



## Walsh Home Inspections, LLC

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Inspected By: Keith Walsh

## Visual Inspection Report

Prepared For:

**Unspecified Client**

Property Address:

**123**

**Anywhere Lane**

**Somewhere , CT 00000**

Inspection Date Wed, Mar 7 2018 at 11:11 AM

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Thank you for the opportunity to conduct your residential home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property and to assist you in making an informed purchase decision. When reading this report it's important to keep things in perspective and read this report in its entirety before passing judgment on the overall condition of the home. It's distinctly possible many items labeled as a deficiency are also items lacking proper maintenance and items that may be easily fixed and not worth killing the deal.

The inspection performed to provide data for this report was visual in nature only, and non-invasive. The purpose of this report is to reflect as accurately as possible the visible condition of the home at the time of the inspection. This inspection is not a guarantee or warranty of any kind, but is an inspection for system and major accessible component defects and safety hazards. There are limitations to home inspections and it is imperative you understand them. Many homes are furnished and lived in which conceals numerous areas. If we can't access things or see things, we can't report on it. Carpeting, furniture, cabinet/closet clutter and blocked crawlspaces are some of the hinderances. Once the home is vacant, you should spend a considerable time walking the property and assessing the home at your own pace. Speak up to your attorney or realtors should something appear out of place.

Weather conditions present both advantages and disadvantages for everyone involved in this transaction. Snow and wet weather may conceal some deficiencies, but may also reveal some deficiencies. The same holds true for sunny and dry weather. It's important you understand the weather is out of our control. Plan to re-walk or reinspect ares of the home if adverse conditions existed on the day of inspection. A home inspection is a "snapshot in time". Understanding the aforementioned will help you avoid unexpected conditions upon ownership.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend, however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection. The confirmation of compliance and/or adherence to any building code or identification of a potential building code violation is beyond the scope of this home inspection and lies beyond the scope of the

General Home Inspection. We recommend to all of our clients to do their own due diligence before proceeding on the reported on property. The standards of practice adhered to by me, should have been reviewed by you, prior to executing the contracts. Considerable efforts were made on your behalf to discover all visible defects. However, in the event of an oversight, maximum liability must be limited to the fee paid. This was also agreed and referenced in the contracts you signed. Concealed and/or hidden defects cannot be reported on and are excluded from this report.

In addition to the checklist items of the report, there may be additional comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all. Your interpretation of these icons may differ from ours.

## General

Property Type/ Sq Ft /Year Built : Single Family, 2500, 1942  
Bedrooms/Baths: 3BR 2BA  
Furnished/Occupied : Yes  
Weather/Temperature/Soil: Sunny, 35, Frozen  
Utilities On During Inspection: Electric , Gas , Water  
People Present: Client, Selling Agent

## Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading: Generally maintained , See comments  
Vegetation: Generally Maintained  
Driveway: Asphalt, See comments  
Walkways: Concrete , Stone  
Decks-Balconies-Patios-Porch: Wood



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### Comment 1:

As practical, at least 6 feet of pitch must be maintained, with a minimum of 1 inch per foot for all soil grading away from the foundation. This will assist in proper drainage of the roof which will also help minimize pressure on the foundation walls. Site conditions continually change, monitor from time to time.

(Site continued)

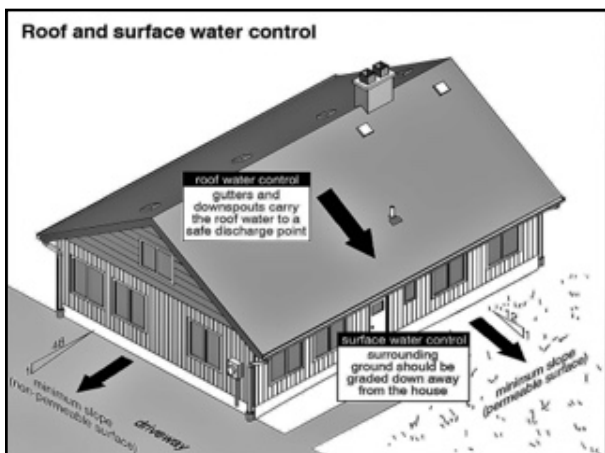


Figure 1-1



Figure 1-2



Comment 2:

Driveway OK at the time of the inspection. As the asphalt begins to show signs of wear, fill any cracks with rubberized crack filler and seal the surface every 2-3 years to extend service life.



Figure 2-1

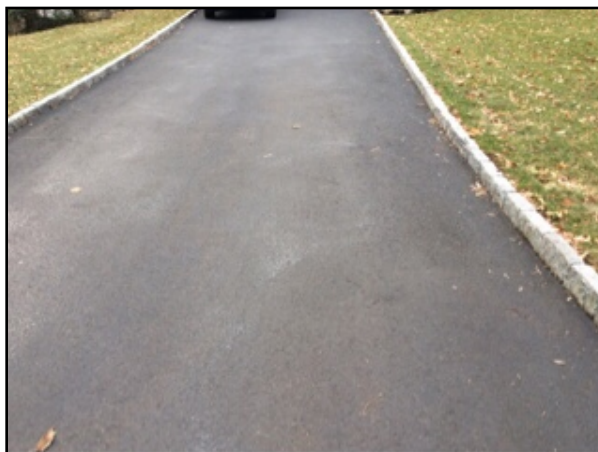


Figure 2-2



Comment 3:

Always trim and maintain vegetation a sufficient distance away from structure to reduce moisture damage and premature wear of finishing materials. No vegetation should be allowed to touch the siding, roofing, foundation or obstruct any window wells.

# Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building. We are not exterior experts. Water can be destructive and foster conditions that can be harmful to your health. The ideal property will have the surrounding ground around the foundation sloping away from the structure. Ideally the home will also have gutters and downspouts that discharge and carry water a sufficient distance from the structure. It's recommended you ask the seller to disclose any known issues with the exterior and be sure to read the sellers disclosure which may assist in your interpretation of any current issues.

Exterior Siding :	Wood, See comments
Exterior Trim Material:	Wood, Aluminum
Exterior Windows :	Wood
Entry Doors:	Wood, Fiberglass, Operational
Exterior Railings And Stairs :	Wood, Metal, See comments



#### Comment 4:

Siding and trim - The siding and trim appeared functional and was in generally acceptable condition on the day of inspection. Seal and maintain all penetrations and joints in the siding and trim to ensure a weathertight seal and to preserve finishing materials. Pressure wash as necessary to preserve all surfaces. Notable exceptions, if observed will be mentioned within.



#### Comment 5:

As information- The wood siding covering exterior walls terminated too close to the roof-covering material at headwalls and sidewalls. Good building practice requires a gap of 1.5 inches minimum between the bottom of exterior wall-covering material and the top of the roof-covering material to avoid damage from decay caused by moisture absorption. Corrections should be made, if possible.

(Exterior continued)



Comment 6:

No handrail- Although it had 4 or more risers, the side stairs had no handrail installed. This condition is a potential fall hazard. The Inspector recommends that a handrail be installed that complies with modern safety standards. All work should be performed by a qualified contractor.

## Garage

We made every attempt to visually inspect the garage on the day of inspection. Typically garage spaces are used for storage which can limit our visual inspection. If adverse conditions are present, this report will indicate as such.

Garage Type and Size :	Attached, One car
Interior Door :	Wood
Door Opener:	Yes- one, Operational
Opener Safety Feature:	Safety sensor eyes, Force Sensitive
Garage Floor :	Concrete
Receptacles :	GFCI, operational
Lighting :	Operational



Comment 7:

Auto-reverse was tested and was operational. Recommend lubricating the door rollers, hinges and rails with silicone for reduced operating noise and extended motor life.



Comment 8:

The safety features of automatic garage door openers should be tested periodically to ensure proper and safe operation. Photo sensors are safety standards designed to protect small children from harm and should be installed about 6" from the floor. Check manufacturer for their recommendations. The safety reverse function should reverse when the door meets resistance. Occasionally the setting at the opener may need to be adjusted.



(Garage continued)

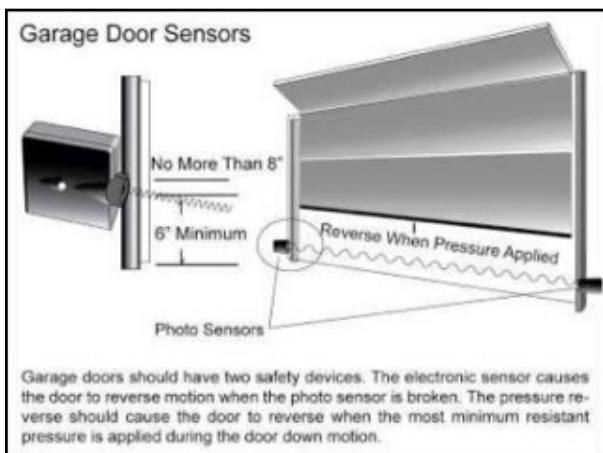


Figure 8-1



Figure 8-2



Comment 9:

Non-compliant door- No self-closing hinges. The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards. The inspector recommends installation by a qualified contractor.

## Roofing

We are not professional roofers. Feel free to hire one prior to closing. The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy. It is also virtually impossible to detect a leak except in the case when it is actually occurring. We recommend you ask the sellers to disclose all known information about the roof.

Inspection Method:	Walked Roof, From Eaves
Roof Material And Estimated Age :	Architectural, 3-6 years
Ventilation Present:	Ridge Vents
Roof Design:	Gable
Flashings:	Metal
Sky Lights:	Fixed In Place
Vent Stacks:	Metal
Gutter/Leaders/Downspouts:	Aluminum

(Roofing continued)

Chimney : Brick, Advise level II Inspection  
Soffit and Fascia: Wood, Mostly concealed

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**Comment 10:**

Where visible, the roof and roofing components appeared functional, showing normal wear and tear for it's estimated age and adequately protecting the roof at the time of inspection. The actual service life of the roof will vary depending on a number of interrelated factors including, but not limited to, weather, the quality of material and the method of installation. It should be your expectation to repair or replace any loose, missing or curling shingles from time to time.



Figure 10-1



Figure 10-2

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**Comment 11:**

No cap installed- No chimney cap/flue cover was installed at the time of the inspection. A chimney cap should be provided to prevent damage to the chimney structure from moisture intrusion. The inspector recommends installation by a qualified contractor.

(Roofing continued)



Figure 11-1

## Foundation

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. 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. 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. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. All exterior grades should allow for surface and roof water to flow away from the foundation.

Foundation Types:	Basement
Foundation Material:	Concrete
Subflooring- 1st Floor :	Plywood
Framing Type/ Structure:	Wood Frame, Steel
Sump Pump:	Submersible , Install battery backup , Operational

(Foundation continued)



**Comment 12:**

Structure OK at the time of the inspection, the Inspector observed no visible deficiencies in the condition of the home structure on the day of inspection. The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only. Concealed items, including, but not limited to, electrical and plumbing components cannot be reported on, and are therefore excluded from this report. Notable exceptions, if observed, will be mentioned within.



Figure 12-1



Figure 12-2



**Comment 13:**

The home contained a sump pump. This system protects the home from water intrusion by discharging rising groundwater or seepage from surface runoff to the exterior of the home or to a waste pipe or storm drain. Sump pumps require periodic maintenance to ensure that they work when they're needed. I recommend having it serviced immediately and asking the service provider for advice on the best maintenance schedule. Installing a battery back up is suggested. Pump was operational when tested.

# Electrical

We are not licensed electricians. Feel free to hire one prior to closing. The inspector cannot inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation. There will be outlets , switches and receptacles that we will not have time to inspect. If safe conditions are present , I will make every attempt to open the electrical panel and observe and report on it's condition. If I cannot access or if dangerous conditions are present, this report will indicate as such and also recommend a proper course of action for you to take.

Type of Service:	Overhead, 120/240 volt
Service Panel Location:	Basement
Main Disconnect Amperage:	200 amps
Overcurrent Protection:	Breakers
Main Disconnect Location:	Service Panel
Service Line Material:	Aluminum
Service Panel Manufacturer:	General Electric
Branch Circuit Wiring:	Copper
Service Panel Ground:	Cold Water Pipe
Smoke/CO Detectors:	Battery , Hard Wired, Recommended all floor



## Comment 14:

Interior views of main electrical panel. Be sure all breakers are labeled inside the panel for both safety and convenience. Familiarize all occupants of the home regarding breaker functionality.



(Electrical continued)



Figure 14-1



Figure 14-2



Comment 15:

There are circuit breakers that have more than one electrical circuit tied into them. These circuits should be separated, so only one circuit is tied into a single breaker. Recommend repair by qualified electrician. Commonly referred to as a double tap. Safety hazard.

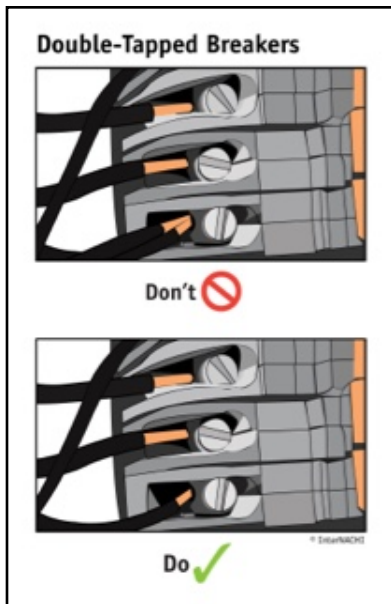


Figure 15-1



Figure 15-2

# HVAC

HVAC System Type: CAC, Furnace  
 Thermostat Location(s): Living room, Hallway



## Comment 16:

The heating and air conditioning systems were operational on the day of inspection. The systems were operated by normal controls and were in acceptable working condition on the day of inspection. To maintain peak operating efficiency, these systems should be professionally maintained/serviced on an annual basis. Change any applicable filters as required.



Figure 16-1



Figure 16-2

# Plumbing

We are not professional plumbers. The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection. We simply look for active leaks, which is quite limited by our short time on the property.

Water Service/Sewer:	Public
Main Supply Materials :	Copper
Location of Main Water Shutoff:	At Meter, Basement
Visible Supply Pipe Material:	Copper, PEX
Visible Waste Pipe Material:	Cast Iron, See comments
Location Main Fuel Shutoff :	At exterior gas meter

(Plumbing continued)



Comment 17:

DWV OK- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible drain, waste and vent pipes unless indicated within. All flow and drainage functional- All plumbing fixtures in the home exhibited functional flow and drainage at the time of the inspection, unless indicated within.

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Comment 18:

Views of water main/meter and gas main/meter for the home. Notable exceptions if observed are listed within. It is important that all of the homes occupants are aware of these locations in case of emergency.

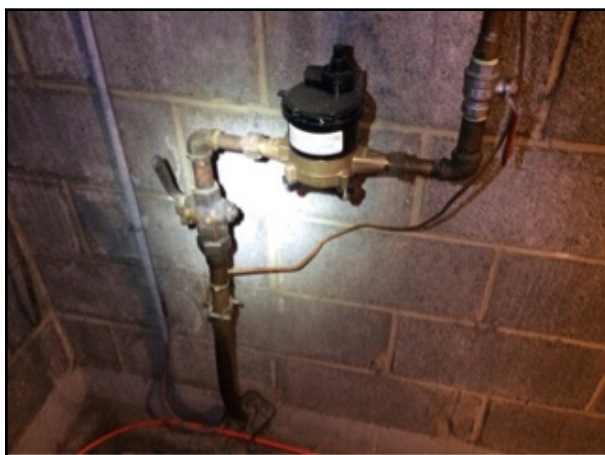


Figure 18-1



Figure 18-2



Comment 19:

Visible seepage was observed at the cast iron waste line connections in the basement. Recommend qualified plumber evaluate the connections and repair as necessary.



(Plumbing continued)

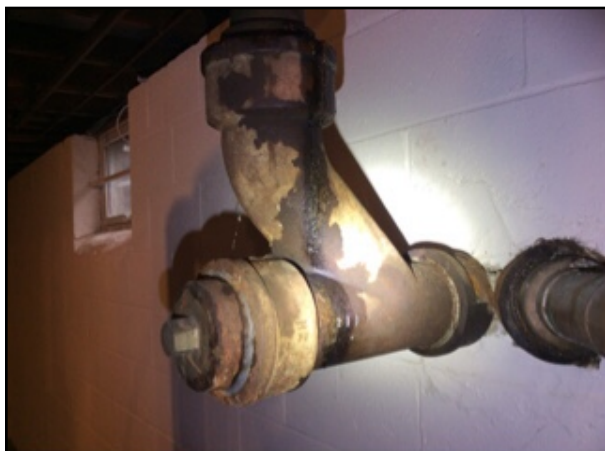


Figure 19-1



Figure 19-2

## Bathrooms

We are not plumbers, feel free to hire one prior to closing. All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Plumbing access panels are opened if readily accessible and available to open. Re-grouting and sealant around the fixtures should be considered routine maintenance. We check for active leaks , which is quite limited by our short time on the property. Confirming that shower pans, tubs and surrounds are water tight is beyond the scope of a general home inspection

Locations:	1st Floor , 2nd Floor
Floors :	Tile , Marble
Toilet(s):	Functional
Sink(s):	Functional
Shower(s):	Functional
Bathtub(s):	Functional
Ventilation Type :	Exhaust fan , Window , Operational
Receptacles :	GFCI

(Bathrooms continued)

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Comment 20:

The bathrooms in the home all appeared functional on the day of inspection. Bath fixtures appeared operational, as intended. Notable exceptions to these baths, if observed, will be mentioned within.

## Kitchen

We checked some of the appliances as a courtesy to you. Appliances are not within the scope of a home inspection nor do we evaluate them for performance or future life expectancy. We assume no responsibility for future problems with the appliances. All appliances should be checked that they are well secured as to avoid tipping. It's also recommended to install an ABC rated or similar type fire extinguisher in your kitchen space. If seller has warranty or service contracts in place, perhaps they can be transferred to you upon closing.

Cabinets:	Wood, Functional
Countertops:	Granite
Sink:	Functional , See comments
Kitchen Receptacles :	GFCI , Operational
Appliances :	Turned ON/OFF , Refrigerator , Dishwasher , Range , Range Hood



Comment 21:

At the time of the inspection, the Inspector observed no deficiencies in the visible condition of the kitchen. There were no visible leaks present at the sink during my short time there. Notable exceptions, if visible, are listed within.

(Kitchen continued)



Comment 22:

There was no high loop installed to prevent waste water from the sink drain or disposal from entering the dishwasher. You should have a proper high loop installed.

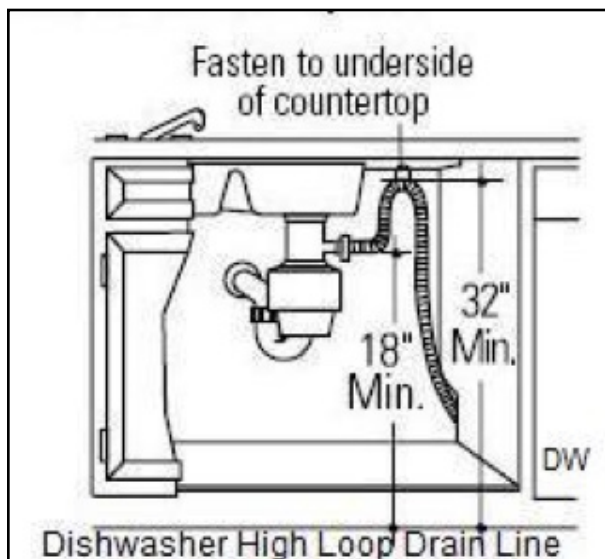


Figure 22.1

## Laundry

We do not test clothes dryers or washing machines for performance, they are only turned on. We do not test the water connections or drain pipes.

Washer/Dryer :	General Electric
Dryer Venting:	To Exterior
Receptacles :	GFCI , Operational



Comment 23:

For enhanced protection against lint build-up and possible dryer fire, we recommend you clean the dryer discharge annually to prevent lint build-up. According to industry and municipal sources, thousands of fires a year start in laundry rooms resulting from failure to clean dryer vents or using the wrong type of vent.

(Laundry continued)



Figure 23-1



**Comment 24:**

A vinyl dryer exhaust hose was in use. These vinyl hoses are known fire hazards and should be replaced before your use. Safety. Periodically cleaning these ducts should be part of your home maintenance schedule.

## Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows, doors and electrical outlets were also tested on the day of inspection. We do not lift carpets or move any furniture if access is limited. We also do not report on odors from pets or cigarette smoke.

Floors:	Wood, Tile, Carpet
Walls/Ceilings :	Drywall
Window Types:	Double Hung, Casement, Operational
Window Materials:	Wood
Door Types:	Sliding, Hinged, Operational
Door Materials:	Wood, Fiberglass
Electrical Outlets:	3 pronged , Operational
Fireplace (s):	Wood Burning, Damper operational , Advise level II inspection

(Interior continued)

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Comment 25:

Fireplace - Always verify that the damper is open prior to starting a fire, and begin slowly with a small amount of smaller logs to build adequate draft and a sustaining bed of embers.

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Comment 26:

The NFPA (National Fire Protection Association) highly recommends an annual inspection of all chimneys, fireplaces, solid fuel- burning appliances, and vents. They also recommend an NFPA 211 Standard, Level II inspection upon sale or transfer of the property. A Level II inspection includes, not only cleaning the interior of the chimney pipe, but also the use of specialized tools and testing procedures such as video cameras, etc. to thoroughly evaluate the serviceability of the entire flue lining and fireplace/chimney system. If one has not been performed over the past 12 months, such an inspection is recommended before home changes ownership---for fire safety reasons.

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Comment 27:

An electrical receptacle in two upper bedrooms had an open ground. Other receptacles in the home were grounded. This receptacle should have a functional equipment grounding conductor installed by qualified electrical contractor.