



Building Inspection Report

127 Main St, East Hartford, CT, 06108



Inspection Date:
7/3/15

Prepared For:
John Homebuyer

Prepared By:
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Summerville, SC 29485

Report Number:
703151

Inspector:
Jon Olmstead, Member LLC

Report Overview

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

- **Major Concern:** The front concrete porch exhibited cracking and movement observed at the porch and below the porch. Some repairs have been made however it was determined if they are adequate. Recommend further evaluation by a licensed qualified foundation contractor or engineer.
- **Major Concern:** Evidence of wood destroying insect damage was observed and there is risk of additional hidden damage since termites and carpenter ants can do a substantial amount of damage. If the property has not already been treated, a licensed pest control specialist should be engaged to eliminate further wood destroying insect activity within the home and garage. Damage was noted to the main beam in the basement and to the sill plate in the detached garage. Allow for termite and carpenter ant treatment and repairs to the damaged wood.
- **Major Concern:** The stucco wall surfaces show evidence of significant deterioration. These areas are at risk for hidden damage. Allow for further evaluation and repairs by a licensed qualified contractor.
- **Repair:** Radiators in the dining room and second floor bedroom appear to leak. Damaged heating pipes were observed in the basement. The radiators and heat pipes should be further evaluated and repaired as necessary by a licensed qualified contractor. Damage to the flooring and ceiling should from radiator leaks should be repaired.
- **Safety Issue:** All basement junction boxes should be fitted with cover plates, in order to protect the wire connections. Install cover plates where missing.
- **Repair:** A fused sub panel in the basement should be replaced with proper breakers. Allow for replacement of the sub panel.
- **Safety Issue:** An odor of gas was noted at the boiler burner. A licensed qualified heating contractor should be engaged as soon as possible.
- **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat. Based on its age the boiler is near the end of its life.
- **Safety Issue:** The chimney serving the gas fired heating system does not appear to be properly lined. Have the chimney inspected and lined (if necessary) by a licensed qualified chimney sweep.
- **Safety Issue:** For improved safety, a handrail should be installed at the front exterior stairs. Install a handrail as required.
- **Repair:** The old windows are in need of glazing (putty) improvements. Several broken windows were observed. The windows should be repaired as required. Replacement windows may be the best long term approach.

- **Repair:** The dishwasher is inoperative. Allow for replacement of the dishwasher.
- **Repair:** The garage door opener is inoperative. It should be repaired or replaced as necessary.
- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker. Allow for repair.
- **Repair:** An improper wire splice was noted at the detached garage light. Allow for repair as needed.
- **Safety Issue:** No safety cables were noted on the garage door springs. The installation of the cables would improve safety during operation. The overhead garage door has a broken spring. Allow for repairs as needed.
- **Repair:** Abandoned wiring below the front porch should be removed or appropriately terminated with a box and cover. Allow for correction.
- **Repair:** The basement shower is inoperative and has an improper light fixture. Allow for repairs as required.
- **Repair:** Basement lighting hanging by the wiring should be repaired. Allow for repair to the basement lighting.
- **Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) is recommended at the kitchen. A GFCI offers increased protection from shock or electrocution. Allow for repair.
- **Repair:** The plaster finishes show evidence of weakening, as is common in many old homes. Allow for repair to the plaster.
- **Repair:** The level of attic ventilation should be improved. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In cold climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.

THE SCOPE OF THE 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.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration
Columns:	•Steel
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Solid Plank Sheathing

STRUCTURE OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- **Major Concern:** The front concrete porch exhibited cracking and movement observed at the porch and below the porch. Some repairs have been made however it was determined if they are adequate. Recommend further evaluation by a licensed qualified foundation contractor or engineer.
- **Major Concern:** Evidence of wood destroying insect damage was observed and there is risk of additional hidden damage since termites and carpenter ants can do a substantial amount of damage. If the property has not already been treated, a licensed pest control specialist should be engaged to eliminate further wood destroying insect activity within the home and garage. Damage was noted to the main beam in the basement and to the sill plate in the detached garage. Allow for termite and carpenter ant treatment and repairs to the damaged wood.



LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle
Approximate Age Of Roof:	•2-3 Years (House)
Life Expectancy When New:	•30 Years
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Method of Inspection:	•Viewed with binoculars

ROOFING OBSERVATIONS

No active leaking was observed at the time of inspection.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Stucco •Wood Shingle
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Asphalt
Entry Walkways And Patios:	•Pavers
Porches, Decks, Steps, Railings:	•Concrete
Overhead Garage Door(s):	•Vinyl
Surface Drainage:	•Level Grade

EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- **Major Concern:** The stucco wall surfaces show evidence of significant deterioration. These areas are at risk for hidden damage. Allow for further evaluation and repairs by a licensed qualified contractor.
- **Safety Issue:** For improved safety, a handrail should be installed at the front exterior stairs. Install a handrail as required.
- **Repair:** The old windows are in need of glazing (putty) improvements. Several broken windows were observed. The windows should be repaired as required. Replacement windows may be the best long term approach.
- **Repair:** The garage door opener is inoperative. It should be repaired or replaced as necessary.
- **Safety Issue:** No safety cables were noted on the garage door springs. The installation of the cables would improve safety during operation. The overhead garage door has a broken spring. Allow for repairs as needed.



LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

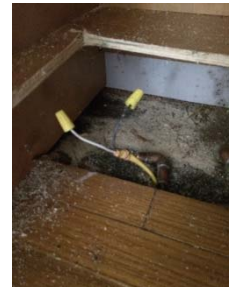
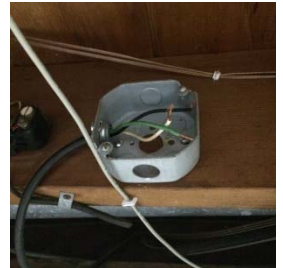
DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 100 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum •Main Service Rating 100 Amps •Breakers •Located: Basement
Service Grounding:	•Water Pipe Connection
Distribution Wiring:	•Copper
Wiring Method:	•Armored Cable "BX" •Non-Metallic Cable "Romex" •Knob-and-Tube Copper
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom

ELECTRICAL OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** All basement junction boxes should be fitted with cover plates, in order to protect the wire connections. Install cover plates where missing.
- **Repair:** A fused sub panel in the basement should be replaced with proper breakers. Allow for replacement of the sub panel.
- **Repair:** An improper wire splice was noted at the detached garage light. Allow for repair as needed.
- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker. Allow for repair.
- **Repair:** Abandoned wiring below the front porch should be removed or appropriately terminated with a box and cover. Allow for correction.
- **Repair:** Basement lighting hanging by the wiring should be repaired. Allow for repair to the basement lighting.
- **Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) is recommended at the kitchen. A GFCI offers increased protection from shock or electrocution. Allow for repair.



LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Steam Boiler
Approximate Age Of Boiler:	•60+ Years
Life Expectancy When New:	•35-50 Years
Vents, Flues, Chimneys:	•Masonry-Lined
Heat Distribution Methods:	•Radiators

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** Radiators in the dining room and second floor bedroom appear to leak. Damaged heating pipes were observed in the basement. The radiators and heat pipes should be further evaluated and repaired as necessary by a licensed qualified contractor. Damage to the flooring and ceiling should from radiator leaks should be repaired.
- **Safety Issue:** An odor of gas was noted at the boiler burner. A licensed qualified heating contractor should be engaged as soon as possible.
- **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat. Based on its age the boiler is near the end of its life.
- **Safety Issue:** The chimney serving the gas fired heating system does not appear to be properly lined. Have the chimney inspected and lined (if necessary) by a licensed qualified chimney sweep.



LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•None Visible
Vapor Retarders:	•None Visible
Roof Ventilation:	•None Visible

INSULATION / VENTILATION OBSERVATIONS

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Repair:** The level of attic ventilation should be improved. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In cold climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.
- **Monitor:** Insulation improvements may be cost effective, depending on the anticipated term of ownership.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System (Reported By Real Estate Representative)
Drain, Waste, & Vent Piping:	•Cast Iron
Water Heater:	•Gas
Fuel Shut-Off Valves:	•Natural Gas Main Valve At The Exterior Meter

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The basement shower is inoperative and has an improper light fixture. Allow for repairs as required.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall •Plaster
Floor Surfaces:	•Carpet •Tile •Wood
Window Type(s) & Glazing:	•Double/Single Hung •Single Pane with Storm Window
Doors:	•Wood

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **Repair:** The plaster finishes show evidence of weakening, as is common in many old homes. Allow for repair to the plaster.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested: •Electric Range •Refrigerator

APPLIANCES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The dishwasher is inoperative. Allow for replacement of the dishwasher.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.