



Inspection Report

American Homebuyer

Property Address:
200 Pleasant Street
Hometown RI 02837



Hearthstone Home Inspection

**Frank Hopton
11 West Park Street
Providence, RI 02908
401 635-2242**



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Date: 7/23/2008	Time: 12:00 PM	Report ID: 071008B
Property: 200 Pleasant Street Hometown RI 02837	Customer: American Homebuyer	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:
Customer and their agent

Type of building:
Single Family

Approximate age of building:
Over 100 Years

Temperature:
Over 80 F

Weather:
Clear

Ground/Soil surface condition:
Dry

Rain in last 3 days:
Yes

Radon Test:
Yes

Mold Inspection:
No

Asbestos Inspection:
No

Lead Paint Inspection:
Yes

1. Roofing



The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

3-Tab fiberglass
Rubber membrane
Tar and gravel

Viewed roof covering from:

Ground
Binoculars
Windows

Chimney (exterior):

Brick

Gutter System Material:

Aluminum
Copper
Wood (requires regular maintenance)


Flue liner (interior of chimney) visible:

No- contact a chimney sweep for cleaning and inspection of inside of chimney

Inspection Items

1.0 ROOF COVERINGS

Comments: Repair or Replace

-  There is some blistering on the tar and gravel roof over the kitchen area. The rolled roofing over the front entrance is deteriorated and cracked. The scuttle opening through the roof does not appear to be properly secured through the roof (no visible flashing or other means to prevent leaks). There is caulking on the outside of the scuttle which has separated/cracked. I recommend evaluation and repairs by a roofer.



1.0 Picture 1 Deteriorated roofing- over front entrance way.



1.0 Picture 2 Openings in caulking and no flashing around scuttle

1.1 FLASHINGS

Comments: Inspected

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Repair or Replace

- 🏠 The mortar joints at the top of the chimney are deteriorated and in need of repointing by a qualified mason or chimney sweep.



1.2 Picture 1 Deteriorated mortar joints

1.3 ROOF DRAINAGE SYSTEMS

Comments: Repair or Replace

- 🏠 There are deteriorated sections of the copper gutters and downspouts, especially on the downspouts for the sun room. I recommend repairs or replacement. The older copper gutters thin as they age- anticipate the need for regular maintenance and repairs.



1.3 Picture 1 Deteriorated downspout.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Material:

Shingles
Wood

Exterior Entry Doors:

Wood

Appurtenance:

Deck with steps
Porch
Patio

Driveway:

Cracked and lifted areas
Asphalt

Deck Porch or Patio Material:

Wood
Concrete

Retaining Wall Material:

Stone

Limited access under deck/ porch or patio:

Yes

Inspection Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Repair or Replace



The siding on the house and garage are generally in satisfactory condition, but there are some deteriorated areas on the garage where the siding and trim are close to or in contact with the soil.

2.1 DOORS (Exterior)

Comments: Inspected

2.2 WINDOWS

Comments: Repair or Replace



For their age the windows are generally in good condition, but I recommend repairs to the deteriorated glazing and broken panes on several windows, especially on the basement windows, and to the deteriorated wood frames of some of the sun room windows.

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Repair or Replace



There is deterioration under and around a rear column on the side porch. There is also deteriorated to the deck boards and framing under the wooden steps at the rear of the sun room. I recommend having railings with closely spaced balusters installed for the decks and steps. Contact a qualified carpenter for repairs and installation of the railings.

The front brick steps are deteriorated and in need of repairs by a qualified mason.




2.3 Picture 1 Deteriorated front steps.



2.3 Picture 2 Deteriorated framing under sun room steps.

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Repair or Replace

-  I recommend that all shrubs and trees are trimmed so they are not close to or touching the house or garage.


2.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

Fascias not inspected- not visible due to gutter system.

2.6 OTHER

Comments: Repair or Replace

-  I recommend consulting the seller about what the drywell is used for. The drywell cover should be secured so it cannot be accessed by children.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:

Two automatic

Garage Door Material:

Compressed board
Wood

Fire Rated Door:

Not applicable

Areas of Limited Access:

Yes- finished walls and ceilings and/or stored items.

Inspection Items

3.0 GARAGE CEILINGS

Comments: Not Present

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Repair or Replace

- 👉 There are areas of deteriorated sill on the right side of the garage. There are some sections of the sill which were inaccessible during the inspection. I recommend evaluation and repairs of the sill by a qualified carpenter.



3.1 Picture 1 Deteriorated sill in garage.

3.2 GARAGE FLOOR

Comments: Inspected

3.3 GARAGE DOOR (S)

Comments: Repair or Replace

- 👉 The right side door binds in the track when the opener is connected. I recommend repairs/adjustment so the opener is functional.

3.4 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

The left side opener electronic eye system functioned properly during the inspection. I was unable to operate the right side door- I recommend testing once the door is adjusted and operating properly.

4. Interiors



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials: Plaster or sheetrock type material	Wall Material: Wallpaper Plaster or sheetrock type material.	Floor Covering(s): Area rug Carpet Tile Wood
Interior Doors: Wood	Window Types: AGED Double-hung	Cabinetry: Wood
Countertop: Laminate	Areas of Limited Access: Yes- finished walls and ceilings.	Sampling of windows operated during inspection.: Yes

Inspection Items

4.0 CEILINGS

Comments: Repair or Replace

Some cracks in ceilings on 1st and 2nd floor- loose ceilings in hallway of third floor.

4.1 WALLS

Comments: Inspected

4.2 FLOORS

Comments: Repair or Replace

Missing and loose tile in third floor bathroom floor. I recommend regrouting/caulking tile floor in 2nd floor hallway bathroom.

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Repair or Replace

The basement door opens to winding stairs- potential for falls. I recommend railings for basement and third floor stairs.

4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

4.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

The windows are generally in good condition for their age, but there are some with cracked panes, missing ropes and deterioration.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components



The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Brick
Poured concrete
Finished areas of basement limit view of foundation.
Skim coat of concrete covering foundation.
Water or moisture stains observed.

Columns or Piers:

Brick piers

Roof-Type:

Hip
Flat

Limited access to structural components:

Yes- finished walls and ceilings

Floor Structure:

Wood joists
Limited visible access

Ceiling Structure:

Not visible

Method used to observe attic:

From entry

Wall Structure:

Not visible-finished walls

Roof Structure:

wood joist rafters
Limited visibility

Attic info:

Scuttle hole

Inspection Items

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Repair or Replace



There are moisture and/or water stains in areas of the basement, indicating past water or moisture penetration, or past water leaks, in the basement. To limit moisture and water entering the basement it is important to have proper grading on the exterior around the house, keep gutter systems clean and downspouts extended away from foundation.



5.0 Picture 1 Water stains on basement wall.

5.1 COLUMNS OR PIERS

Comments: Inspected

5.2 FLOORS (Structural)

Comments: Repair or Replace



The basement laundry room floor has loose and fallen floor joists. I recommend repairs by a qualified carpenter.



5.2 Picture 1 Fallen joist- laundry room floor.

5.3 ROOF STRUCTURE AND ATTIC

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System



The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Galvanized (old)	Plumbing Water Distribution (inside home): Copper Finished walls and ceilings in basement limit access to plumbing.
Plumbing Waste: AGED PVC Cast iron Copper lead waste (old)	Water Heater Power Source: Oil	Water Heater Capacity: 40 gallon

Inspection Items

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

- There are cracks in cast iron waste lines in the basement and uncapped waste lines in the basement. I recommend evaluation and repairs by a qualified plumber.



6.0 Picture 1 Cast iron waste line in basement.



6.0 Picture 2 Cracked waste line in basement.

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

- There is a leak from a pipe connection in the basement (in ceiling in front of main electrical panel.)

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, AND VENTS

Comments: Repair or Replace

- There are leaks from the pressure relief valve and vacuum breaker valve on the hot water tank- contact a plumber for evaluation and repairs.

6.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

The main shut off is located in the basement in the laundry room.

6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports,

leaks)**Comments:** Repair or Replace

I recommend making sure all the oil has been removed from the old oil tank and consulting seller about previous leaks from this tank (there is a patch under the old tank.)

6.5 MAIN FUEL SHUT OFF (Describe Location)**Comments:** Inspected

The main shut off for oil is at the base of the oil tank.

The main fuel shut off is at gas meter.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System



The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors: 110/220 Overhead service Aluminum	Panel capacity: 200 AMP	Panel Type: Fuses Circuit breakers
Branch wire 15 and 20 AMP: Copper	Wiring Methods: Nonmetallic Cable Knob and Tube Armored Cable	Sampling of outlets checked with outlet tester.: Yes Grounded and ungrounded outlets found.


Inspection Items

7.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected


7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Repair or Replace

 There are oversized fuses at the sub panel in the basement office. I recommend repairs by a licensed electrician - adding non-tamp fuses will eliminate the possibility of over-sized fuses


7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Repair or Replace

 There are cut wires, open junction boxes and open wire splices in the basement. I recommend evaluation and repairs by a qualified electrician.

7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Repair or Replace

 There are cut wires above the side door. Extension cords are used to power the openers in the garage. The wire feeding from the house to the garage is low over the driveway and there are open splices on the garage exterior. The electric dryer wire runs along the floor in the laundry room under a rug. There are open wire splices in the attic and the attic fan did not turn on- contact an electrician for evaluation and repairs.



7.3 Picture 1 Extension cords used in garage.



7.3 Picture 2 Open wire splice in basement.




7.3 Picture 3 Open wire splices in basement



7.3 Picture 4 Cut/taped wires in basement ceiling (live).

7.4 OPERATION OF Ground Fault and Arc Fault Circuit Interrupters

Comments: Repair or Replace

-  GFCI outlets are recommended for all bathroom, kitchen countertop, exterior, unfinished basement and undedicated attached garage outlets. Arc-fault protection is recommended for all bedroom circuits. This may not have been required when the house was built or the service was updated, but I recommend consulting an electrician about adding GFCI and Arc-fault protection.

The GFCI outlet on the rear deck did not shut off when tested- I recommend repairs/replacement of outlet by a licensed electrician.

7.5 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

Main electrical panel is located in the basement near the basement stairs.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning



The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Steam boiler Circulating boiler Electric heat	Energy Source: Gas Electric	Number of Heat Systems (excluding wood): Two
Types of Fireplaces: Conventional Vented gas logs	Operable Fireplaces: Two	Number of Woodstoves: None
Cooling Equipment Type: None	Heating System Pipe Material: Copper Steel	

Inspection Items

8.0 HEATING EQUIPMENT

Comments: Inspected

8.1 NORMAL OPERATING CONTROLS

Comments: Inspected

8.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Repair or Replace



The insulation on the old heating pipes may contain asbestos- some has been encapsulated and some has not.

8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Not Present

8.5 CHIMNEYS AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

8.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Repair or Replace



There is mortar behind the damper for the living room fireplace- I recommend cleaning and inspection of the flue liners by a chimney sweep.

8.7 GAS/LP FIRELOGS AND FIREPLACES

Comments: Inspected

8.8 COOLING AND AIR HANDLER EQUIPMENT

Comments: Not Present

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation



The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Fiberglass
Rock wool
Vermiculite
R-19 or better

Ventilation:

Roof vents

Exhaust Fans:

Fan with light

Dryer Power Source:

220 Electric

Dryer Vent:

Metal


Limited access into attic:

Yes- finished areas and insulation in place.

Inspection Items

9.0 INSULATION IN ATTIC

Comments: Repair or Replace

-  Vermiculite insulation in the attic- this may contain asbestos. The EPA recommends not disturbing this insulation. For all the EPA recommendations please visit: <http://www.epa.gov/asbestos/pubs/insulation.html>




9.0 Picture 1 Vermiculite insulation in attic.

9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected


9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Repair or Replace

-  There is a missing exterior vent hood on the dryer vent pipe.

9.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Repair or Replace

-  The attic fan did not turn on during the inspection and the cover for the junction box on the fan is missing. I recommend evaluation by an electrician.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances



The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher:

Operated - ran through cycle

Disposer:

Operated while running water

Inspection Items

10.0 DISHWASHER

Comments: Inspected

10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

10.2 FOOD WASTE DISPOSER

Comments: Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Hearthstone Home Inspection

General Summary



11 West Park Street
Providence, RI 02908
401 635-2242

Customer
American Homebuyer

Address
200 Pleasant Street
Hometown RI 02837

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing



1.0 ROOF COVERINGS

Repair or Replace



There is some blistering on the tar and gravel roof over the kitchen area. The rolled roofing over the front entrance is deteriorated and cracked. The scuttle opening through the roof does not appear to be properly secured through the roof (no visible flashing or other means to prevent leaks). There is caulking on the outside of the scuttle which has separated/cracked. I recommend evaluation and repairs by a roofer.

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Repair or Replace



The mortar joints at the top of the chimney are deteriorated and in need of repointing by a qualified mason or chimney sweep.

1.3 ROOF DRAINAGE SYSTEMS

Repair or Replace



There are deteriorated sections of the copper gutters and downspouts, especially on the downspouts for the sun room. I recommend repairs or replacement. The older copper gutters thin as they age- anticipate the need for regular maintenance and repairs.


2. Exterior



2. Exterior


2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

-  The siding on the house and garage are generally in satisfactory condition, but there are some deteriorated areas on the garage where the siding and trim are close to or in contact with the soil.


2.2 WINDOWS

Repair or Replace

-  For their age the windows are generally in good condition, but I recommend repairs to the deteriorated glazing and broken panes on several windows, especially on the basement windows, and to the deteriorated wood frames of some of the sun room windows.

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS


Repair or Replace

-  There is deterioration under and around a rear column on the side porch. There is also deteriorated to the deck boards and framing under the wooden steps at the rear of the sun room. I recommend having railings with closely spaced balusters installed for the decks and steps. Contact a qualified carpenter for repairs and installation of the railings.

The front brick steps are deteriorated and in need of repairs by a qualified mason.


2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace

-  I recommend that all shrubs and trees are trimmed so they are not close to or touching the house or garage.

2.6 OTHER


Repair or Replace

-  I recommend consulting the seller about what the drywell is used for. The drywell cover should be secured so it cannot be accessed by children.

3. Garage


3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Repair or Replace

-  There are areas of deteriorated sill on the right side of the garage. There are some sections of the sill which were inaccessible during the inspection. I recommend evaluation and repairs of the sill by a qualified carpenter.

3.3 GARAGE DOOR (S)


Repair or Replace

-  The right side door binds in the track when the opener is connected. I recommend repairs/adjustment so the opener is functional.

4. Interiors

4.0 CEILINGS

Repair or Replace

-  Some cracks in ceilings on 1st and 2nd floor- loose ceilings in hallway of third floor.

4. Interiors

4.2 FLOORS

Repair or Replace



Missing and loose tile in third floor bathroom floor. I recommend regrouting/caulking tile floor in 2nd floor hallway bathroom.

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Repair or Replace



The basement door opens to winding stairs- potential for falls. I recommend railings for basement and third floor stairs.

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace



The windows are generally in good condition for their age, but there are some with cracked panes, missing ropes and deterioration.

5. Structural Components

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace



There are moisture and/or water stains in areas of the basement, indicating past water or moisture penetration, or past water leaks, in the basement. To limit moisture and water entering the basement it is important to have proper grading on the exterior around the house, keep gutter systems clean and downspouts extended away from foundation.

5.2 FLOORS (Structural)

Repair or Replace



The basement laundry room floor has loose and fallen floor joists. I recommend repairs by a qualified carpenter.

6. Plumbing System

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace



There are cracks in cast iron waste lines in the basement and uncapped waste lines in the basement. I recommend evaluation and repairs by a qualified plumber.

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace



There is a leak from a pipe connection in the basement (in ceiling in front of main electrical panel.)

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, AND VENTS

Repair or Replace



There are leaks from the pressure relief valve and vacuum breaker valve on the hot water tank- contact a plumber for evaluation and repairs.

6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Repair or Replace

6. Plumbing System



I recommend making sure all the oil has been removed from the old oil tank and consulting seller about previous leaks from this tank (there is a patch under the old tank.)

7. Electrical System



7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Repair or Replace



There are oversized fuses at the sub panel in the basement office. I recommend repairs by a licensed electrician - adding non-tamp fuses will eliminate the possibility of over-sized fuses

7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Repair or Replace



There are cut wires, open junction boxes and open wire splices in the basement. I recommend evaluation and repairs by a qualified electrician.

7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace



There are cut wires above the side door. Extension cords are used to power the openers in the garage. The wire feeding from the house to the garage is low over the driveway and there are open splices on the garage exterior. The electric dryer wire runs along the floor in the laundry room under a rug. There are open wire splices in the attic and the attic fan did not turn on- contact an electrician for evaluation and repairs.

7.4 OPERATION OF Ground Fault and Arc Fault Circuit Interrupters

Repair or Replace



GFCI outlets are recommended for all bathroom, kitchen countertop, exterior, unfinished basement and undedicated attached garage outlets. Arc-fault protection is recommended for all bedroom circuits. This may not have been required when the house was built or the service was updated, but I recommend consulting an electrician about adding GFCI and Arc-fault protection.

The GFCI outlet on the rear deck did not shut off when tested- I recommend repairs/replacement of outlet by a licensed electrician.

8. Heating / Central Air Conditioning



8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace



The insulation on the old heating pipes may contain asbestos- some has been encapsulated and some has not.

8.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Repair or Replace



There is mortar behind the damper for the living room fireplace- I recommend cleaning and inspection of the flue liners by a chimney sweep.

9. Insulation and Ventilation



9.0 INSULATION IN ATTIC

Repair or Replace



Vermiculite insulation in the attic- this may contain asbestos. The EPA recommends not disturbing this insulation. For all the EPA recommendations please visit:
<http://www.epa.gov/asbestos/pubs/insulation.html>

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace



There is a missing exterior vent hood on the dryer vent pipe.

9.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Repair or Replace



The attic fan did not turn on during the inspection and the cover for the junction box on the fan is missing. I recommend evaluation by an electrician.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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