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Confidential Inspection Report

Prepared for:

PALLADIAN HOME INSPECTIONS, LLC

Report: sample

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PALLADIAN HOME INSPECTIONS, LLC

Report: sample

April 1, 2013

Dear :Jane,

At your request, a visual inspection of the above referenced property was conducted on April 1st . An earnest effort was made on your behalf to discover all visible defects, The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

As a prospective buyer you may want to see all existing warrantees for any of the appliances or components within this home. You should have copies of all permits issued by the town officials for work conducted on this home.

SUMMARY REPORT

IMPORTANT: **The Summary is not the entire report. The complete report may include additional information of concern to the client along with pictures of the reported problems. It is recommended that the client read the complete report.** The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection.

Where visible and accessible the building and its major components such as the wooden framing, siding, trim, electrical system, heating system, and foundation were inspected. Unless otherwise noted, my inspection of the exterior of this home was conducted from ground level. Please review this report, along with my suggestions, and recommendations as they pertain to this home.

All homes will have issues, regardless of age or usage. It is not the purpose of this report to compile a complete, definitive, or exhaustive list of items that need attention, but to document the general condition of the home and note visible and apparent defects in systems and components that are readily visible and accessible at the time of my inspection. Not all minor and / or cosmetic items, such as marred finished or minor drywall settlement cracks, will be identified during this inspection. Minor and / or cosmetic items may be mentioned as a courtesy during your discussions with me as we both examine the home, but may be omitted from this written report. Components such as wooden framing behind the aluminum/vinyl siding, above unfinished attic areas, or above closed, fixed ceilings – cannot be seen, probed, or evaluated.
It is the goal of the inspection to put a home buyer in a better position to make a more informed buying decision. Unexpected, or routine maintenance repairs should still be anticipated after purchasing this home. All conditions reported are as they existed at the time of the inspection and may be subject to change or deterioration any time after the inspection.

At the time of my inspection, certain conditions existed that prevented me from accessing and observing items that I often can see and inspect. Examples of such were:

1. Approximately 80% of the interior basement is finished into living space. The sill plates and the interior foundation walls were not readily accessible or visible for me to inspect.

2. The inspector was unable to determine the type or condition of the supporting posts under the main beam as they are fully enclosed and concealed from view.

3. The main beam is enclosed; therefore, it is impossible to determine its condition.

4. Due to limited visibility under the deck, I was not able to verify the structural condition of the framing members.

5. There is an ash pit below the fireplace. We were unable to access the cleanout in the basement due to the finished basement.

6. We were unable to get close enough to the water heater to check the name plate for information on its age or size.

The following is a list of items we found that were in need of attention:

1. The lot appears to have poor drainage in front of the garage area to prevent water from pounding.

2. The retaining wall does not appear to have any form of anchoring to minimize movement caused by earth movement or water pressure.

3. There were no spindles installed on the left hand side of the basement stairs making it unsafe for small children this should be repaired.

4. There is no ventilation installed in the attic cavity.

5. Several areas of the siding are in need of repair to keep water from entering and getting behind the siding.

6. The heating systems exhaust flue pipe where it is entering the chimney has some type of fiberglass looking insulation installed and should have mortar sealing the flue pipe into the chimney.

7. There is one smoke detector missing over the top of the basement stairs.

8. The attic insulation appears to be insufficient to properly insulate the living spaces below. The attic insulation appears to be vermiculite.

9. The mortar joints between the bricks at the top of the exterior portion of the chimney are in need of repointing.

10. The copper flashing at the base of the chimney is contact with the aluminum step flashing. When dissimilar metals are in contact with one another in the presence of an electrolyte, galvanic action occurs, resulting in the deterioration of the metals at an increased pace.

It's highly recommended that you contact a qualified licensed contractor or specialty tradesman dealing with that item or system.

Thank you for selecting Palladian Home Inspections LLC to do your pre-purchase home inspection. If you ever have any questions regarding the inspection report or the home, please feel free to call us, or check out our web site for additional information at: http://www.paladianhomeinspections.com

Sincerely,

Palladian Home Inspections, LLC.

PALLADIAN HOME INSPECTIONS, LLC

Report: sample

GENERAL INFORMATION

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed or camouflaged at the time of the inspection are excluded from the report.

This inspection is being conducted according to the home inspector regulations of May 2008 established by the State of Connecticut - Department of Consumer Protection - a copy of which has been given to you at the time you had signed the pre-inspection agreement. *This inspection is for the purpose of identifying **major** problems that we discussed during the inspection. Although we discussed minor problems during our inspection some may be mentioned in the report as a courtesy to you. Please see the pre inspection agreement and the State of Connecticut - Department of Consumer Protection Regulations for Home Inspectors for a full description of the rules and regulations concerning home inspections.*

Client & Site Information:

1.1 Inspection Date and Time:
April 1, 2013.

1.2 Client:
Jane Doe.

1.3 Inspection Site:
55 Any Street
Anytown, CT.

1.4 House Occupied?
Yes.

1.5 People Present:
Purchaser.

Building Characteristics:

1.6 Main Entry Faces:
North.

1.7 Estimated Age:
75 years old.

1.8 Building Style & Type:
Single family, 2 story colonial.

1.9 Space Below Grade:
Basement.

Climatic Conditions:

1.10 Weather:
Partly Cloudy.

1.11 Soil Conditions:
Wet, Snow covered.

1.12 Outside Temperature (F):
30-40°F.

SITE

This inspection is not intended to address or include any geological conditions or site stability information. Cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. Decks and porches are often built close to the ground, where no viewing or access is possible, any areas too low to enter which are not readily accessible and visible we cannot comment on.

Site:

2.1 Site Drainage:

The lot appears to have adequate drainage to prevent water from ponding with the exception of the area in front of the garage. By properly channeling water away from this area you can prevent water from entering the garage. It is recommended that you have a professional landscaper add drainage in this area.

2.2 Bushes and Shrubs Condition:

The shrubs and/or bushes need to be trimmed or maintained on the front side of the house. There should be enough space between the house and shrubs to walk behind. This will allow the siding to dry out after a rain.

Paving Condition:

2.3 Driveway Paving Material:

Asphalt, the driveway surface material is in functional condition with only normal deterioration with no major heaving or cracking noted.

2.4 Walkways and Stoop Materials:

Concrete.

2.5 Walkway Condition:

At the time of the inspection, the walkway surface material is in functional condition with only normal deterioration noted for its age.

2.6 Entryway Stoop:

The entryway stoop appears to be straight and level, is butted tight up to the house and is in functional condition at the time of the inspection.

Retaining Walls:

2.7 Location of Retaining Wall:

Rear of house in the area of the driveway.

2.8 Materials Used:

The retaining wall is made of stacked rock.

2.9 Condition of Wall and Materials Used:

The retaining wall is in need of some repair in order to function properly. The run-off water above the retaining wall needs to be redirected away from the wall. Recommend you have a landscaper repair the wall to keep if from collapsing and install drainage to keep this from causing future problems.

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FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural problems. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Foundation:

3.1 Type of Foundation:

The interior basement walls are not visible as approximately 80% is finished living space.

3.2 Foundation Materials:

Poured concrete, 8 or more inches thick.

3.3 Visible Portions of Exterior Foundation Walls:

The exposed portions of the perimeter foundation walls looked to be in satisfactory condition. There was more than 8 inches of foundation exposed to help reduce the possibility of insects from entering the home.

3.4 Visible Foundation Wall Cracks at Exterior:

Shrinkage cracks are hairline cracks that are caused by the evaporation of water in the mix. This is a normal condition. Seventy-five percent of all shrinkage cracks appear in the first year. At the time of the inspection no inward movement was noted.

3.6

The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area. Adding downspout extensions will help divert the water away from the foundation.

Interior View of Basement:

3.7 Interior of Basement Percentage Finished Into Living Space:

Approximately 80% of the interior basement is finished into living space. As a result viewing was limited, ceiling / floor joists and the sill plates were not available for viewing. There is no comment given as to the condition of the sill plates and the immediate surrounding area.

3.8 Percent Interior Foundation Wall Exposed:

. Approximately 80% of the interior basement is finished into living space. The sill plates and the interior foundation walls were not readily accessible or visible for me to inspect.

3.9 Columns and Posts:

The inspector was unable to determine the type or condition of the supporting posts under the main beam as they are fully enclosed and concealed from view.

3.10 Main Beam:

The main beam is enclosed; therefore, it is impossible to determine its condition.

3.11 Basement Windows:

The windows on the driveway side of the home as installed appears to need some adjustment or repair. At the time of the inspection the window was open and not latched, it could not be closed from the outside.

3.12 Staircase Condition:

Some portion of the staircase needs attention to perform satisfactorily. There were no spindles installed on the left hand side making it unsafe for small children this should be repaired.

Walkout Basement:

3.13 Walkout Basement - Number of Exposed Walls:

Only the garage door at the back of the house is exposed to daylight at ground level.

3.14 Drainage in Area of Walkout:

The drainage area around the garage door needs to be adjusted to prevent water entry during heavy rains.

ROOF & ATTIC

We evaluate various roof types by which ever method is safe for the inspector to visually inspect a roof system. We will indicate the method used to evaluate the roof in this report. One method that we use most often are pictures from a high definition digital zoom camera taken from ground level. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, attic ventilation and the regularity of its maintenance. Based on the visual appearance at the time of the inspection. The information given in this report is based on the visual appearance of the roof at the time of the inspection.

We will inspect the roof covering; the roof drainage systems; the flashings; the skylights, chimneys, and roof penetrations. We also inspect the insulation and vapor barriers in unfinished spaces; the ventilation of attics and foundation areas; and the mechanical ventilation systems.

Roofing:

4.1 Type Roof:

Gable.

4.2 Roof Covering Materials:

Architectural asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows which were straight and even. The roof lines looked straight and even with no major dips or depressions noted. The shingles looked to be lying flat with no signs of cupping or curling noted. The shingle particulate still looked to be mostly in place. The condition of the roof covering material is consistent with a newer looking roof showing no deficiencies at the time of my inspection. The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.

4.3 Means of Roof Inspection:

A hi-definition digital zoom camera was used to view the roof covering. The inspection was completed from the ground level.

4.4 Ridges:

The ridge covering material appears to be in functional condition.

4.5 Roof Framing- Exterior Notes:

The roof over the back porch area is sagging in the center. The green arrows point out the original roof line. The red arrows indicate the center has sagged as seen in the picture where more of the wall flashing is visible. No leaking was visible from the inside of the porch. Recommend monitoring and if any further sagging is noted then a licensed roofing contractor should evaluate and make any necessary repairs.

4.6 Evidence of Leakage:

At the time of the inspection the roof decking was dry but there is evidence of past leakage most likely from the chimney. The yellow arrows denote staining and the red denote areas of decay and even a missing section of the decking material. Monitoring this area over time is needed.

4.7 Roof Gutter System:

The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. Installation of downspout extensions would help carry the water further away from the foundation or install an underground drain pipe. Also noted there is only one downspout servicing the front roof area. For the gutter to function properly, It is recommended to have a downspout for every 35 feet of gutter. Monitor the gutter during a heavy rain to ensure the one downspout is sufficiently handling the volume of water.

Attic & Ventilation:

4.8 Attic Access Location:

Attic staircase off the front left bedroom.

4.9 Attic Accessibility:
There is a full staircase installed.

4.10 Method of Inspection:
The attic cavity was inspected by entering the area.

4.11 Attic Cavity Type:
Room for Storage - The attic cavity has capacity for storage.

4.12 Roof Framing:
A rafter system is installed in the attic cavity to support the roof decking. The rafter spacing is approximately 24 inch on center.

4.13 Roof Framing Condition:
The roof framing appears to be in functional condition.

4.14 Roof Decking:
The decking is made of butted 3/4 inch tongue and grove boards.

4.15 Evidence of Leaks on Interior of Attic:
There is water staining on the underside of the roof decking or rafters as previously noted in the area of the chimney. The stains are not currently wet nor do they have an elevated moisture content. There is evidence of repairs made to the decking on the rear left hand side. No comment is made as to the effectiveness of the repair, other than it was not leaking at the time of the inspection. This will need to be monitored over time.

4.16 Ventilation:
There is no ventilation noted in the attic cavity at the time of my inspection. I recommend you contact a roofing contractor or building contractor to correct the absence of ventilation. Ventilation of your attic affects the roof structure, roof covering, and the comfort of those living in the house.

4.17 Insulation Noted:
The attic insulation appears to be insufficient to properly insulate the living spaces below. The attic insulation appears to have vermiculite. Vermiculite ore mined near Libby, Montana was contaminated with asbestos and asbestos-like fibers. Much of the vermiculite from the Libby mine was used to make loose attic insulation sold under the product name Zonolite. However, not all loose vermiculite attic insulation contains asbestos from the Libby mine. You should assume that vermiculite insulation is from Libby and **treat the material as if it is contaminated with asbestos and is best left undisturbed** or hire a trained professional if it needs to be removed. Recommend you call a contractor that can provide you with the best method to insulate the attic area. This will reduce your heating / cooling bill.

EXTERIOR

During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

We will inspect the exterior wall covering, flashing and trim; all exterior doors; attached decks, balconies, stoops, steps, porches, and their associated railings; the eaves, soffits, and fascias where accessible from the ground level; the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building; and walkways, patios, and driveways leading to dwelling entrances.

Structural:

5.1 Type of Construction:

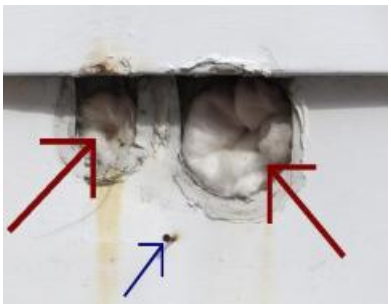
Frame.

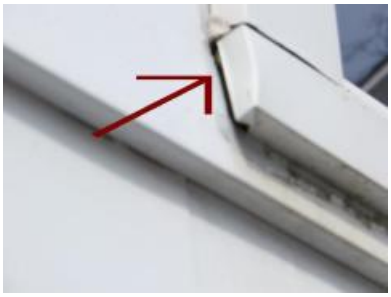
5.2 Exterior Siding Materials:

Siding materials consist of metal siding. Metal siding should be grounded. During the inspection 2 grounding rods were visible but no connection to the siding was present. Reconnecting the metal siding to the grounding rod would prevent the possibility of electrical shock if the siding were to become energized.

5.3 Siding Condition:

Physical damage was noted to several areas that need repair. this will keep water from entering and getting behind the siding





5.4 Trim Condition:

The trim is metal wrapped.

5.5 Fascia & Rake Boards:

The trim needs some minor repair to prevent further deterioration or water entry.

5.6 Outside Entry Doors:

The outside entry door(s) is functional as noted from the exterior.

5.7 : Window Type
Double Hung. Insulated glass windows.

5.8 Window Condition:
The windows in this structure are newer than would be expected in a home of similar construction. They were clean and clear at the time of the inspection.

5.9 Window Flashing:
The installed window flashing above the windows appears to be adequate.

5.10 Structural Caulking:
Several spots around the structure were noted that need to be caulked as discussed with the home owner, mainly around windows and doors.

5.11 Exposed Floor/Ceiling Framing Condition:
The floor/ceiling is framed with 16-inch centers as viewed from the basement utility room.

5.12 Wall Covering Material:
The wall covering material is primarily plaster..

5.13 Ceiling Covering Material:
The ceiling covering material is primarily plaster. Minor cracks in the ceilings, unless noted in the room-by-room descriptions, are considered normal shrinkage or settling.

Deck, Porch or Balcony:

5.14 Structure Type:
Elevated enclosed porch.

5.15 Framing of Deck/Porch:
Due to limited visibility under the deck, I was not able to verify the structural condition of the framing members.

5.16 Stairs Condition:
The steps are in useable condition.

5.17 Deck or Porch Railings:
The railings as installed are functional.

Fireplace:

5.18 Location of Fireplace:
Family Room.

5.19 Type of Fireplace:
There is a masonry-built fireplace installed. The firebox has a masonry material lining.

5.20 Fireplace Fuel:
The fireplace is designed to burn wood.

5.21 Firebox Condition:
The firebox appears to be sound and useable in its current condition.

5.22 Damper Condition:
The damper above the firebox is missing and a chimney top damper was installed.

5.23 Flue Condition from Firebox:
The visible portions of the chimney flue appear to be functional.

5.24 Smoke Chamber:
The smoke chamber walls are properly sloped towards the flue.

5.25 Flue Condition From Roof:
The fireplace flue was not checked from the top side. The inspector did not climb on to the roof or could not get to the chimney top.

5.27 Chimney Cap or Crown:

Installation of a chimney cap is highly recommended to prevent water from entering the masonry stack or entering the wood chase causing deterioration. This is an example of a correctly built chimney cap. it extends past the brick to divert the water away from the top row of bricks.

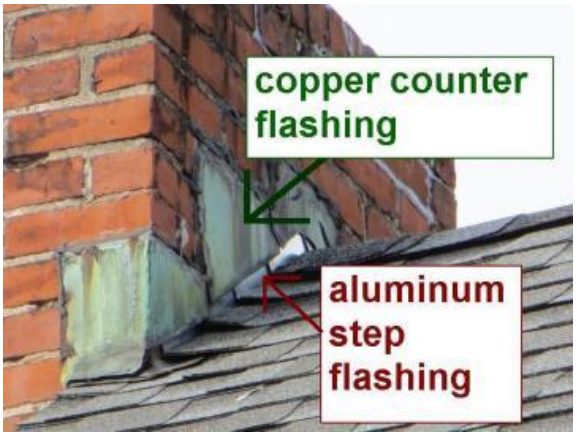
The mortar joints between the bricks at the top of the exterior portion of the chimney are in need of repointing. Some of the areas have been patched with silicone which was poorly applied. I suggest having a mason evaluate and make any necessary repairs.

5.28 Rain Hat:

There is a metal rain hat installed on the fireplace flue.

5.30 Flashing:

One of the most important issues concerning the use of copper is the chemical reaction between copper and other materials. Chemical reactions are responsible for corrosion, staining, and even the green patina that develops on copper surfaces over time. When dissimilar metals are in contact with one another in the presence of an electrolyte, galvanic action occurs, resulting in the deterioration of the metal at an increased pace. Due to this condition, monitoring this over time will be necessary.



5.31 Ash pit Present:

There is an ash pit below the fireplace. I were unable to access the cleanout in the basement due to the finished basement walls.

HEATING, VENTILATION & AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis.

We inspect the installed heating equipment and the vent systems, flues and chimneys, and the installed central and through-wall cooling equipment.

Heating Plant- Primary Unit:

6.1 Heating System Type:
Hot Water heat is installed as the primary heating system with baseboard radiators.

6.2 Heating System Location:
Basement.

6.3 Fuel Source:
Natural gas.

6.4 Equipment Description:
System is a Weil- McLain. Proper yearly mandatory maintenance procedures for any standard cast iron oil fired boilers extends the life expectancy to 30 to 50 years per the manufacturers website. But the key is "Proper yearly mandatory maintenance ".

6.5 Flues, Vents, Plenum:
The heating systems exhaust flue pipe that is entering the chimney is sealed with some type of fiberglass looking insulation. My recommendation is that the flue pipe be set within a fireproof thimble or that the exhaust pipe be enclosed with a fire retardant mortar. Have your heating technician make the necessary repairs.

6.6 General Operation & Cabinet:
Unit was operational at the time of inspection and general condition appears serviceable.

ELECTRICAL SYSTEMS

We inspect the service drop; the service entrance conductors, cables, and raceways; the service equipment and main disconnects; the service grounding; the interior components of service panels and sub panels; the conductors; the over current protection devices; a representative number of installed lighting fixtures, switches, and receptacles; and the ground fault circuit interrupters.

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a potential hazard that should be evaluated by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional problems or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be performed by a licensed electrician.

*In Connecticut, smoke detectors are required in all bedrooms with 1 additional detector being installed on each level of a home. Carbon Monoxide detectors are also required on each level of new construction homes and outside each bedroom area. Detectors should **Never** be installed in or within 3 feet of a kitchen or bathroom containing a shower.*
Connecticut does not require sellers to install smoke detectors, but it requires them to disclose certain information on smoke detectors in the "Residential Property Condition Disclosure Report Form" that residential property owners, with minor exceptions, must complete when they sell property. By law, (1) single family homes built on or after October 1, 1978 and (2) multifamily homes are required to have smoke detectors (CGS § 29-292 <http://www.cga.ct.gov/current/pub/chap541.htm>). Sellers of these homes must disclose if the home has had smoke detector problems.

Electrical Service:

7.1 Type & Condition:
The overhead electrical service lines are secure at the pole and masthead and has a sufficient drip loop. Service wires are unobstructed and appear in good condition.

7.2 Main Service Ground:
The main service ground wire is attached to the water main where it enters the home.

Electrical Distribution Panels:

7.3 Main Panel Location:
Basement.

7.4 Panel Accessibility:
The electrical panel is not in a location that makes it readily accessible as required by industry standards.

7.5 Panel Cover Removed:
Recommend making modifications to the wood access door so the panel cover can be easily removed. Exercise equipment should be relocated to allow emergency access to the panel.

7.6 Main Circuit Rating:
200 amp as per the main disconnect breaker. This appears to be more than adequate for the structure as presently used with room for expansion.

7.7 Disconnect:
Located at the top of main panel.

7.8 Main Panel Devices:
The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

7.9 Breaker/Fuse to Wire Compatibility:
The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

7.10 Legend Available:
Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

Electrical Outlets:

7.11 outlets**:**
The outlets that were tested are correctly wired and grounded. All outlets were 2-prong ungrounded. Wire mold can be installed to increase the number of outlets in the room that need additional outlets.

Other Electrical Circuitry:

7.14 Smoke Detectors:
It is important for you to test them on a regular basis, monthly at least. There was one smoke detector missing over the top of the basement stairs. Also consider installing a combination carbon monoxide, and smoke detector.

PLUMBING SYSTEM

During our inspection we will inspect the interior water supply and distribution systems, including all fixtures and faucets; the drain, waste and vent systems, including all fixtures; the water heating equipment; the fuel storage and fuel distribution systems; and the drainage sumps, sump pumps, and related piping.

Plumbing:

8.1 Water Source:
Public, it is recommended that you check with your local water authority as to whether your water source is from a public municipality or a private company.

8.2 Public Service Piping Material:
The main service line to the structure appears to be copper.

8.3 Main Water Line Cutoff Location:
Basement level wall.

8.4 Visible Mineral Deposits or Encrustations:
Visible build-up of mineral deposits or encrustations are early warning signs of deterioration. No action is necessary at this time, but at some time in the future repairs may become needed.

8.5 Interior Supply Piping Material:
The interior supply piping in the structure is predominantly copper. We did not locate a main disconnect on the house side of the meter. This is necessary in the event the water company needed to replace the meter.

8.6 Sewage Disposal Type:
Public, it is recommended that you check with your local authority as to whether your sewage disposal is from a public municipality or a private company.

8.7 Waste Line Materials
The predominant waste line material is cast iron. There is also some plastic piping installed.

8.8 Waste Piping Condition:
In the basement equipment room, a section of the waste pipe above the window needs attention. There are visible signs of deterioration, I recommend you contact a licensed plumber to correct this problem.

Water Heater:

8.9 Location:

Basement.

8.10 Model/ Serial Number/ Size:

The average service life for a water heater is 10 - 12 years. We were unable to get close enough to the water heater to check the name plate for information on its age or size do to the amount of storage items blocking access.

8.11 Flue/Exhaust Pipe Condition:

The exhaust flue pipe is metal. The problem is where it enters the chimney, it is sealed with some type of fiberglass looking insulation. My recommendation is that the flue pipe be set within a fireproof thimble or that the exhaust pipe be enclosed with a fire retardant mortar. Have your heating technician make the necessary repairs.

8.12 Water Heater Fill Valve Installed:

There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

8.13 Drain Valve:

There is a drain valve installed on the lower side of the water heater.

8.14 Temperature & Pressure Relief Valve:

The temperature and pressure relief valve is present but we were unable to get close enough to inspect its label.

8.15 Safety Overflow Pipe:

The overflow pipe is correctly installed.

8.16 Insulated Hot Water Piping:

Recommended - Hot water piping that runs through unheated areas should be insulated to reduce water heating costs and to get hotter water to the fixture quicker. Up to 30% of the heat losses in a domestic hot water system are from the delivery piping system.

GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete.

Garage:

14.1 Garage Type

The garage is below the kitchen area as it's a drive-in basement.

14.2 Size of Garage:

One car garage.

14.3 Number of Overhead Doors

None, the doors swing open.

14.4 Floor Condition:

The garage floor is functional and has a satisfactory appearance.

Thank you for selecting Palladian Home Inspections LLC to do your home inspection. If you ever have any questions regarding the inspection report or the home, please feel free to call me.

Sincerely,
Alan Daigle
Palladian Hone Inspections LLC.