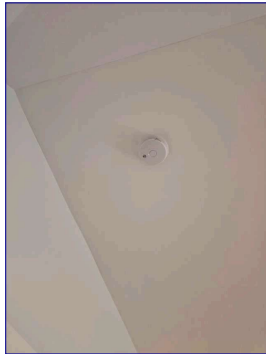
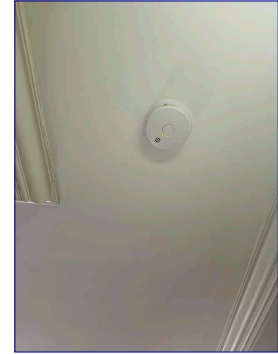
Smoke/Carbon Monoxide Detectors

1. Smoke/Carbon Monoxide Detectors



Materials:

- Smoke detectors are present
- Carbon monoxide detectors are present



Attic/Structure/Framing/Insulation

1. Access to Attic/Inspected From/Location

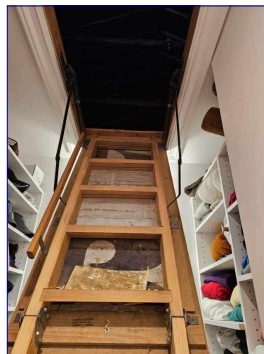


Access Inspected From:

- Access: Pulldown

Observations:

- The attic pull-down stairs have weak springs. The door needs to be pushed up to seal. Recommend repair.



Attic/Structure/Framing/Insulation (continued)

2. Flooring

Flooring:
• Partial

3. Insulation



Insulation:
• Fiberglass



4. Insulation Installed In



Insulation Installed In:
• Between ceiling joists

5. Vapor Barriers



Vapor Barrier:
• Kraft/foil faced

6. Ventilation



Ventilation:
• Ventilation appears adequate

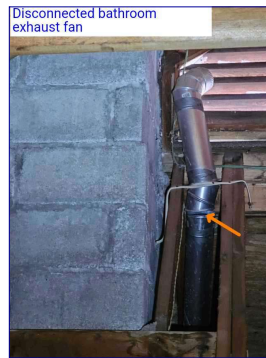
7. Fans exhaust to



Fans Exhaust To:
• Fans exhaust to the attic: Yes
Observations:

• Bathroom vents terminate in the attic. The vent is disconnected. Recommend repair to control moisture in the attic.

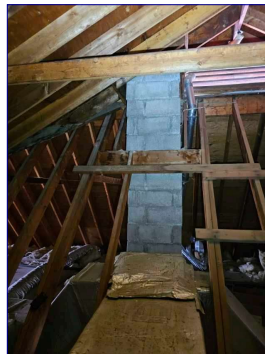
Attic/Structure/Framing/Insulation (continued)



8. HVAC Duct



9. Chimney Chase



10. Structural problems observed



Structural Problems:

- No

Attic/Structure/Framing/Insulation (continued)

11. Roof Structure



Roof Structure:

- Rafters
- Wood

12. Ceiling joists

Ceiling Joists:

- Wood

13. Sheathing



Sheathing:

- Plywood

14. Evidence of condensation/moisture/leaking



Condensation/Moisture/Leaking:

- Evidence of condensation: No
- Evidence of moisture: No
- Evidence of leaking: No

15. Firewall between units



16. Electrical



Electrical:

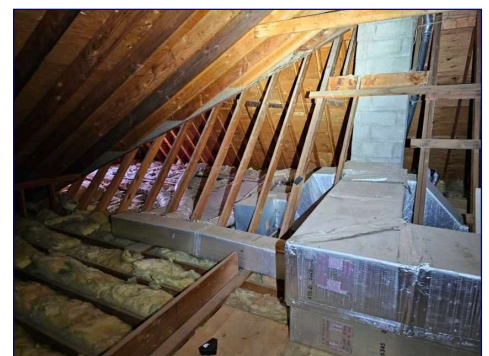
- No apparent defects

17. Attic/Structure/Framing/Insulation: Other



Attic:

- Pests are not part of the home inspection. However, there is evidence of mice feces in the attic, basement, and garage, which is a safety concern. Recommend setting traps or have a professional exterminator evaluate and treat as needed.



Attic/Structure/Framing/Insulation (continued)



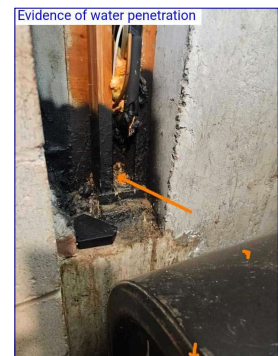
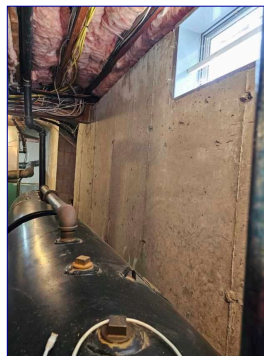
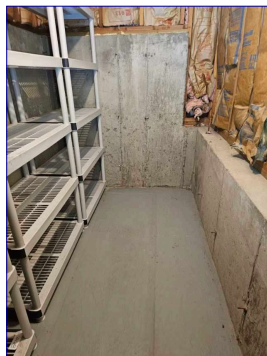
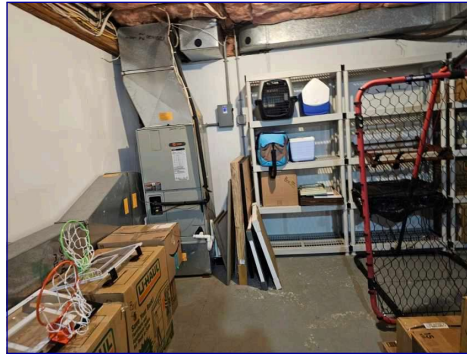
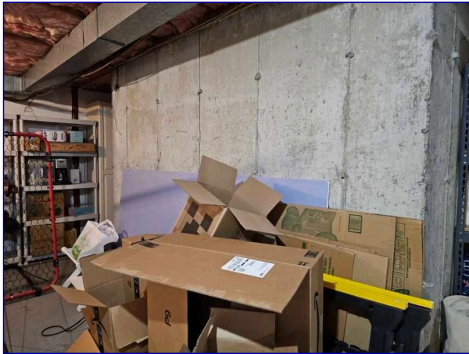
Basement

1. Foundation

Observations:



- Foundation walls were covered with paneling/drywall/insulation/storage and were not visible. It is always possible that hidden damage may exist in non-visible areas. Consult a licensed contractor as needed.
- Evidence of water penetration was observed behind the furnace above the foundation where the A/C compressor condenser lines enter the house. Recommend monitoring water activity and contacting a licensed basement waterproofing company as needed.



2. Basement Floor

Materials:

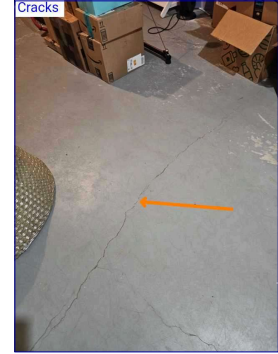
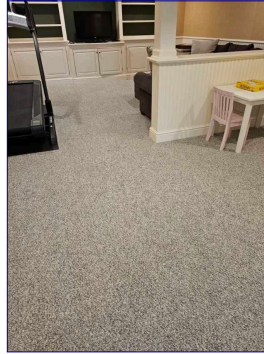
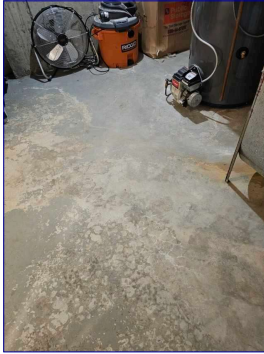
- Concrete



Observations:

- The basement floor has typical cracks. Monitor and consult a licensed contractor if the cracks become active.

Basement (continued)



3. Window(s)



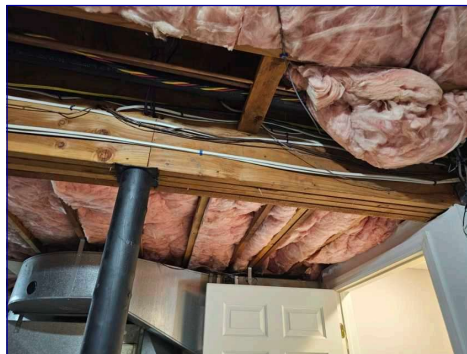
4. Drainage



5. Girders/Beams



Materials:
• Wood

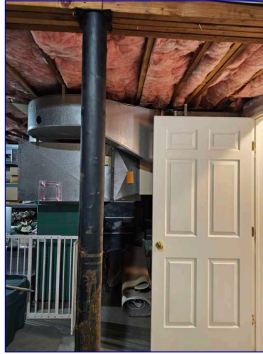


6. Columns



Materials:
• Steel

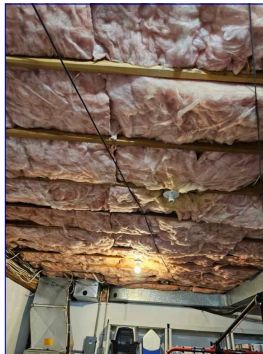
Basement (continued)



7. Joists



Materials:
• Wood



8. Subfloor



9. Electrical



Plumbing

1. Main Shut-off Location



Location:
• In the basement

Plumbing (continued)



2. Water Entry Piping



3. Lead Other Than Solder Joints

Condition:
• Unknown



4. Visible Water Distribution Piping



Materials:
• Copper
• PEX Plastic

5. Flow



6. Pipes Supply/Drain



7. Drain/Waste/Vent Pipe



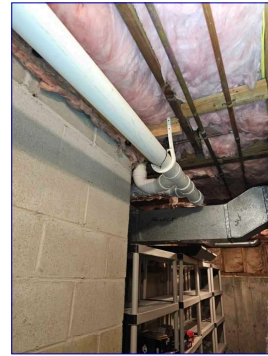
Materials:

- PVC
- ABS

Observations:

• The waste drain for the home is a septic-type system. Repair and maintenance are the homeowner's responsibility. Recommend a septic service professional pump and inspect the septic system before closing. (EPA INFORMATION- The average household septic system should be inspected at least every three years by a septic system professional. Household septic tanks are typically pumped every 3-5 years, according to the EPA. Systems that have mechanical parts like float switches, pumps, or alarms should be inspected annually.)

Plumbing (continued)



8. Traps - Proper P-Type/Drainage

Condition:

- Yes



9. Fuel Line

Materials:

- Interior fuel storage system: Yes
- Interior fuel storage system, leaking: No

Observations:

- Evidence of an underground oil tank was observed in the basement. Recommend contacting the town of Wilton to determine if it was removed with documentation on file.



10. Main Fuel Shut-off Location

Materials:

- In the basement



11. Well Pump

Type:

- Submersible



Plumbing (continued)



12. Sanitary/Grinder Pump



13. Sump Pump

Sump Pump:

- Operable: Yes



14. Water Softener

Water Softner:

- The bypass loop was installed
- The plumbing was hooked up



Water Heater

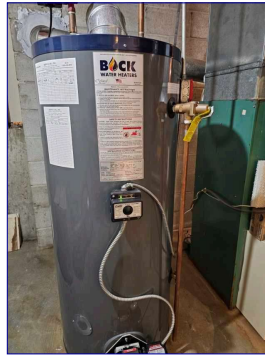
1. Brand Name

Brand Name::

- Brand: RheemBock



Water Heater (continued)



2. Approximate Age

Observations:



- The water heater is dated 2015. The average life expectancy of a water heater is 8 to 12 years.



3. Capacity



- Capacity
- 50 gallons

4. Fuel



- Fuel:
- Oil

5. Combustion Air Venting Present



6. Seismic Restraints Needed



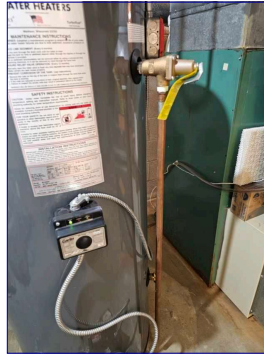
Water Heater (continued)

7. Relief Valve



Relief Vave:

- Relief valve installed
- Extension proper: Yes



8. Vent Pipe



9. Comments



Heating System

1. Brand



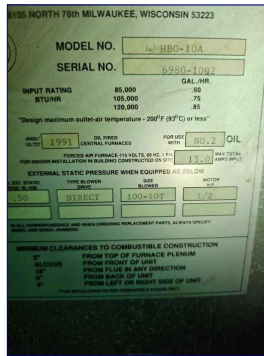
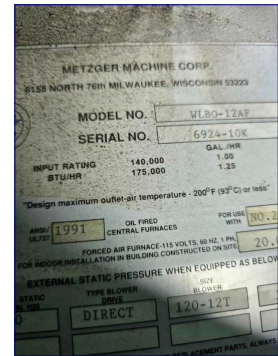
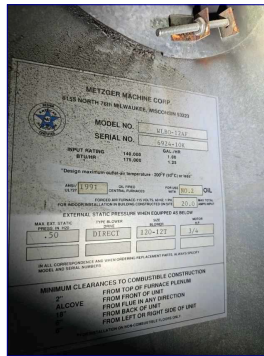
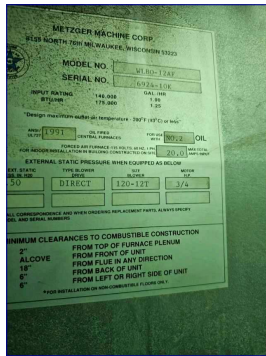
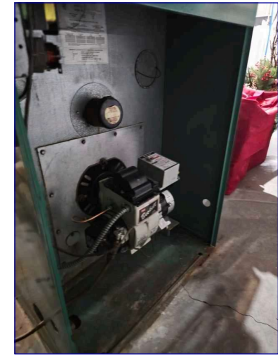
Brand:

- Brand: BryantMetzger and Williamson

Observations:

- The Williamson furnaces appear to be dated mid to late 1990s early 2000s. The average life expectancy of a furnace is 15 to 20 years, with maintenance. Recommend purchasing a service contract and have annual maintenance to extend its life. Recommend budgeting for repairs or replacement based on its age.

Heating System (continued)



2. Energy Source/Warm Air System

- Oil



3. Heat Exchanger

Heat Exchanger:

- Sealed
- Not visible



4. Carbon Monoxide



Heating System (continued)

5. Combustion Air Venting Present



6. Safety Controls



Safety Controls:
• Disconnect: Yes

7. Distribution

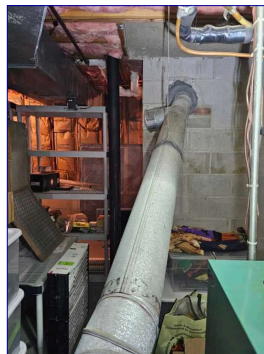


Distribution:
• Metal duct

8. Flue Piping



Flue Piping:
• Properly installed



9. Filter



Filter:
• Standard

10. When Turned On By Thermostat



When Turned On:
• Fired

11. Other



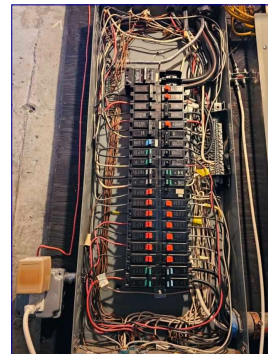
Heating System (continued)

12. Operation



Electric - Main Panel

1. Main Panel General



2. Location

- Location:
- Basement



3. Adequate Clearance To Panel

- Adequate Clearance to Panel: Yes



4. Amperage/Voltage

- Amperage/Voltage:
- 200a
 - 120/240a



5. Breakers/Fuses

- Breakers/Fuses: Breakers



Electric - Main Panel (continued)

6. Appears Grounded

- Appears Grounded: Yes



7. GFCI/AFCI Breaker

- GFCI breaker installed: Yes



8. Main Wire

- Main Wire:
- Aluminum



9. Branch Wire

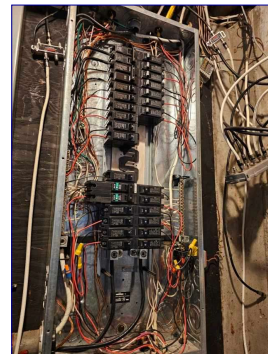
- Type:
- Copper
 - Romex



Electric - Sub Panel

1. Location

- Location:
- Basement



2. Adequate Clearance To Panel

- Adequate Clearance to Panel: Yes



Electric - Sub Panel (continued)

3. Breakers/Fuses

Breakers/Fuses:

- Breakers



4. Appears Grounded

- Appears Grounded: Yes



5. GFCI/AFCI Breaker



6. Branch Wire

Type:

- Romex

Condition:

- The neutral and ground wires are separated

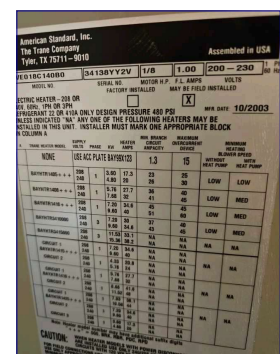
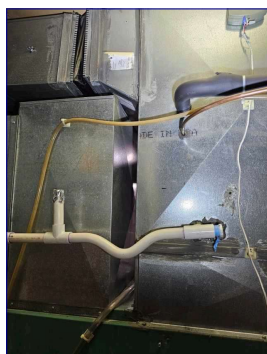


Cooling System - Interior

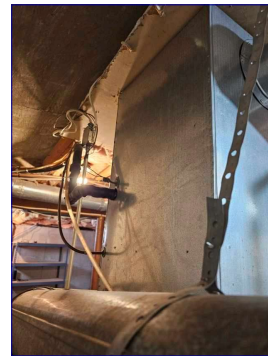
1. Cooling System: General

General:

- Central System



Cooling System - Interior (continued)



2. Age

Age:

- Age: 2008 and 2003



3. Evaporator Coil

Evaporator Coil:

- Not visible



4. Condensate Line

Materials:

- To pump



5. Secondary Condensate Line



6. Differential



7. Condition

Condition:

- Not operated due to exterior temperature

Observations:

- The air conditioners were not operated due to the outside temperature. The units should not be operated when the outside temperature is less than 60 degrees. Recommend a licensed HVAC contractor clean and check the AC performance prior to using.



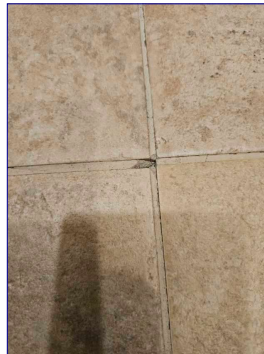
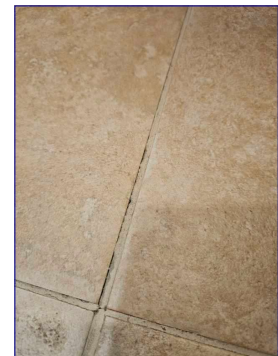
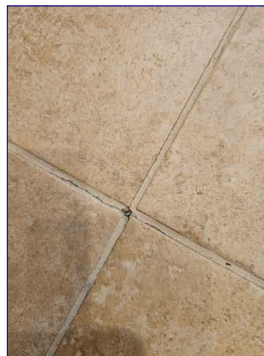
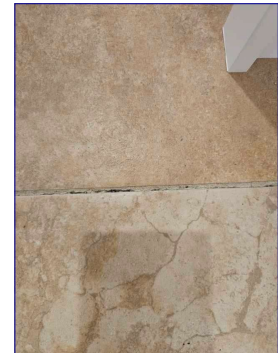
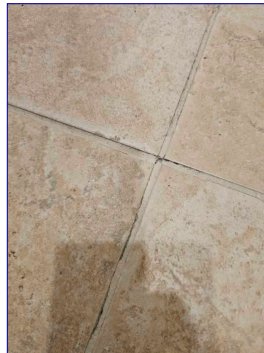
Items To Monitor

1. Items To Monitor

Observations:



- The first floor tile floor throughout the laundry room, bathroom, and hallway has loose and cracked grout. Recommend repair and monitoring for tile detachment.



Items Not Visible Or Tested

1. Items Not Visible Or Tested

Observations:



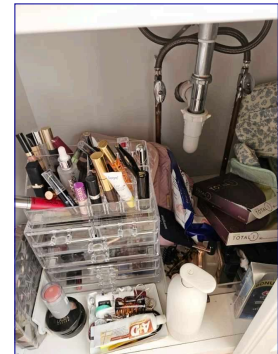
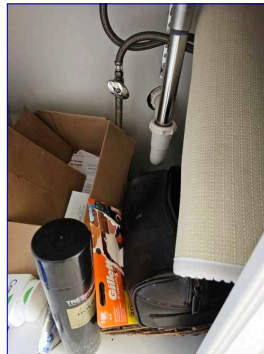
- Not all electrical wall outlets were tested at the time of the inspection due to stored items and furniture blocking access.

Bathroom 6

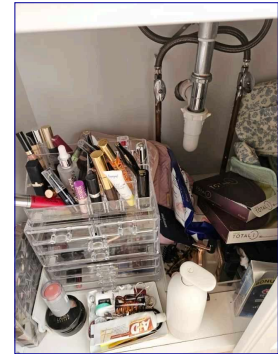
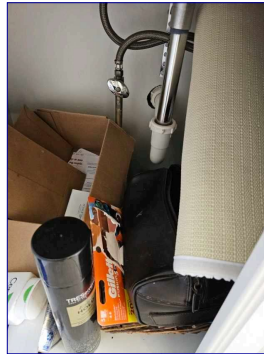
1. Location



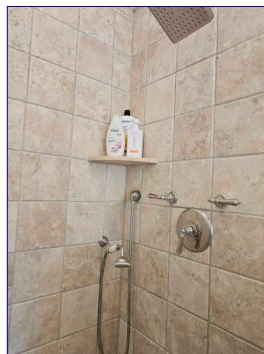
2. Sinks



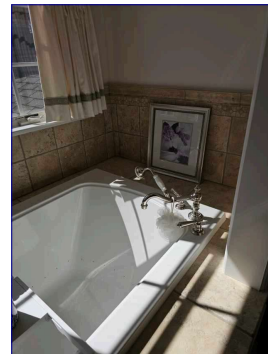
Bathroom 6 (continued)

3. Sinks**4. Bathtub**

- Materials:
- Satisfactory

5. Showers

Bathroom 6 (continued)

6. Toilet**7. Whirlpool****8. Shower/Bathtub Area****9. Drainage****10. Water Flow**

Bathroom 6 (continued)

11. Moisture Stains Present



12. Doors



13. Window



14. Receptacles



15. Heat Source

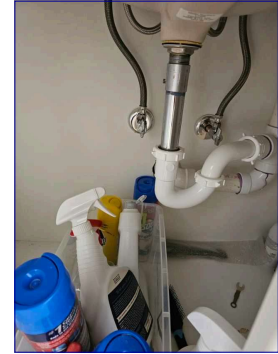


16. Exhaust Fan



Bathroom 7

1. Location



2. Sinks



3. Bathtubs



4. Showers



5. Toilet



Bathroom 7 (continued)

6. Whirlpool



7. Shower/Bathtub Area



8. Drainage



9. Water Flow



10. Moisture Stains Present



11. Doors



12. Window



13. Receptacles



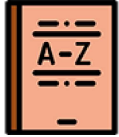
14. Heat Source Present



Bathroom 7 (continued)

15. Exhaust Fan





Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.