

Building Inspection Report

10 Christine Rd, Marlborough, CT, 06447



Inspection Date:
3/30/04

Prepared For:
Joseph Smith

Prepared By:
Silver Mine Inspections, LLC
6 Silver Mine Acres
Canton, Ct, 06019

Phone: 866-693-0208
Fax: 860-693-1209

Report Number:
330041

Inspector:
Jon Olmstead

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.

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, Repair:** The roofing exhibited excessive granule loss and is at the end of its useful life. Allow for replacement of the roof.
- **Major Concern, Repair:** Evidence of termite activity was observed and there is risk of additional hidden damage. If the property has not already been treated, a licensed pest control specialist should be consulted. Termites can do a substantial amount of damage to the wood structural components of a home.
- **Repair:** A beam is cracked. Further cracking or movement risks serious structural movement and damage. Re-supporting this beam is recommended.
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- **Repair:** Wood/soil contact at the base of the siding should be eliminated. Rotted or damaged siding that is uncovered should be repaired. These areas are at risk of additional hidden damage.
- **Repair:** The deck should be painted or stained to improve durability.
- **Repair:** All openings in the main panel should be covered. Cover as needed.
- **Repair:** The heating and air conditioning systems need to be serviced, as evidenced by the dirty filter of the evaporator coil and the posted service date of the boiler, to ensure safe and reliable operation. Service as needed.
- **Repair:** The shed should be moved to provide access to the side of the house for maintenance. Relocate the should as needed.
- **Repair:** The waste piping should be better supported. Support as needed.
- **Repair:** The basement stair treads are loose. Allow for repairs of the stairs.
- **Repair:** The railing for the main stairway is loose. Re-secure the railing as needed.
- **Repair:** The dryer exhaust pipe is crushed. Allow for replacement of the pipe.
- **Repair:** The closet door at the foyer needs adjustment for proper operation. Correct as required.

- **Repair:** The guest bathroom is missing an exhaust fan. Install a fan as required.

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 and Slab
Columns:	•Steel
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Plywood Sheathing

STRUCTURE OBSERVATIONS

No major defects were observed in the accessible structural components of the house.

RECOMMENDATIONS / OBSERVATIONS

- **Major Concern, Repair:** Evidence of termite activity was observed (See Photo Of Termite Shelter Tubes) and there is risk of additional hidden damage. If the property has not already been treated, a licensed pest control specialist should be consulted. Termites can do a substantial amount of damage to the wood structural components of a home.
- **Repair:** A beam is cracked. Further cracking or movement risks serious structural movement and damage. Re-supporting this beam is recommended.



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:	•12-13 Years
Life Expectancy When New:	•28-32 Years
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Aluminum •Downspouts discharge above grade •Viewed with binoculars
Skylights:	•Curb-Type
Method of Inspection:	•Viewed with binoculars

ROOFING OBSERVATIONS

No active leaking was observed at the time of inspection.

RECOMMENDATIONS / OBSERVATIONS

- **Major Concern, Repair:** The roofing exhibited excessive granule loss (See Photo) and is at the end of its useful life. Allow for replacement of the roof.
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.



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:	•Wood
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood •Sliding Glass
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Asphalt •Gravel
Entry Walkways And Patios:	•Brick
Porches, Decks, Steps, Railings:	•Wood •Concrete
Surface Drainage:	•Level Grade
Retaining Walls:	•Stone

EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** Wood/soil contact at the base of the siding should be eliminated. Rotted or damaged siding that is uncovered should be repaired. These areas are at risk of additional hidden damage.
- **Repair:** The deck should be painted or stained to improve durability.
- **Repair:** The shed should be moved to provide access to the side of the house for maintenance. Relocate the shed as needed.
- **Monitor:** Localized rot was observed in the fascia (the wooden board to which the gutter is typically fastened). Improvement is not necessary at present, although this condition should be repaired when exterior painting or maintenance are planned.

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: 200 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum •Main Service Rating 200 Amps
Service Grounding:	•Ground Rod Connection
Distribution Wiring:	•Copper
Wiring Method:	•Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** All openings in the main panel should be covered. Cover as needed.

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:	•Oil
Heating System Type:	•Hot Water Boiler
Approximate Age Of Boiler:	•12-13 Years
Life Expectancy When New:	•35-50 Years
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Baseboard Heaters

HEATING OBSERVATIONS

The heating system operated at the time of inspection.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The heating and air conditioning systems need to be serviced, as evidenced by the dirty filter of the evaporator coil and the posted service date of the boiler, to ensure safe and reliable operation. Service as needed.

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.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	•240 Volt Power Supply
Central System Type:	•Split
Approximate Age:	•14 Years
Life Expectancy When New:	•15-20 Years

COOLING / HEAT PUMPS OBSERVATIONS

See Limitations

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF COOLING / HEAT PUMPS 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:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.

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:	•Fiberglass in Main Attic
Vapor Retarders:	•Kraft Paper
Roof Ventilation:	•Gable Vents •Soffit Vents •Ridge Vents

INSULATION / VENTILATION OBSERVATIONS

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Repair:** The guest bathroom is missing an exhaust fan. Install a fan as required.

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.
- The whole house fan was winterized and not tested.

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:	•Private Water Supply
Service Pipe to House:	•Plastic
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Private Sewage System
Drain, Waste, & Vent Piping:	•Plastic •Cast Iron
Water Heater:	•Tankless System Combined with Boiler
Fuel Storage & Distribution:	•Heating Oil Tank - Indoors 250/275g
Fuel Shut-Off Valves:	•Heating Oil Supply Valve At The Tank

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATION

- **Repair:** The waste piping should be better supported. Support as needed.
- **Monitor:** An "S" trap has been used at the guest bath. S traps should be replaced during any new plumbing work as they are subject to siphoning problems. Replacement is sometimes difficult and thus the S traps are usually tolerated. Care should be taken to keep the trap "primed". Fixtures should be monitored for sewer odor.

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.
- An inspection of the sewage system 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.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Tile •Vinyl/Resilient •Wood
Window Type(s) & Glazing:	•Casement •Double/Single Hung •Double Glazed
Doors:	•Wood-Hollow Core •Sliding Glass

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** The basement shows evidence of moisture penetration. *It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home.* Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is above average for a home of this age, construction and location. Further monitoring of the foundations will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.

The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

- **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 basement stair treads are loose. Allow for repairs of the stairs.
- **Repair:** The railing for the main stairway is loose. Re-secure the railing as needed.
- **Repair:** The closet door at the foyer needs adjustment for proper operation. Correct as required.

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 •Dishwasher •Waste Disposer •Refrigerator

APPLIANCES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The dryer exhaust pipe is crushed. Allow for replacement of the pipe.

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.

Well

DESCRIPTION OF WELL

Well Type:	•Private Drilled
Well Use:	•Domestic
Well Equipment:	•Pressure Tank •Well Pump

WELL OBSERVATIONS

The flow rate at the second floor bathtub was approximately 4.5 gallons per minute.

RECOMMENDATIONS / OBSERVATIONS

This property contains a private well. The well was evaluated by measuring the flow rate, testing for chlorine in the water and sending a water sample to the lab. An attempt was made to withdraw 90 gallons of water from the well system in 30 minutes. 90 gallons of water in 30 minutes is considered the very minimal requirement for a household and does not allow for the washing of automobiles, watering of lawns or lengthy showers. A sample of water is tested for chlorine on site. Chlorine in the water indicates that it is either city water or the well has been shock-treated with chlorine to kill bacteria. To obtain a valid laboratory test, it will be necessary for all of the chlorine to be flushed from the well. The laboratory test is performed to evaluate the minimal parameters required by local jurisdictions. These parameters are not always the same requirements as the Safe Drinking Water Act. If the property does not have a water conditioning and filtering system, we recommend that you contact a reputable firm that provides these services. These firms will be able to provide you with the equipment to treat water as necessary. Most of the well system is underground and is not available for a visual inspection. Our evaluation is not technically exhaustive, nor is it a guarantee or warranty of its functioning or future water supply.

Procedure:

The flow test lasts for 30 minutes to obtain a flow rate of 3 gallons per minute over that period of time. The time and flow rate when the test is started, as well as the time and flow rate that the test has ended is recorded. Hopefully, 90 gallons of water will be extracted from the well in 30 minutes. A faucet is sterilized and an on-site test for chlorine is performed. A sample of water is then taken from the sterilized faucet and sent to a local lab that tests in accordance to the minimal jurisdictional water requirements. The laboratory test report of the water will be sent to you separately. Typically, it takes 4 days for the evaluation of the water.

LIMITATIONS OF WELL INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Most of the well system is underground and not available for a visual inspection.
- Filtering and conditioning equipment, if present, is beyond the scope of a home inspection and not evaluated. Consult with your local service supplier concerning this equipment.

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces:	•Gas
Wood/Coal Stoves:	•Wood Stove
Vents, Flues, Chimneys:	•Not Visible

FIREPLACES / WOOD STOVES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF FIREPLACES / WOOD STOVES 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 interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

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